Agenda
Board of Supervisors
Isle of Wight County
January 18, 2023

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 - Chairman McCarty
6. Citizens' Comments
7. Consent Agenda
   A. Budget Amendment - Insurance Proceeds

      Resolution to Budget and Appropriate Insurance Proceeds from VaCorp Insurance for Repairs of County Vehicles ($7,942)

   B. Budget Amendment - Litter Grant

      Resolution to Amend the FY2022-23 Operating Budget and Appropriate Funding for a Virginia Department of Environmental Quality Litter Prevention & Recycling Grant ($16,442)

   C. Vehicle Grant Agreement - Smithfield Volunteer Fire Department Ladder Truck

      Execution of a Vehicle Grant Agreement for Smithfield Volunteer Fire Department Ladder Truck

   D. Minutes

      . October 20, 2022 Regular Meeting Minutes

. November 3, 2022 Work Session Minutes
. November 17, 2022 Regular Meeting Minutes

8. Regional and Inter-Governmental Reports
   A. Regional Reports
9. Appointments
   A. Appointments List
10. Special Presentations / Appearances
    A. Broadband Update
       Update on the Expansion of Broadband
11. County Attorney's Report
    A. Extension of Solid Waste Collection Franchise Agreement
       Consideration of Extension of the Solid Waste Collection Franchise Agreement
12. Public Hearings
    A. Carver Solar Energy Generation Facility Conditional Use Permit Request
       Application of Carver Solar I, LLC (CUP-6-22), Applicant, and Carter R. Clements, Joyce G. Clements, Travis W. Williams, Lewis Clarence Lee Trust (Clarence Lee Lewis, Trustee), Joshua Pretlow, Jr., Garrison Farm Solar LLC, Delman Lew Carr Trust (Delman Lew Carr, Trustee), Chester G. Carr Trust (Glenn and Susan S. Carr, Trustees), Helene Johnson Hobbs, Joest Properties, LLC, Scott L. Thomason, Carla A. Thomason, James K. Edwards, Marsha F. Edwards, Cobb Land Limited Partnership, Troy L. Robinson, and Margaret F. Robinson, Property Owners, for a Conditional Use Permit to Establish a Major Utility Service, Specifically a 71 MW Utility-Scale Solar Energy Facility and Substation, on 637 Acres

Located on Yellow Hammer Road (Rte. 645), Windsor Boulevard (Rte.460), Winston Drive (Rte. 639), Cut Thru Road (Rte. 638), Ecella Road (Rte. 639), Barrett Town Road (Rte. 641), Mill Creek Drive (Rte. 638), and Antioch Road (Rte. 657) in the Rural Agricultural Conservation, Conditional General Commercial, and Conditional Rural Residential Zoning Districts

B. Carver Solar Energy Generation Facility Siting Agreement

Consideration of a Siting Agreement for the Carver Solar Energy Generation Project

C. Sale of County Property - Stoup Property

Execution of Documents for Sale of County Property Located at Carrollton Blvd, Carrollton, Virginia

D. Budget Amendment - Transfer of Funds

Resolution to Budget and Appropriate Funds from the Unassigned Fund Balance to be Allocated to the Judgement Liability Line Item ($8,355,971)

13. County Administrator's Report

A. Board of Supervisors' Retreat

Discussion of Holding a Strategic Planning Retreat/Tour

B. Legislative Update

Staff Presentation - Legislative Update of the 2023 General Assembly Session

C. Matters for the Board's Information

14. Unfinished / Old Business

A. Ho-Fel Solar, LLC Conditional Use Permit

Application of Ho-Fel Solar, LLC (CUP-02-22), Applicant, and Dustin and Brandy Atkins and Cobb Land Limited Partnership, Property Owners, for Expansion of a Previously

Approved Conditional Use Permit to Establish a Major Utility Service, Specifically a 40 MW Utility-Scale Solar Energy Facility and Substation, on Eighteen Acres Located on Property on Lees Mill Road

B. Ho-Fel Solar, LLC Siting Agreement

Consideration of a Siting Agreement for the Ho-Fel Solar Project

15. New Business

A. Conditional Zoning Amendment for Shirley T. Holland Intermodal Park Phase III (ZA-8-22)

Conditional Zoning Amendment Request to Amend Proffered Conditions for the Shirley T. Holland Intermodal Park Phase III Conditional-Limited Industrial (C-LI) Zoning

B. FAPT Parent Representative

Compensation for the FAPT Parent Representative

16. Adjournment

ISSUE:

Resolution to Budget and Appropriate Insurance Proceeds from VaCorp Insurance for Repairs of County Vehicles ($7,942)

BACKGROUND:

The County has received insurance proceeds for repairs of County property in the amounts of $7,942 from VaCorp Insurance. The insurance proceeds need to be budgeted and appropriated to the General Fund budgets for FY 2022-23.

The department has requested that these insurance proceeds received be budgeted to the line item that will allow the repair of County vehicles. Any additional budget amount required would be done through the Department's existing available budget.

BUDGETARY IMPACT:

Adoption of the resolution will increase the FY 2022-23 General Fund budget ($7,942).

RECOMMENDATION:

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

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	1/13/2023

RESOLUTION TO AMEND THE FY 2022-23 OPERATING BUDGET AND APPROPRIATE FUNDING FOR REPAIR OF COUNTY PROPERTY FROM INSURANCE PROCEEDS

WHEREAS, the County has received insurance proceeds from VaCorp Insurance for damaged County vehicles; and,

WHEREAS, the Board of Supervisors of the County of Isle of Wight, Virginia desires to amend the FY 2022-23 General Fund budget of $7,942 for repair of damaged County vehicles; and,

WHEREAS, the Board of Supervisors needs to appropriate from insurance proceeds $7,942 to the General Fund for repair of damaged County vehicles.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY2022-23 budget is hereby amended and funds appropriated in the amount of $7,942.

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 18th day of January 2023.

_____
William M. McCarty, Sr., Chairman

_____
Carey Mills Storm, Clerk

Approved as to form:

_____
Robert W. Jones Jr., County Attorney

ISSUE:

Resolution to Amend the FY2022-23 Operating Budget and Appropriate Funding for a Virginia Department of Environmental Quality Litter Prevention & Recycling Grant ($16,442)

BACKGROUND:

The Virginia Department of Environmental Quality (DEQ) provides funds for litter prevention and recycling grants to localities under a non-competitive grant program based on population and road miles. These grants have been awarded for local litter prevention and recycling program implementation, continuation, and/or expansion.

The County has been awarded $16,442. This grant will provide continued funding for the County's Isle Be Green Litter Prevention and Recycling Program.

BUDGETARY IMPACT:

The grant award will increase revenues and expenses in the Grants Fund to support the County's litter prevention and recycling program. Local matching funds are not required.

RECOMMENDATION:

Adopt a resolution to accept and appropriate funding for the Virginia Litter Prevention and Recycling Grant.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	1/11/2023

RESOLUTION TO AMEND THE FY 2022-2023 OPERATING BUDGET AND APPROPRIATE FUNDING FOR VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY LITTER PREVENTION AND RECYCLING GRANT

WHEREAS, the Board of Supervisors of the County of Isle of Wight, Virginia desires to accept funding from the Virginia Department of Environmental Quality Grant for Litter Prevention and Recycling; and,

WHEREAS, the Board of Supervisors needs to amend the FY 2022-2023 Grant Fund Budget and appropriate funding in the amount of $16,442 for State Grant funding for Public Works for Litter Prevention and Recycling.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY 2022-2023 Grant Fund budget is hereby amended, and funds appropriated in the amount of $16,442 or as much as shall be received for Litter Prevention and Recycling.

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 18th day of January 2023.

_____
William M. McCarty, Sr. Chairman

_____
Carey Mills Storm, Clerk

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney

ISSUE:

Execution of a Vehicle Grant Agreement for Smithfield Volunteer Fire Department Ladder Truck

BACKGROUND:

From time to time, the County purchases vehicles (apparatus) for use by the volunteer fire/EMS agencies in the County. The volunteer agencies also sometimes contribute funds for the purchase of the vehicle. At its August 16, 2018 meeting the BOS established a Vehicle Grant Agreement whereby the County can grant the vehicle to the fire/EMS organization taking possession of the vehicle while maintaining a lien on the vehicle. Prior to this action, the County was maintaining title to the vehicles.

The County has just taken possession of a ladder truck purchased to replace a ladder truck currently in service at Smithfield Volunteer Fire Department.

The Vehicle Grant Agreement allowing the County to transfer title of the vehicle to Smithfield Volunteer Fire Department needs to be executed.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Authorize the Chairman to execute the vehicle grant agreement.

ATTACHMENTS:

Description	Type	Upload Date
Vehicle Grant Agreement	Agreement	1/12/2023

VEHICLE GRANT AGREEMENT

THIS VEHICLE GRANT AGREEMENT (hereinafter the "Agreement"), is made and entered into this ___ day of _____ 2023, by and between ISLE OF WIGHT COUNTY, VIRGINIA BOARD OF SUPERVISORS, a political subdivision of the Commonwealth of Virginia, herein referred to as "Grantor," whose address is 17090 Monument Circle, Isle of Wight, Virginia 23397, and SMITHFIELD VOLUNTEER FIRE DEPARTMENT, a volunteer fire organization located in Isle of Wight County, Virginia, herein referred to as "Grantee", whose address is 1804 S. CHURCH STREET, SMITHFIELD, VIRGINIA.

WHEREAS, Grantee is a volunteer firefighting organization organized pursuant to Section 27-8 of the Code of Virginia (1950, as amended); and

WHEREAS, Grantee will be entering into a Volunteer Fire Department Lease & Option Agreement (hereinafter the "Loan Agreement"), dated March 24, 2022, with Community First National Bank, a nationally chartered bank, herein referred to as "Lender", whose address is 215 S. Seth Child Road, Manhattan, KS 66502, and will be subject to the terms and conditions found within this Loan Agreement to purchase their portion of the New Seagrave Aerialscope Fire Apparatus and Rescue Tools, (herein referred to as "Equipment"); and

WHEREAS, Section 27-15.2 of the Code of Virginia (1950, as amended) provides that the governing body of every city, town or county shall have the power to provide for the purchase, operation, manning and maintenance of suitable equipment for fighting fires and to prescribe the terms and conditions upon which the same will be used for fighting fires; and

WHEREAS, Section 27-23.6 of the Code of Virginia (1950, as amended) provides that any county, city or town may contract with or provide for any volunteer firefighting companies or associations in the county, city or town for the fighting of fires and if such provisions are made by the county, city or town the firefighting company shall be deemed to be an instrumentality of the county, city or town and as such exempt from suit for damages done incident to fighting fires therein and said statute further provides that any county, city or town may provide firefighting to its citizens by using both government employed and volunteer company or association firefighters and if such system is utilized the volunteer companies and/or associations shall be deemed an instrumentality of the county, city or town and as such exempt from suit for damages done incident to providing such service for the county, city or town.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises and covenants contained herein, and pursuant to the Code of Virginia, Title 27, Chapter 2, Article 1, the parties hereto enter into the following agreement:

1. EQUIPMENT DESCRIPTION.

The property subject of this Agreement is that motor vehicle identified as follows: a 2022 Seagrave Model TV0CHT, VIN Number 1F9FN38T0NCST2084, SO 56275. The above property includes all component parts, attachments, spare parts, interchangeable parts, service tools, and manuals, which shall hereinafter be referred to collectively as the "Equipment."

The Equipment is granted to Grantee "as is," the Grantee having had opportunity to inspect the Equipment and to determine that it suited Grantee's intended use and purpose.

2. TERM.

Grantor agrees to grant to Grantee the Equipment for the purpose of allowing the Grantee to provide fire services to the area designated by Isle of Wight County, Virginia in accordance with the laws, regulations, and rules governing such service providers in the Commonwealth of Virginia, and as further set forth in the applicable response plan(s) as adopted by the Isle of Wight County Board of Supervisors, as they may be amended from time to time, and as the needs for such services require, as shall be deemed necessary by agreement of the parties.

3. EQUIPMENT TO BE TITLED TO GRANTEE SUBJECT TO LIEN.

As the Equipment has been funded in part by the Grantor using public funds, title in the Equipment will pass to Grantee subject to a placement of a lien on the Equipment by the Grantor, which will be secondary to Lender's primary lien position as required in the Loan Agreement. Grantee may affix to or place on the Equipment such signage or markings as may be otherwise required to comply with applicable laws and regulations. Upon satisfaction of the terms and conditions found within the Loan Agreement by Grantee, and the expiration of the useful life of the Equipment as agreed to by the parties, Grantee will immediately return, at Grantee's expense, the Equipment to Grantor in as good a condition as received less normal wear, tear and depreciation and the Grantor shall release the lien. During the term of this Agreement, Grantee shall be responsible for ensuring for the proper maintenance of the Equipment in coordination with the Grantor and all applicable policies, procedures, laws and regulations related thereto.

4. SALE BY GRANTEE.

Grantee shall not have a right to sell the Equipment without first satisfying the terms and conditions found within the Loan Agreement, and not without Grantor's prior written consent which consent shall be at Grantor's sole and absolute discretion.

Once a County-funded apparatus has been approved to be sold at the end of its useful life, the proceeds from the sale will be designated for the benefit of the individual volunteer department. If the volunteer department originally contributed to the purchase of the apparatus being sold, the volunteer department will receive the percentage of the proceeds based on their percentage of the purchase, to use at their discretion. The remainder of the proceeds will be used for the purchase of the replacement apparatus. Example- Apparatus cost at time of purchase is $200,000. The

volunteer department added $20,000 (10% of the total price). The apparatus is sold at the end of its useful life for $5,000. The volunteer department will receive their share of the proceeds (10% or $500) to use at their discretion. The reminder ($4,500) will be used to offset the cost of the replacement apparatus.

5. INSURANCE.

Grantee, in cooperation with Grantor, shall maintain any and all necessary, appropriate and lawfully & legally required insurance coverages on the Equipment. Grantee shall include Grantor as an additional insured on all insurance policies which offer coverage on the Equipment.

6. NOTICE.

Any notice required to be given by this Agreement shall be made in writing by certified mail with return receipt requested, to the following addresses, or to such other addresses as the parties may substitute by notice in writing to the other party:

Grantor : P.O. Box 80, Isle of Wight, Virginia 23397, Attn : County Administrator

Grantee: _____

7. GOVERNING LAWS.

Regardless of the location of any of the Equipment, this Agreement shall be governed by the laws of the Commonwealth of Virginia.

8. ENTIRE UNDERSTANDING.

This written agreement contains the entire understanding of the parties, there being no promises or undertakings, written or oral, other than those expressly set forth herein and this agreement shall be deemed to supersede any and all other agreements between the parties related to the subject matter hereof.

Both parties participated in the drafting of this Agreement, and there shall be no presumption against or for either party in the event of a dispute over the construction of this Agreement.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the parties have executed this Agreement on the _____ day of _____, 2023.

ISLE OF WIGHT COUNTY, VIRGINIA

_____ (SEAL) Approved as to Form: _____
Chairman County Attorney

SMITHFIELD VOLUNTEER FIRE DEPARTMENT

_____ (SEAL)
Title: Chief

Funded: County _____% Agency_____%

ISSUE:

. October 20, 2022 Regular Meeting Minutes
. November 3, 2022 Work Session Minutes
. November 17, 2022 Regular Meeting Minutes

BACKGROUND:

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

BUDGETARY IMPACT:

None

RECOMMENDATION:

Adopt the following sets of minutes:

. October 20, 2022 Regular Meeting Minutes
. November 3, 2022 Work Session Minutes
. November 17, 2022 Regular Meeting Minutes

ATTACHMENTS:

Description	Type	Upload Date
October 20, Regular Meeting Minutes	Cover Memo	12/20/2022
November 3, 2022 Work Session Minutes	Cover Memo	1/12/2023
November 17, 2022 Regular Meeting Minutes	Cover Memo	12/19/2022

REGULAR MEETING OF THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS HELD IN THE ROBERT C. CLAUD, SR. BOARD ROOM OF THE ISLE OF WIGHT COUNTY COURTHOUSE LOCATED AT 17090 MONUMENT CIRCLE, ISLE OF WIGHT, VIRGINIA ON THURSDAY, THE TWENTIETH DAY OF OCTOBER IN THE YEAR TWO THOUSAND AND TWENTY-TWO

BOARD MEMBERS PRESENT:
Rudolph Jefferson, District 3, Chairman
William M. McCarty, District 2, Vice-Chairman
Richard L. Grice, District 1
Don G. Rosie, II, District 5
Joel C. Acree, District 4

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 Jefferson called the regular meeting to order at 5:00 p.m.

APPROVAL OF THE AGENDA

Supervisor Acree moved that the agenda be adopted with the following amendments: Under New Business, add discussion and consideration of appointing two taskforces at the Board's work session of November 3, 2022 (an energy needs and land use taskforce tasked with recommending residential development within the County's three Development Service Districts specifically to generate workforce housing and growth equity within the three Development Service Districts; move Consent Agenda Item (D), Resolution to Amend the FY2022-23 Budget and Appropriate Funding for Heritage Park Improvement Projects (Canopy Buildings) ($70,478) to Old Business for further discussion; Old Business, add discussion of the Nike missile; and, under New Business, add the VDOT Sugar Hill report.

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

On motion of Vice-Chairman McCarty, which was adopted unanimously (5-0), discussion involving the Farmer's Market was added under Old Business.

CLOSED MEETING

Pursuant to Section 2.2-3711(A) of the *Code of Virginia*, Vice-Chairman McCarty moved to enter the 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 the application of the Dillon rule to zoning matters and other zoning issues, pursuant to subsection 8; a discussion or consideration of the investment of public funds in (1) a public market and (2) expansion of water service, where competition or bargaining is involved, where, if made public, the financial interest of the County would be adversely affected, pursuant to subsection 6; a discussion regarding the appointment of specific appointees to County boards, committee or authorities as set forth in the agenda, and a discussion regarding the performance of a specific County employees, to include the County Administrator pursuant to subsection 1; and, a discussion regarding the sale of publicly held property in the Town of Smithfield, namely, tax map parcel or portion of tax map parcel 21A-01-184, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Board, pursuant to subsection 3. The motion was unanimously adopted (5-0).

Upon motion of Vice-Chairman McCarty 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 Vice-Chairman McCarty 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, Grice, Jefferson, McCarty. Rosie

NAYS: 0

ABSENT DURING VOTE: 0

ABSENT DURING MEETING: 0

INVOCATION

Pastor Jones delivered the invocation and led the Pledge of Allegiance to the American Flag.

CITIZENS' COMMENTS

Steven Kirkpatrick, Board of Directors, Western Tidewater Free Clinic, acknowledged the County's past financial support and provided an update on the County patients served in the first part of 2022. He reported that the dental practice is being expanded and there are plans to expand the footprint of the building.

Steven Turner, President, Carrollton Meadows Homeowners Association, on behalf of the 78 homes in the Homeowners Association, requested the Board to deny the request of Heritage Apartments for a height exception amendment.

Albert Burckard, on behalf of the Carrollton Civic League, spoke in favor of the Heritage Apartments height exception amendment.

Herb DeGroft, Carrsville District/District 5, spoke in opposition to the return of $1.2 million to the school division. He requested that VDOT be reminded that the center line on the Cypress Creek Bridge needs to be repainted. He concluded his remarks with a request to proceed with having the Nike missile painted and erected.

CONSENT AGENDA

The following Consent Agenda items were summarized by County Administrator Keaton for the benefit of the public and on motion of Vice-Chairman McCarty were unanimously adopted as summarized:

A. Resolution to Amend the FY21022-23 Grant Fund Budget and Appropriate Funding from the Virginia Department of Motor Vehicles Animal Friendly License Plate Program ($1,050)

B. Resolution to Amend the FY2022-23 Grant Fund Budget and Appropriate Funding from the Virginia Department of Motor Vehicles Alcohol Enforcement Program ($13,850)

C. Resolution to Amend the FY2022-23 Grant Fund Budget and Appropriate Funding from the Virginia Department of Motor Vehicles Speed Enforcement Program ($14,250)

D. Resolution to Amend the FY2022-23 Operating Budget & Appropriate Funding for Repair of County Property from Insurance Proceeds for Repairs of County Vehicles ($2,829)

E. Resolution to Amend the FY2022-23 Budget and Appropriate Funds from the Virginia Department of Education School-Based Health Workforce Grant ($80,000)

F. Resolution to Amend the FY2022-23 Operating Budget and Appropriate Funding for School Resource Office Grant Program ($267,743)

G. Resolution to Assign Fund Balance for School Security and Public Safety Equipment ($1,120,000)

H. Resolution to Amend the FY2022-23 Budget and Appropriate Funding from the Virginia DHCD Covid-19 ARPA SLFRF Municipal Utility Assistance Program ($4,126)

I. Resolution to Amend the FY2022-23 Grant Fund Budget and Appropriate Funding from the Virginia Criminal Justice Foundation for out-of-state training for prosecutors and the elected Commonwealth's Attorney ($4,000)

J. Minutes

. September 1, 2022WorkSession Minutes
. September 15, 2022 Regular Meeting Minutes

REGIONAL AND INTER-GOVERNMENTAL REPORTS

No report was offered.

APPOINTMENTS

There were no appointments offered for consideration.

SPECIAL PRESENTATIONS

In honor and recognition of the County's efforts during its United Way campaign, the Board accepted a 2022 Community Cares Award of the United Way of South Hampton Roads presented by Mr. Peterson, Vice President of Research Development of United Way of South Hampton Roads.

Will Drewery, Emergency Management Manager, recommended the Resolution to Designate October 9-15-2022 as Fire Prevention Week be adopted.

Supervisor Acree moved that the following Resolution be adopted:

RESOLUTION TO DESIGNATE OCTOBER 9-15, 2022 AS
FIRE PREVENTION WEEK

WHEREAS, Isle of Wight County is committed to ensuring the safety and security of all those who live, work, visit, and play in the County; and,

WHEREAS, the members of County's seven volunteer fire and emergency medical services agencies and the career fire and rescue staff of Isle of Wight County are dedicated to reducing the occurrence of death, injuries, and property damage through the identification of risks, education of citizens, and response to emergency incidents: and,

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and,

WHEREAS, County residents who are responsive to public education measures are better able to take personal steps to increase their safety from fire, especially in their homes; and,

WHEREAS, each year during the second full week in October, fire departments and other emergency services professionals across the country work to educate everyone about simple but important actions they can take to keep themselves and those around them safe from home fires.

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia that October 9-15, 2022, is designated as "Fire Prevention Week" in Isle of Wight County.

BE IT FURTHER RESOLVED that the Board of Supervisors of Isle of Wight County extends its appreciation to the men and women of the County's Fire and Rescue agencies for the tireless work they do to keep residents safe throughout the year.

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

COUNTY ATTORNEY'S REPORT

Responsive to an offer to purchase County property located adjacent to the YMCA in Smithfield in the amount of $35,000 from Mr. and Mrs. Ippolito, Vice-Chairman McCarty moved that the Chairman be authorized to execute the contract subject to the contingencies contained therein. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

County Attorney Jones advised that he would be providing information on surrounding communities sign ordinances and giving an update on proffers at the Board's work session of November 3, 2022.

PUBLIC HEARINGS

A. Auto Auction Salvage Yard Conditional Zoning Request Application of Advanced Construction Development, LLC, Applicant, and Locust Grove Partners, LP and H&B Railroad Company, Inc., Property Owners, for a Change and Amendment to Existing Zoning to Conditional-Limited Industrial (C-LI) to Allow an Auction Establishment and a Scrap and Salvage Service on Approximately 5 Acres of Property Located on the North Side of the Western Terminus of IWIP Road (Rte. 1032) Together with Approximately 70 Acres of Property Located at 17094 Benns Church Boulevard (Rte. 10).

Jeryl Phillips, Assistant Director of Community Development, provided background information and relayed the Planning Commission and staff's recommendation to approve the request with the proffered conditions. For the record, a letter in support dated October 18, 2022 was placed at the Board's seats prior to the start of the public hearing.

Chairman Jefferson called for persons to speak in favor of or in opposition to the application.

Whit Harper, Attorney for the applicant, advised that the cars will be sold as whole units.

The next-door property owner expressed concern with the potential negative impacts to surrounding lakes and inquired how the applicant intends to preserve them, to include the cat ponds.

Albert Burckard, District 2, on behalf of Thomas Finderson of Sugar Hill Road, expressed concern with the potential spread of fire from batteries that have been exposed to saltwater in electric vehicles. He added that the asphalt needs to be more solid than it is.

Anthony Carr relayed concerns with safety and the environment.

William Dytrych, Real Estate Development Manager with International Auto Auction, responded to questions from the Board regarding fires associated with batteries in electrical vehicles.

Robert Toll, Engineer, Development Services Group, responded to questions from the Board related to water sources.

Supervisor Grice noted that a commitment on the part of the auto company to have a strong training relationship with the supporting fire station for this particular type of fire is desirous.

Supervisor Acree moved that the application be approved as proffered. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

B. Enterprise Zone Expansion

Chris Morello, Director of Economic Development, provided a review of the Enterprise Zone Expansion Program offered through the Department of Housing & Community Development which requires that a public hearing be conducted and a resolution adopted. He advised that the City of Franklin and Southampton County are joint partners with the County and they must endorse expansions in the County. He concluded his presentation with a briefing on subzone expansions since his last briefing on September 15, 2022, followed by the next steps after the public hearing.

Chairman Jefferson opened the public hearing and called for persons to speak in favor of or in opposition to the Program.

John Rector, Realtor, representing the Hollowell family, Windsor District parcel owner, spoke in support of the creation of the Enterprise Zone and provided a brief history of that property.

Chairman Jefferson closed the public hearing and called for comments from the Board.

Vice-Chairman McCarty moved that the following Resolution be adopted:

RESOLUTION TO AMEND THE JOINT ISLE OF WIGHT/SOUTHAMPTON ENTERPRISE ZONE

WHEREAS, Isle of Wight County has a designated Enterprise Subzone, identified as the Camptown Enterprise Subzone, that provides a combination of State and Local incentives to promote economic development; and,

WHEREAS, Isle of Wight County has a designated Enterprise Zone, identified as the Windsor Enterprise Subzone 1, that provides a combination of State and Local incentives to promote economic development; and,

WHEREAS**,** there is a current need to amend both the existing Camptown Enterprise Subzone and Windsor Enterprise Subzone 1 in Isle of Wight County to incorporate

additional properties in and around the Town of Windsor and to increase economic growth opportunities; and,

WHEREAS, this proposed expansion will serve to benefit economic and industrial expansion of Isle of Wight County to meet the goals and objectives of the Virginia Enterprise Zone Program.

NOW, THEREFORE, BE IT RESOLVED that the Isle of Wight County Board of Supervisors authorizes the County Administrator to submit the necessary Enterprise Zone amendment package and sign all necessary documentation on behalf of Isle of Wight County for this proposed Enterprise Zone amendment and meet other program administrative and reporting requirements, as defined by the Enterprise Zone Regulations throughout the life of the zone.

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On the subject of a Fee Schedule for Heritage Park, Vice-Chairman McCarty moved that the matter be tabled to allow staff additional time to obtain information. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

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Jamie Oliver, Transportation Manager, reported on a recent accident on Route 17 and Sugar Hill Road and advised that she would be presenting additional information from VDOT which has requested that the County consider interim median control measures to be put in place in the short term before the County finds out about the SmartScale application that the County has put in for a left turn merge lane.

<u>COUNTY ADMINISTRATOR'S REPORT</u>

County Administrator Keaton reported on a recent staff turnover in the Treasurer's office resulting in certain reports being unavailable at this time.

County Administrator Keaton reported that the monthly sales tax reflects a 10.5% increase in September.

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Chairman Jefferson called for a break. Upon returning to open session, Chairman Jefferson called for old business discussion.

UNFINISHED/OLD BUSINESS

WaWa Convenience Store and Gasoline Station Conditional Use Permit Request Application of Remus Brustur of Frontier Development, Applicant, and the William G. Yeoman, III, Trust, Property Owner, for a Conditional Use Permit (CUP-8-21) for a Wawa Convenience Store and Gas Station on 5.69 Acres Located on the Southwest Corner of Turner Drive (Rte. 644) and Benns Church Boulevard (Rte. 10).

At the request of the applicant, Vice-Chairman McCarty moved that the application be deferred to the Board's November 17, 2022 meeting. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

County Administrator Keaton reported that three bids had been received for Phase II of the Route 10 waterline and he would recommend accepting the low bid in the amount of $2,499,999 with Peters & White Construction.

Supervisor Acree moved to approve the low bid received for Phase II of the Route 10 waterline in the amount of $2,499,999 and award the contract to Peters & White Construction. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assistant County Administrator Robertson stated included in the agenda for the Board's consideration is a Resolution Establishing Isle of Wight County's Legislative Priorities for the 2023 Session of the General Assembly which includes an item related to advertising for public notices and other language recommended by the Board. He advised that the cities of Franklin and Suffolk are taking positions in opposition to anything that comes out of the proposed legislation that could

negatively impact the regional jail and the Board may wish to add an additional item consistent with what the cities will be doing.

Vice-Chairman McCarty moved that the following Resolution be adopted with inclusion of language in support of the regional jail:

RESOLUTION ESTABLISHING ISLE OF WIGHT COUNTY'S LEGISLATIVE PRIORITIES FOR THE 2023 SESSION OF THE GENERAL ASSEMBLY

WHEREAS, the General Assembly considers numerous issues that affect local governments both directly and indirectly; and,

WHEREAS, the County of Isle of Wight, Virginia has specific interest in matters dealing generally with local governments, as well as matters directly impacting the County of Isle of Wight; and,

WHEREAS, such interest should be shared with Isle of Wight County's General Assembly Delegation so that it may know of the County's position on these important issues.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the Board of Supervisors of the County of Isle of Wight, Virginia endorses the attached legislative proposals for the 2023 General Assembly Session and directs that both this resolution and the legislative priorities be forwarded to Isle of Wight County's General Assembly Delegation and that staff work with and assist the Delegation as appropriate.

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

Assistant County Administrator Robertson advised that for the Board's further consideration is a Resolution Requesting Support to be Added as a Qualifying Locality in Section 58.1-602 of the Code of Virginia.

Vice-Chairman McCarty moved that the following Resolution be adopted:

RESOLUTION REQUESTING SUPPORT TO BE ADDED AS
A QUALIFYING LOCALITY IN § 58.1-602 OF THE
CODE OF VIRGINIA

WHEREAS, the Isle of Wight County Board of Supervisors and School Board have jointly identified the need for construction of new elementary schools; and,

WHEREAS, the construction costs of school facilities are continuing to rise at accelerating rates; and,

WHEREAS, § 58.1-602 of the Code of Virginia authorizes "the qualifying locality" to impose an additional local sales and use tax at a rate not to exceed one percent, as determined by the governing body, if initiated by a resolution of the local governing body and approved by the voters at a referendum; and,

WHEREAS, § 58.1-602 of the Code of Virginia affords local citizens the ability to directly communicate its desires relative to funding the debt service of the new construction or major renovation of school facilities.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the Board of Supervisors of the County of Isle of Wight, Virginia the support of the Governor of the Commonwealth of Virginia and the General Assembly relative to its request to be added to § 58.1-602 of the Code of Virginia as a "qualifying locality".

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

County Administrator Keaton presented a Resolution to Amend the FY2022-23 Budget and Appropriate Funding for Heritage Park Improvements Projects (Canopy Buildings).

Vice-Chairman McCarty moved that the following Resolution be adopted:

RESOLUTION TO AMEND THE FY 2022-2023 BUDGET
AND APPROPRIATE FUNDING FOR

HERITAGE PARK IMPROVEMENT PROJECTS

WHEREAS, the Isle of Wight County Fair Fund has excess funds in the amount of $70,428; and,

WHEREAS, the Isle of Wight County Board of Supervisors desires these funds be used to provide improvements to recently constructed Heritage Park canopy buildings; and,

WHEREAS, the Isle of Wight County Board of Supervisors needs to budget and appropriate the $70,428 fund balance to be transferred from the County Fair Fund to the Capital Projects Fund for improvements to the Heritage Park canopy buildings.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia that the FY 2022-2023 Budget is hereby amended, and funds appropriated in the amount of $70,428 fund balance to be transferred from the County Fair Fund to the Capital Projects Fund for improvements to the Heritage Park canopy buildings.

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.

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

Responsive to Supervisor's request for the status of equestrian trails and other projects proposed for the Blackwater property, Assistant County Administrator Robertson offered to return to the Board at its November 3, 2022 work session with a status report.

Vice-Chairman McCarty spoke favorably in moving forward with the Nike missile project and advised he would like to get community partners involved again after the missile is painted.

NEW BUSINESS

Heritage Apartments Height Exception Amendment Request of KS Carrollton, LLC, Property Owner, to Amend the Conditions of Approval of a Height Exception for the Heritage Apartments Located at 23321 Sugar Hill Road in Order to Allow Required Trees to be a Minimum of Ten Feet at Planting Instead of Twelve Feet at Planting

Ms. Phillips provided a brief explanation of the property owner's request to amend previously approved conditions to allow the required trees to be a minimum of ten feet at planting instead of twelve feet at planting.

Mr. and Mrs. Kooiman addressed the Board regarding their inability to locate twelve-foot trees and requested that they be allowed to plant ten-foot trees.

Vice-Chairman McCarty advised that he heard from the property owners of Lot 4 who relayed that they stand behind their concerns; however, as long as the trees were 8 to 10 Feet, they were willing to live with it because it at least will provide some screening.

Supervisor Grice advised that he has also heard from a number of his constituents, most of which are opposed to the ten-foot plantings, as well as the HOA President suggesting that these types of trees should be looked at again because of the building.

Vice-Chairman McCarty moved to amend the previously approved conditions of the Kooiman's height exception to allow the required trees to be a minimum of ten feet at planting instead of twelve feet at planting. The motion passed (4-1) with Supervisors McCarty, Acree, Rosie and Jefferson voting in favor of the motion and Supervisor Grice voting against the motion.

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Conditional Zoning Amendment for Archer's Meade (ZA-3- 22) Conditional Zoning Amendment Request to Amend Proffered Conditions for the Archer's Meade Mixed-Use Planned Development Conditional Zoning Approval for the Development of 63 Single-Family Residential Units and Commercial Uses with

Proffered Conditions on Approximately 24.33 Acres Located on the East Side of Carrollton Boulevard (Route17).

Ms. Phillips began with a description of the site, followed by background and project description. She reviewed the existing proffer statement from the original rezoning and advised that the applicant is proposing a right-in right-out in lieu of relocating the existing crossover. Department and agency reviews were reviewed and a staff analysis with respect to safety and function and long-term impacts were explained. Ms. Phillips concluded her presentation stating that the recommendation of staff was to recommend approval with the condition that VDOT finds revised proffer statement dated October 20, 2022 to be acceptable as per comments provided to the applicant and that upon review, VDOT requested an additional revision, which the property owner/applicant finds acceptable and offers a revised proffer statement as follows: The owner, at his sole cost and expense, shall cause to be constructed the following transportation improvements:

1. Intersection of Route 17 & Clay Sawyer Property Entrance – The developer shall provide the following improvements at this location:

A. In lieu of relocating the existing crossover, the Owner shall close and eradicate the crossover and install a right-in and right-out entrance into Archer's Meade constructed to VDOT requirements.

B. A 200' right turn lane with 200' taper shall be constructed on northbound Route 17 into the site.

County Attorney Jones advised that the applicant has executed a new notarized proffer statement containing the above amendment prior to the hearing today.

Vice-Chairman McCarty remarked that due to there not being any proposed change to density, he would move that the Board waive the public hearing requirements for this application. The motion passed (4-1) with Supervisors McCarty, Rosie, Grice and Jefferson voting in favor of the motion and Supervisor Acree voting against the motion.

Ted Miller, Kimley Horn, stated that VDOT is in the middle of this study and soliciting input from the public with preliminary concepts up to the Channel Way

intersection going up to Brewer's Neck. He stated that the idea is to eliminate median crossovers within the corridor to help with the capacity of the corridor. He explained that the challenge here is that the developers have a proffer from years ago that was done before the study that they are aware of contradicts the direction that VDOT seems to be heading in the corridor. He stated the best answer is eliminating the median and putting in the right-in and the right-out with the knowledge that this specific intersection is not addressed in the VDOT study.

Vice-Chairman McCarty moved to accept the new proffered conditions. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion

Staff was requested to bring back reconsideration of the Channell Way intersection.

//

County Attorney Jones reported that the County has been notified that the County is going to be required to have a Title VI Program which must be in place by January 1, 2023 in order to continue to receive Federal funds.

Supervisor Acree moved that the following Resolution be adopted:

RESOLUTION TO ADOPT A TITLE VI PROGRAM
FOR ISLE OF WIGHT COUNTY, VIRGINIA

WHEREAS, in 1964, Congress enacted the Civil Rights Act of 1964, which included that section labeled Title VI which prohibits discrimination in any activity which is financed by federal funds or receives federal financial assistance; and,

WHEREAS, since the adoption of Title VI, additional federal regulations and court decisions have further refined the definition of "federal financial assistance" and what entities are affected and controlled by Title VI; and,

WHEREAS, the Isle of Wight County, Virginia has no formal policy in place for defining and preventing discrimination in the activities and for the entities Title VI affects; and,

WHEREAS, the interpretation and application are not intuitive or readily understood, requiring an understanding of what "federal financial assistance" might be in any particular situation and what persons or entities must comply with Title VI; and,

WHEREAS, a policy and procedure for reporting violations will provide guidelines for the County, County Departments and private persons and companies doing business with the County and receiving federal financial assistance.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the Title VI Program is hereby adopted

BE IT FURTHER RESOLVED that the County Administrator is hereby authorized and directed to implement the Title VI Program in compliance with Federal Law.

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

Assistant County Administrator Robertson requested the Board to designate the County's Voting and Alternate Delegate authorized to vote at the VACo Annual business meeting.

Supervisor Acree moved that Chairman Jefferson be designated as the County's Voting Delegate and that Vice-Chairman McCarty be designated as the County's Alternate Delegate. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

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Supervisor Grice requested County Administrator Keaton to place an item on the agenda for the Board's November 3, 2022 work session pertaining to the creation of a task force charged with a mission of developing a comprehensive approach and how the County might manage energy going forward.

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Supervisor Grice requested County Administrator Keaton to place an item on the Board's agenda for its November 3, 2022 work session regarding development of a plan with suggestions on how Development Service Districts are developed.

//

On the subject of Sugar Hill Road and in response to a request by Vice-Chairman McCarty, County Administrator Keaton agreed to look at some dates and locations to conduct a town hall meeting with citizen interaction. Topics include, but are not limited to, the use of golf carts and speed bumps.

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On the subject of the Farmer's Market, Supervisor Grice moved to commit to a sum up to, but not to exceed, $1.4 million towards the development of a new public market subject to the negotiation of terms acceptable to the County to include, but limited to, design, management and ongoing maintenance. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

ADJOURNMENT

At 10:00 p.m., Chairman Jefferson declared the regular adjourned.

_____
Rudolph Jefferson, Chairman

_____
Carey Mills Storm, Clerk

WORK SESSION OF THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS HELD IN THE ROBERT C. CLAUD, SR. BOARD ROOM OF THE ISLE OF WIGHT COUNTY COURTHOUSE LOCATED AT 17090 MONUMENT CIRCLE, ISLE OF WIGHT, VIRGINIA ON THURSDAY, THE THIRD DAY OF NOVEMBER IN THE YEAR TWO THOUSAND AND TWENTY-TWO

BOARD MEMBERS PRESENT:

Rudolph Jefferson, District 3, Chairman
William M. McCarty, District 2, Vice-Chairman
Richard L. Grice, District 1
Don G. Rosie, II, District 5
Joel C. Acree, District 4

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 Jefferson called the work session to order at 6:00 p.m.

INVOCATION

Supervisor Rosie delivered the invocation and led the Pledge of Allegiance to the American Flag.

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Supervisor Grice notified the Board that he would be arriving late to the Board's November 17th meeting as he will be attending a meeting of the Hampton Roads Economic Development Alliance which will be discussing a regional energy study.

APPROVAL OF THE AGENDA

Supervisor McCarty moved that the agenda be adopted with the addition of a discussing regarding Sugar Hill Road under New Business in preparation of the Town Hall meeting in Carrollton. The motion was adopted unanimously (5-0).

COUNTY ADMINISTRATOR'S REPORT

County Attorney Jones defined local government's authority pertaining to residential proffers which are voluntary commitments made by landowners in order to facilitate approval of conditional zoning and rezoning requests by ameliorating the impact of development of their property on the local infrastructure and the character and environment of adjoining land.

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The Board received an update from Assistant County Administrator Robertson relative to the Bradby Park and Tyler's Beach capital projects.

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Staff provided information relative to the permit revenues and expenditures associated with development of the Blackwater River Park facility.

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The Board received information from County Attorney Jones regarding the County's authority and procedures in enforcement of its sign ordinance, specifically related to political signage.

It was the consensus of the Board not to make any changes to its existing ordinance.

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At the suggestion of Supervisor Grice, the Board discussed the creation of a task force to investigate and advise the Board on land use options for the projection of renewal energy.

Limitations on staff resources exist and County Administrator Keaton remarked that the Board might wish to bring in a consultant to advise the Task Force.

Supervisor Rosie suggested before a consultant is brought in the Board should further discuss the issue in terms of the development of questions and how to form the task force at the Board's next work session.

Supervisor McCarty recommended the County reach out to other jurisdictions and model their strategies and questions.

It was the consensus of the Board to further discuss the matter at its next work session.

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The Board took a break and returned to open session.

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Upon returning to open session and at the suggestion of Supervisor Grice, the Board generally discussed the potential creation of a task force to investigate opportunities for workforce housing within the County's Development Service Districts.

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There was general discussion regarding the intersection at Sugar Hill on Route 17.

Supervisor McCarty asked County Administrator Keaton to take the appropriate action to conduct a Town Hall meeting with Districts 2 and 4 on December 5, 2023 around 6:30 p.m. at the Carrollton Elementary School. The HOAs that are involved and certain civic groups are to be invited.

CLOSED MEETING

Pursuant to Section 2.2-3711(A) of the *Code of Virginia*, Supervisor McCarty moved to enter the closed meeting for the limited purpose of a discussion regarding the

performance of a specific County employees, namely the County Administrator pursuant to subsection 1; and, a discussion regarding the sale of publicly held property in the area of Carrollton, namely, tax map parcel or portion of tax map parcel 34I-04-000A, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Board, pursuant to subsection 3.

Upon motion of Supervisor McCarty, the Board entered the closed meeting for the reasons stated by Interim County Attorney Jones, which was adopted unanimously (5-0).

Upon motion of Supervisor McCarty, the Board reconvened into open meeting, which was adopted unanimously (5-0).

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 McCarty, 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, Grice, Jefferson, McCarty and Rosie

NAYS: 0

ABSENT DURING VOTE: 0

ABSENT DURING MEETING: 0

ADJOURNMENT

At 10:00 p.m., Chairman Jefferson declared the work session adjourned.

_____
Rudolph Jefferson, Chairman

_____
Carey Mills Storm, Clerk

REGULAR MEETING OF THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS HELD IN THE ROBERT C. CLAUD, SR. BOARD ROOM OF THE ISLE OF WIGHT COUNTY COURTHOUSE LOCATED AT 17090 MONUMENT CIRCLE, ISLE OF WIGHT, VIRGINIA ON THURSDAY, THE SEVENTEENTH DAY OF NOVEMBER IN THE YEAR TWO THOUSAND AND TWENTY-TWO

BOARD MEMBERS PRESENT:

Rudolph Jefferson, District 3, Chairman

William M. McCarty, District 2, Vice-Chairman (Arrived at 5:30 p.m.)

Richard L. Grice, District 1 (Arrived at 5:35 p.m.)

Don G. Rosie, II, District 5

Joel C. Acree, District 4

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 Jefferson called the regular meeting to order at 5:00 p.m.

APPROVAL OF AGENDA

Supervisor Acree moved that the agenda be adopted as presented. The motion passed unanimously (3-0) with Supervisors Acree, Rosie and Jefferson voting in favor of the motion; no Supervisor voting against the motion; and, Supervisors McCarty and Grice absent for the vote.

Supervisor McCarty, later in the meeting under the County Attorney's report, moved to amend the agenda to add under Old Business consideration of an amendment to the March 24, 2021 contract with Williams Emergency Vehicle Services, LLC of Staunton, Virginia representing Seagrave Fire Apparatus LLC of Clintonville, Wisconsin for the Smithfield Volunteer Fire Department. The motion was adopted unanimously (5-0).

CLOSED MEETING

County Attorney Jones, pursuant to Section 2.2-3711(A) of the Code of Virginia, requested a motion to move to closed session for the limited purpose of: Consultation with legal counsel employed by the board regarding specific legal matters requiring the provision of legal advice by such counsel, namely negotiations of siting agreements applicable to a solar projects, and 2, the division of authority between the school board and publicly elected bodies such as the Board of Supervisors, pursuant to subsection 8; a discussion regarding the appointment of specific appointees to County boards, committee or authorities as set forth in the agenda, pursuant to subsection 1; a discussion concerning a prospective business or the expansion of an existing business where no previous announcement has been made of business' interest in locating or expanding its facilities in the County at the Shirley T. Holland Industrial Park, pursuant to subsection 5; a discussion or consideration of the investment of public funds in the acquisition of fire/EMS apparatus, where competition or bargaining is involved, where, if made public, the financial interest of the County would be adversely affected, pursuant to subsection 6; and, a discussion regarding the sale or publicly held property, namely, the Stoop property, which consist of approximately 1 acre; and an unused County well lot located upon Tax Parcel 23C-02-016, in the Battery

Park area, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Board, pursuant to subsection 3.

Supervisor Acree moved that the Board enter the closed meeting for the reasons stated. The motion passed unanimously (3-0) with Supervisors Acree, Rosie and Jefferson voting in favor of the motion; no Supervisor voting against the motion; and, Supervisors McCarty and Grice absent for the vote.

Supervisor McCarty arrived at the meeting at 5:30 p.m.

Supervisor Grice arrived at the meeting at 5:35 p.m.

Upon motion of Supervisor McCarty 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 McCarty 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, Grice, Jefferson, McCarty. Rosie

NAYS: 0

ABSENT DURING VOTE: 0

ABSENT DURING MEETING: 0

INVOCATION

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

CITIZENS' COMMENTS

Herb DeGroft of the Carrsville District requested a forensic audit of the School Division be done.

Chairman Jefferson reported that Vice-Chairman McCarty had been elected Second Vice President of VACo at the 2022 VACo Annual Conference.

CONSENT AGENDA

On motion of Supervisor McCarty, the following Consent Agenda items were unanimously adopted (4-0) with Supervisors McCarty, Acree, Rosie and Jefferson voting in favor of the motion; no Supervisor voting against the motion; and, Supervisor Grice absent for the vote:

A. Resolution to Amend the FY2022-23 Operating Budget and Appropriate pass-through Dominion Energy Funding from the Virginia Department of Emergency Management ($50,000)

B Resolution to Amend the FY2022-23 Operating Budget and Appropriate Funding for Repair of County Property from Insurance Proceeds ($2,995)

C. Resolution to Amend the Budget and Appropriate Funding from the FY2022-23 General Fund Contingency to FY2022-23 Schools Budget ($812,507)

D. Resolution to Amend the FY2022-23 Capital Project Budget and Appropriate Funding for Repair of County Property from Insurance Proceeds ($145,889)

E. Resolution to Recognize and Congratulate Darden's Country Store on its 70th Anniversary

F. Resolution to Amend the FY2022-23 Budget and Appropriate Funds from the Virginia Department of Education ($557,616)

G. September 21, 2022 Special Joint Meeting w/School Board Minutes

REGIONAL AND INTER-GOVERNMENTAL REPORTS

There were no reports offered.

APPOINTMENTS

Supervisor Grice moved that Gary Terwilliger be reappointed to serve on the Board of Building Appeals. The motion was adopted unanimously (5-0).

Supervisor Grice moved that Teresa Frantz be appointed to fill the unexpired term of Shirley McGee on the Commission on Aging. The motion was adopted unanimously (5-0).

SPECIAL PRESENTATIONS

Delores Darden and her family were recognized in association with Darden's Country Store and Supervisor McCarty moved that the following Resolution be adopted which passed unanimously (5-0):

RESOLUTION TO RECOGNIZE AND CONGRATULATE DARDEN'S COUNTRY STORE ON ITS 70TH ANNIVERSARY

WHEREAS, Darden's General Merchandise, now known as Darden's Country Store, was established in 1952 by L. Seward Darden and his wife Vivian; and,

WHEREAS, from the beginning, the operating philosophy of the store has been to serve the needs of the community and highlight the importance of the customer; and,

WHEREAS, Darden's Country Store is known nationally for its hams, fresh meat, cheese, prepared meals and desserts; and,

WHEREAS, Darden's Country Store and the Darden Family have been an integral part of the fabric of Isle of Wight County and have continually played a role in improving the quality of life for its citizens.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Isle of Wight, Virginia recognizes and congratulates Darden's Country Store on the occasion of its 70th anniversary.

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The Town of Smithfield Chief of Police presented the Isle of Wight County Sheriff's Office with its third Accreditation Award.

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The Board received a presentation on the Route 17 Arterial Plan which identified its purpose, the project study area; arterial preservation; scope of work; and, survey results. Four locations in the County were identified for further analysis on US 17 and US258; US 17 & Omera Road; US 17 and Sugar Hill Road; and US 17 and Cedar Grove Road. A MetroQuest Survey was used for public outreach.

Vice-Chairman McCarty notified the public that he and Supervisor Acree will be conducting a District 2 and District 4 Town Hall meeting on December 5, 2022 at

6:30 p.m. at the Carrollton Elementary School to hear from citizens on transportation matters and that that would also be an opportune time for citizens to offer their input on the Route 17 Arterial Plan.

COUNTY ATTORNEY'S REPORT

Isle of Wight County Board of Supervisors' By-Laws and Rules of Procedure:

County Attorney Jones requested the Board to review and provide him with any suggested amendments prior to the Board's December 8, 2022 meeting. A revenue background and legal review was provided.

County Attorney Jones notified the Board that the County has received 3.56% of 30% of the opioid abatement funds. Following discussion, it was agreed that all options would be explored to develop innovative ways to address the needs in every community.

At the request of Vice-Chairman McCarty, County Attorney Jones advised that the Board of Supervisors does not have the authority to order an audit of the School

Division. He stated that the Virginia Constitution clearly states that the School Board alone has the authority to supervise the schools, and the duties and relationships between the County and the School Board are set by statute. He continued that raising school funds is the responsibility of the Board of Supervisors and spending those funds is the obligation of the School Board. He continued that the Board of Supervisors approves and appropriates local funds to the School Board and once those funds are appropriated, the School Board has the authority to operate the schools and is charged with the duty to manage and control the funds available to it. He added that the Board of Supervisors may appropriate school funds out of the total only or by major classification and that this Board of Supervisors has chosen to provide the school funds by a major classification system and that no funds may be expended by the School Board except in accordance with such classification without the Board of Supervisors' consent.

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The Board took a break and returned to open session.

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PUBLIC HEARINGS

Ho-Fel Solar, LLC Conditional Use Permit

Ms. Jeryl Phillips, Assistant Director of Community Development, provided an overview of the application and advised of the Planning Commission's recommendations.

Chairman Jefferson called for those to speak in favor or in opposition to the proposed application.

Matt Boerger, Pine Gate Renewables, provided background information to include milestones and achievements. He went over the project history and the CUP site plan.

Scott Fischer, Gentry-Locke, gave a brief legal review and revenue background.

David Tucker of District 3 asked the Board to deny the application.

Chairman Jefferson read a letter of support into the record from Mr. Dustin Atkins dated November 15, 2022 advising he is writing this letter to whom it may concern to advise his thoughts on the proposed solar project on Lees Mill Road. I am a farmer who owns land that will be used for this project. I have raised many chickens over the past ten years, however, the usefulness of the poultry houses over the years have degraded over time. Going further with this project will allow for the responsible disposal of the buildings and will be of great benefit to my family and to all those who reside nearby. The poultry houses being the source of much traffic, noise and odor and I believe a change in the land use from an aged poultry farm to a solar farm will be universally good for all involved. This project will allow for a local energy production revenue for the County and would not have a negative effect on the looks of the area as the old farm is only becoming more of an eyesore as time passes and make expenses grow beyond the feasibility of maintaining it any longer.

Chairman Jefferson closed the public hearing and called for comments from the Board.

Discussion centered on technological changes occurring in the solar industry and the procurement of panels from other Asian countries. The Board was apprised that Pine Gate Renewables purchased it from Acquason and will own and operate the facility and that Acquason had filed the interconnection application for 50 megawatts. During the discussion, Supervisor Grice inquired what amount is being saved by reducing the panels from 145,000 to 92,000. The Board was informed that staff did not require a decommissioning bond in the conditions because that bond is required by ordinance. Ms. Ring clarified that in the supplemental use regulations for solar energy generation facilities the County does require a decommissioning agreement and that agreement says that the decommissioning estimates shall be prepared by a licenses engineer licensed in the State of Virginia and shall include an annual inflation factor for the surety bond.

Supervisor McCarty moved that the project be tabled for further clarification. The motion was adopted unanimously (5-0).

COUNTY ADMINISTRATOR'S REPORT

County Administrator Keaton advised that he had attended the Suffolk City Council meeting regarding the sandpit that is proposed to go through Longview Drive. He further advised that the developer is requesting that the application be delayed again until April 15th and that a ninety-day extension had been approved by the Council.

County Administrator Keaton advised that a proposal has been accepted and, an agreement executed, for the removal of paint on the missile at Nike Park.

December 5, 2022 Town Hall Meeting/Carrollton Elementary School: Vice-Chairman McCarty offered to utilize social media to notify citizens about the meeting. He advised that he would be notifying all HOAs in his district and that Supervisor Acree would be communicating with the HOAs in his district. He continued that the meeting with be advertised in *The Smithfield Times.* County Administrator Keaton offered to utilize signs borrowed from the Sheriff's office and post them on Sugar Hill Road.

Danny Byrum, Isle of Wight County Fair Chairman, reported on the success of the 2022 County Fair.

UNFINISHED/OLD BUSINESS

County Administrator Keaton reported on cost increases for the two fire trucks for the Smithfield Volunteer Fire Department. He reported that the vendor had advised that he could not build the trucks due to supply chain issues and unprecedented increases in costs beyond what they had budgeted for. He advised that the Smithfield Volunteer Fire Department did reach out to other sources in an effort to raise some of the funds and they are asking the County for a budget amendment in the amount of $125,000. He advised that there are additional bonds funds that can be utilized and the consensus is that an additional contribution of $125,000 be approved.

Responsive to notification from County Attorney Jones that the amount borrowed was $400,000 at 10% interest, Vice-Chairman McCarty requested some clarification.

Supervisor Acree moved to amend the contract to increase by $125,000 with Williams Emergency Vehicle Services, LLC of Staunton, Virginia representing

Seagrave Fire Apparatus LLC of Clintonville, Wisconsin from the 2022 bond issue. The motion was adopted unanimously (5-0).

NEW BUSINESS

Supervisor Grice moved that the following Resolution be adopted which was approved unanimously (5-0):

RESOLUTION TO AMEND THE FY 2022-23 BUDGET AND

APPROPRIATE FUNDS FROM THE

VIRGINIA DEPARTMENT OF EDUCATION

Isle of Wight County Schools have received funding in the amount of $557,616 from the Virginia Department of Education; and,

WHEREAS, the Board of Supervisors wishes to amend the FY 2022-23 budget and appropriate funding from the Virginia Department of Education to the Instructional Services Category in the Schools FY2022-23 budget for the purpose of providing employee bonuses.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY 2022-23 budget is hereby amended and funds in the amount of $557,616, or as much as shall be received from the Virginia Department of Education, be appropriated to the Instructional Services budget category within the Isle of Wight County Schools FY2022-23 budget.

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.

//

County Administrator Keaton reported that four bids were received for the Phase I – Route 10 Waterline for Hardy Elementary School and he would recommend the Board accept the low bid in the amount of $1,970,000 from Basic Construction.

Supervisor McCarty moved to approve the base bid from Basic Construction Company in the amount of $1,970,000 which was unanimously adopted (5-0).

Following a PowerPoint presentation by Captain Ron Bryan with the Sheriff's Office on the Computer Aided Dispatch (CAD) Records Management System (RMS), Supervisor McCarty moved that $94,000 be approved to initiate startup of the system and that the Sheriff's Office proceed with advising the Towns of Smithfield and Windsor that the Board of Supervisors has taken the lead to approve it and the Towns need to be on-board with it. The funds are not to be expended until the approval of the other two bodies is obtained. The motion was adopted unanimously (5-0).

ADJOURNMENT

At 10:30 p.m., Chairman Jefferson declared the meeting adjourned.

_____

Rudolph Jefferson, 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
2022 Regional Reports	Backup Material	7/19/2022

2022 BOARD MEMBER REGIONAL REPRESENTATIVE

(Appointed by Board Vote)

Organization	Member	Term Expires
Eastern Virginia Regional Industrial Facility Authority	Grice	No Set Term
Hampton Roads Alliance	Grice	No Set Term
Hampton Roads Military Federal Facilities Alliance	Rosie	No Set Term
Hampton Roads Planning District Commission	Acree	No Set Term
	Keaton	No Set Term
Hampton Roads Transportation Accountability Commission	McCarty	No Set Term
Hampton Roads Transportation Planning Organization	McCarty	No Set Term
	Keaton	No Set Term
Hampton Roads Workforce Council	Grice	No Set Term
Southeastern Public Service Authority	Keaton	December 2025
	Etheridge/Alternate	December 2025
Western Tidewater Community Transportation Collaborative	Grice	No Set Term
Western Tidewater Regional Jail Authority	Jefferson	No Set Term
	McCarty	No Set Term
	Keaton	No Set Term
Western Tidewater Water Authority	Grice	June 2022
	Acree	June 2022
	Jones/Alternate	June 2022

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	11/23/2022
Fair Committee Member List	Cover Memo	11/23/2022
Fire & Rescue Advisory Board Appointments	Backup Material	12/12/2022

BOARDS/COMMISSIONS/COMMITTEES

Boards/Commissions/Committees	Appointees	Contact	District	Expiration	
Board of Zoning Appeals	Edmond Easter	357-5329	Newport/District 2	February	2023
Commission on Aging	Maggie Richards - Resigned	371-9010	Windsor/District 4	December	2023
Commission on Aging	Replacement for Brenda Reynolds who no longer resides in District 2		Newport/District 2		
Commission on Aging	Jane March - Resigned	242-3807	Carrsville/District 5	November	2021
Commission on Aging	Glenie Jones - Resigned		Carrsville/District 5	March	2023
Fair Executive Committee	See Attached List of Appointees			December	2022
Fire & Rescue Advisory Board	See Attached List of Appointees			January	2023
Historical Architectural Review Committee	W. Lee Duncan	356-1112	Hardy/District 3	January	2023
Planning Commission	George Rawls	328-3109	Windsor/District 4	February	2023
Planning Commission	Raynard Gibbs	592-3683	Smithfield/District 1	February	2023
Planning Commission	Jennifer Boykins	562-1619	Carrsville/District 5	February	2023
Social Services Board	Rudolph Jefferson			February	2023
STOP	Hazel Edwards	357-2761		March	2023
Tidewater Emergency Medical Services Council	Pat Humphries			March	2023
Wetlands Board	Replacement for Wilson Holland		Windsor/District 4	February	2023

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	12/01/20	12/22
VICE-CHAIRMAN (2020) Michelle Billups Post Office Box 9 Zuni, Virginia 23898 646-0780 onthegomichelle@gmail.com	01/01/21	12/22
SECOND VICE-CHAIRMAN (2020) Robert Claud 5370 Duck Town Road Zuni, Virginia 23898 618-4050 runningcloud59@yahoo.com	12/01/20	12/22
TREASURER (2020) Debbie Braswell 8496 Winston Drive Zuni VA 23898 593-5236 debboo50@gmail.com	12/01/20	12/22

FAIR EXECUTIVE COMMITTEE

SECRETARY (2020)

Kim Garrett
22078 Garrison Drive
Windsor, Virginia 23487
647-7628 (cell)
doodlebugdd@gmail.com

12/01/20 12/1/2022

Send letter of appointment to:
Director of Parks & Recreation

COMMITTEES/2

Fire Rescue Advisory Board Appointments

Department	Primary	Alternate
Carrollton VFD	Tim Nunez - 763-9929	Scott Brower - 803-5656
Carrsville VFD	Judson West - 375-8589	Weston Jamison - 353-7402
Rushmere VFD	Brandon Jefferson - 771-3266	Kevin Parker - 262-7714
Windsor VFD	Lee Marshall - 620-9470	Dale Scott - 650-8781
Smithfield VFD	Chris Edwards - 620-9289	Charlie Kempton - 342-9428
Isle of Wight Rescue	Brian Carroll - 647-8628	Chad Owens (765) 465-7019
Windsor Vol. Rescue	Keith Griffin - 871-3394	Beth Hecker - 778-5420
Dept. Emergency Services	Pat Humphries - 478-1254	Will Drewery- 615-2316

ISSUE:

Update on the Expansion of Broadband

BACKGROUND:

Staff from Charter Communications (Spectrum) will provide an update on construction activities relative to the expansion of broadband services in the County.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

ISSUE:

Consideration of Extension of the Solid Waste Collection Franchise Agreement

BACKGROUND:

The County's current franchise agreement relative to door-to-door solid waste collection is set to expire on January 23, 2023. In this regard, it will be necessary to extend the existing franchise agreement with Bay Disposal for six months to allow for the solicitation of bids from vendors for the provision of door-to-door solid waste collection in the County (outside of the Towns of Smithfield and Windsor).

Additionally, the extension will allow sufficient time for a public hearing and the adoption of an amended franchise ordinance.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Authorize execution of a six month extension to the County's solid waste collection franchise agreement.

ATTACHMENTS:

Description	Type	Upload Date
Solid Waste Collection Franchise	Agreement	1/12/2023

ORDINANCE FOR EXCLUSIVE FRANCHISE AGREEMENT

FOR RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL IN ISLE OF WIGHT COUNTY

This ordinance embodies the exclusive franchise service agreement **(this "Service Agreement")** by and between THE COUNTY OF ISLE OF WIGHT, VIRGINIA, a political subdivision of the Commonwealth of Virginia **(the "County")** and All Virginia Environmental Solutions, Inc., a corporation organized and existing under the laws of the Commonwealth of Virginia, with its principal office at 409 Main Street, Smithfield, Virginia, 23431 **(the "Contractor")** and shall take effect on April 1, 2013 **(the "Effective Date")**.

WHEREAS, the County is authorized by law to create service areas for the business of collection and disposal of residential garbage, trash or refuse in the County, including the creation of an exclusive service area, and is further authorized to contract with any person or entity for garbage and refuse collection and disposal in the County; and

WHEREAS, the County has previously entered into an ordinance franchise agreement for exclusive residential refuse collection and disposal services in the County, the extended term of which expires on March 31, 2013; and

WHEREAS, the County desires to enter into a new franchise agreement for residential refuse collection and disposal services and has received and evaluated proposals for the same; and

WHEREAS, because such new franchise agreement provides for services to be made available in the future to County residents not covered by the existing franchise agreement, the County has provided notice to companies currently providing residential garbage, trash or refuse collection or disposal services within the County outside of the scope of the current franchise and

agreement to the extent that may be required by Section 15.2-930 and 15.2-934 of the Code of Virginia of 1950, as amended.

NOW, THEREFORE, be it ordained that the County and the Contractor, in consideration of the mutual covenants and agreements hereinafter set forth, agree as follows:

SECTION ONE

DEFINITIONS

For purposes of this Service Agreement, the following terms as defined below shall apply:

Acceptable Waste - Solid waste that is not a regulated Hazardous Waste as described by Virginia Hazardous Waste Management Regulations, or any other applicable state or federal regulation, and will not pose a threat to health or public safety, or cause injury to, or adversely affect the operation of any Disposal Site.

Cart – a wheeled container for Residential Waste, to be supplied by the Contractor.

Contract Documents - Shall include the following documents, and this Service Agreement does hereby expressly incorporate same herein as if fully set forth verbatim in this Service Agreement: this form of Service Agreement, Request for Proposal (including General Terms and Conditions and Special Terms and Conditions); the proposal submitted by the vendor; and all modifications and addenda to the foregoing documents.

Contractor - The individual, firm, partnership, joint venture, corporation, or association to perform solid waste collection and disposal services under this Service Agreement, specifically All Virginia Environmental Solutions, Inc.

County – Isle of Wight County, a political subdivision of the Commonwealth of Virginia.

Disposal Fee - The charge to customers in the County for Contractor's Residential Waste collection and disposal Services.

Disposal Site - A refuse depository for the processing or final disposal of Residential Waste including but not limited to sanitary landfills, transfer stations, mass composting facilities, incinerators, and mixed waste processing separation centers, which are licensed, permitted and approved by all governmental bodies and agencies having jurisdiction. The initial Disposal Site shall be the Facilities.

Extended Term - January 24, 2018 to January 23, 2023.

Facilities - The solid waste transfer station facilities currently operated by Southeastern Public Service Authority (SPSA) known as the Isle of Wight Transfer Station located at 13191 Foursquare Road, Smithfield, Virginia and the Franklin Transfer Station located at 30521 General Thomas Highway, Franklin, Virginia.

Franchise Fee – The Franchise Fee described in Section Six.

Garbage - Putrescible animal or vegetable wastes resulting from the handling, preparation, cooking, serving or consumption of food and including food containers.

Hazardous Waste - Waste designated as hazardous by federal or state law or by regulation of the United States Environmental Protection Agency, the Virginia Department of Environmental Quality or other appropriate agency.

Initial Term - April 1, 2013 to January 24, 2018.

Performance Bond - A corporate surety performance and payment bond that guarantees performance of the Service Agreement and compensation to the County in the event that it must assume the obligations and/or duties of the Contractor in order to continue the services required by this Service Agreement.

Records - Include but are not limited to accounting records, written policies and procedures, subcontract files, payroll records, original estimates, estimating worksheets, correspondence, change order files (including documentation covering negotiated settlements), and any other supporting evidence necessary to substantiate charges related to this Service Agreement.

Refuse - Discarded waste materials in a solid or semi-liquid state, consisting of Garbage, Rubbish, or a combination thereof.

Residential Unit – For the Initial Term, a Residential Unit is defined as a detached single family home, single-wide mobile home or double-wide mobile home located outside an established mobile home park, or a duplex home that can be serviced by a Cart, within the Service Area. For the Extended Term of this Service Agreement, the definition of Residential Unit shall be expanded to include mobile homes and manufactured homes located in a mobile home park or manufactured home park.

Residential Waste – Acceptable Waste which is normally generated by households, including Garbage and Rubbish, but not including white goods, yard debris or large household items such as furniture, mattresses and carpet.

Rubbish - Non-putrescible solid wastes consisting of combustible and non-combustible materials.

Services - The services and other work required to be performed by Contractor under this Service Agreement.

Service Area – All areas within the County except for any area within an incorporated Town located in the County.

Service Year - Any period from January 1 through December 31 during the term of this Service Agreement, whether the Initial Term or the Extended Term.

Vehicle – A Vehicle supplied by Contractor to provide collection and disposal of Residential Waste under this Service Agreement, which shall be an enclosed packer type truck.

SECTION TWO

GRANT OF FRANCHISE

For and in consideration of the mutual covenants and agreements set forth herein, including the payment of the Franchise Fee by Contractor to the County as set forth below, the County gives and grants to Contractor an exclusive franchise and right to pick up, collect, transport, and dispose of Residential Waste in the Service Area, beginning on the Effective Date for the Initial Term, which Initial Term may be extended for the Extended Term at the option of the County.

SECTION THREE

SCOPE OF SERVICES

A. Services to be Provided by Contractor.

Commencing on the Effective Date, the Contractor shall collect and dispose of in a workmanlike manner Residential Waste placed in a Cart at curbside at each subscribing Residential Unit located within the Service Area, in accordance with the requirements of the Contract Documents. The Cart shall be a size reasonably adequate for the Services to be provided under this Service Agreement. The day of collection for each portion of the Service Area shall follow a predetermined schedule. Contractor shall collect Residential Waste once a week from each Residential Unit, with the frequency of collection for additional services to be determined by Contractor.

Contractor will provide a Cart to each subscribing Residential Unit. Each Cart shall be large enough for its reasonable intended use. The first Cart shall be provided to each Residential Unit by Contractor free of charge. Upon request, Contractor will provide an additional Cart or Carts to a Residential Unit at the Contractor's cost.

All Residential Waste shall be placed at the curb by 7:00 am on the designated collection day.

Contractor shall dispose of all Residential Waste at a Disposal Site. Contractor shall not mix Residential Waste in any Vehicle with any Garbage, Refuse, Rubbish or other material received by Contractor from any source or location other than a Residential Unit located in the Service Area. All Vehicles shall contain only Residential Waste collected from Residential Units in the Service Area and the County shall have the right to check and monitor the materials being carried in any Vehicle or disposed of by Contractor at any Disposal Site.

B. Hours of Service. Services for collection of Residential Waste shall be performed Monday through Friday from 7:00 AM. to 4:00 P.M., except for holidays.

C. Holidays. Contractor shall not be required to provide services on New Year's Day, Independence Day, Thanksgiving Day and Christmas Day.

D. Complaints. The Contractor shall receive, respond to and resolve all complaints from any source regarding services provided under this Service Agreement. Any complaints received by the County will be directed to Contractor. Should a complaint go unresolved for longer than one (1) day, the County shall have the right to demand an explanation or resolution of the incident generating the complaints to the County's satisfaction.

E. Vehicles and Equipment. An adequate number of Vehicles, including backup Vehicles, shall be provided by Contractor to properly and efficiently provide service in accordance with the terms of this Service Agreement. The Contractor is required to provide all Vehicles, fuel, lubricants, equipment, tools, materials and any other items required to provide the services described herein, including the cost of all maintenance activities related to its vehicle fleet. All Vehicles shall be designed and secure to prevent blowing of material and to keep leaking at a minimum during transport. All Vehicle heights should be coordinated with applicable door heights and overhead clearances at the Disposal Sites. All Vehicles shall be licensed and operated in compliance with, and shall otherwise comply with, all applicable local, state and federal laws and requirements, which may include applicable requirements of the Virginia Department of Environmental Quality, the Virginia Department of Transportation and the Environmental Protection Agency.

All Vehicles and other equipment of Contractor shall be kept in proper repair and sanitary condition, and washed on a regular basis. Each Vehicle shall bear, at a minimum, the name and phone number of Contractor plainly visible on both cab doors. Each Vehicle shall be uniquely numbered in lettering at least six (6) inches high. No Vehicle shall be overloaded. The Contractor shall collect all litter resulting from the operation of Contractor's vehicles.

Contractor shall be solely responsible for, and bear all costs, expenses and liabilities connected with or arising from, all Vehicles and equipment operated for Contractor or on its behalf at any property or facility of the County and on any Disposal Site whether publicly or privately owned or operated, and at all other locations.

F. Facilities and Disposal Sites. The County may require Contractor to transport Residential Waste to an alternate Disposal Site if for any reason or for any period of time Residential Waste can no longer be disposed of at the Facilities.

Contractor shall comply with all rules and regulations governing the operation of any Disposal Site, and shall provide information reasonably requested by the owner or operator of any Disposal Site.

G. Title to Solid Waste. Title to Residential Waste shall pass to Contractor when placed in any Contractor collection vehicle or when removed by or for the Contractor from any Cart.

H. Reports. Contractor shall provide monthly reports to the County as to the following: (1) tonnage of Residential Waste hauled by Contractor under this Service Agreement, (2) number of trips made by Contractor's Vehicles transporting Residential Waste to each Disposal Site, (3) truck number of every Vehicle providing Services under this Service Agreement, (4) collection route of every such Vehicle and (5) scheduled days of collection of Residential Waste identified by truck number and collection route.

I. Disposal Routes. Residential Waste shall be hauled to Disposal Sites using major thoroughfares to the greatest extent practicable.

J. Taxes. All tax liabilities of the Contractor arising under the terms of this Service Agreement or as a result of this Service Agreement shall be paid by the Contractor.

K. Contact Information. Contractor shall maintain an office at which a Contractor representative can be reached by telephone during regular working hours to answer questions about the collection Services. Contractor shall provide timely written notice of any change in Contractor's contact telephone number, office address or change in collection routes or times of Service to all customers being provided Services under this Service Agreement. The Isle of Wight County Administrator/or his designee shall be notified immediately in the event that scheduled collection or disposal cannot be met due to mechanical or other unforeseen delays.

SECTION FOUR

COMPLIANCE WITH LAW

A. Compliance with Applicable Laws and Regulations.

The Contractor represents and warrants that it is fully qualified and able to perform all Services, that it holds any and all required federal, state and local licenses, permissions and permits required for Contractor to perform the Services, and that it will keep all such licenses, permissions and permits in full force and effect during the performance of any of Contractor's duties or obligations under this Service Agreement. Contractor represents and warrants that it

will comply with all applicable laws, statutes, regulations and ordinances relating or applicable to the performance of any Services by Contractor.

B. Independent Contractor.

Contractor, including all employees, agents and subcontractors engaged by Contractor, shall perform all Services as an independent contractor and not as an officer, agent, servant or employee of the County. Except as otherwise provided under this Service Agreement, Contractor shall have exclusive control of and the exclusive right to control the details of the Services and all persons performing the same and nothing herein shall be construed as creating a partnership or joint venture between the County and Contractor. No person performing any Services shall be considered an officer, agent, servant or employee of the County, and no such person shall be entitled to any benefits available or granted to employees of the County.

SECTION FIVE

COLLECTION ROUTES

Contractor shall render Services to residences in its franchised area in accordance with Exhibit A attached hereto.

SECTION SIX

RATES AND FRANCHISE FEE

Contractor's Disposal Fees shall be in accordance with Exhibit B attached hereto. Contractor shall pay the County a monthly Franchise Fee of $1.00 per Residential Unit. The Franchise Fee shall be due and payable to the County by the fifth day of each month, beginning May 1, 2013.

SECTION SEVEN

ASSIGNMENT AND CONTRACTING

The Contractor shall not assign or transfer its rights and obligations under this Service Agreement except with the express written consent of the County. As a condition of such consent, any person or entity to which a proposed assignment is made shall be required to demonstrate, to the reasonable satisfaction of the County, that it is capable of fulfilling all duties and obligations of Contractor under this Service Agreement. In this regard the proposed assignee shall be required to submit to the County (a) a written description of its experience, pertinent references and available staff and equipment that will allow the proposed assignee to fulfill all obligations under this Service Agreement, (b) its most recent financial statements for a period of five years and (c) other documents reasonably requested by the County. In the event

that such an assignment is made and consented to, the assignee shall execute a written assignment agreement **(the "Assignment Agreement")** to be bound by the terms and conditions of this Service Agreement, which Assignment Agreement shall be in form and substance satisfactory to the County, and the original Contractor shall not be released and discharged from any obligations to the County hereunder without the express written consent of the County.

SECTION EIGHT

PERSONAL DISPOSAL OF GARBAGE

Except as hereinafter provided, nothing contained in this Service Agreement shall prevent any person, firm, or corporation from personally disposing of its own trash, garbage, refuse in a legal and lawful manner and in compliance with the laws, rules, and regulations of the Commonwealth of Virginia and the County. It shall not be mandatory for any person or residence not using the services of Contractor as of the Effective Date of the this Service Agreement to utilize the services of the Contractor however, the County does not relinquish its right and authority to require, by statute, ordinance or otherwise, any and all future development within the boundaries of the County to dispose of trash, garbage or refuse of said developments through Contractor or any other franchisee in the future if the County determines that said requirement is in the best interest of the health, safety and/or welfare of its citizenry or for any other reason not prohibited by law.

SECTION NINE

TERM

Notwithstanding the provisions of Section Ten below, during the Initial Term the County may terminate this Service Agreement, effective anytime from July 1, 2017 to January 24, 2018, upon 60 days written notice to Contractor. The County has the option to renew this Service Agreement for the Extended Term by providing the Contractor with written notice of the County's decision to extend the Service Agreement for the Extended Term at any time between and including July 1, 2017 and September 30, 2017.

SECTION TEN

TERMINATION

This Service Agreement will remain in force for the full period specified and until the County determines that all requirements and conditions have been satisfactorily met and the County has accepted the Services, and thereafter until the Contractor has met all requirements and conditions relating to the Services under the Service Agreement, including warranty and guarantee periods. However, the County will have the right to terminate the Service Agreement sooner if the Contractor has failed to perform satisfactorily the Services required, as determined

by the County in its discretion. In the event the County decides to terminate the Service Agreement for failure to perform satisfactorily, the County will give the Contractor at least forty-five (45) days written notice before termination takes effect. Such forty-five (45) day period will begin upon mailing or delivery of notice by the County. The Contractor shall have the right to cure its failure to properly perform under this Service Agreement within the forty-five (45) days specified in the notice. If the Contractor cures its failure to properly perform under this Service Agreement, the termination shall not take effect. If the Contractor fails to cure its failure to properly perform under the Service Agreement, within the forty-five (45) days specified in the notice, the County may terminate this Service Agreement. The termination for convenience provisions of the RFP attached hereto shall also apply to the parties hereto.

Notwithstanding the foregoing, any action or failure to act by the Contractor which endangers or threatens to endanger the health or safety of the public or causes or threatens to cause material environmental damage, must be rectified and corrected by the Contractor within forty-eight (48) hours of the event giving rise to such actual or potential health, safety or environmental danger or damage. In the event of such action or failure to act, the County shall have, in addition to all other rights at law or in equity, the right to rectify and correct such present or potential danger or damage at Contractor's expense, and Contractor shall reimburse the County for all such expenses within seven (7) days of demand therefor.

No remedy conferred by this Service Agreement upon or reserved to the County is intended to be exclusive of any other available remedy or remedies, but every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute. Upon the occurrence of a default hereunder caused by failure to perform a material obligation under this Service Agreement or breach of contract by either party, the other party may exercise any available legal or equitable remedy or remedies, including but not limited to a claim and suit for damages, which may include seeking recovery for compensatory, consequential and punitive damages, (which may include but are not limited to property damage, diminution of property value, investigatory costs, environmental cleanup and remediation costs, expert witness and consultants fees and reasonable attorney's fees), a claim and suit for specific performance, and a claim and suit for injunctive relief.

SECTION ELEVEN

LIABILITY

Contractor shall indemnify and hold the County and its officers, servants, agents, representatives and employees harmless from and against all suits, actions, demands, injury, costs, claims, damages, losses, charges, liability, exposure and expenses, including attorney's fees, of whatever kind or nature arising out of or resulting from the Contractor's performance or nonperformance of the terms of this Service Agreement or Contractor's obligations under this Service Agreement including but not limited to those attributable to bodily injury, sickness, death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, or to economic loss.

SECTION TWELVE

NO WAIVER

The failure of either party to the Service Agreement to insist upon the performance of any of the terms and conditions of this Service Agreement of the waiver of any breach of any of the terms and conditions of this Service Agreement shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no forbearance or waiver had occurred.

SECTION THIRTEEN

EFFECT OF PARTIAL INVALIDITY

The invalidity of any portion of this Service Agreement will not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this Service Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect without regard to the invalid provision.

SECTION FOURTEEN

ENTIRE AGREEMENT

This Service Agreement, which includes all Contract Documents attached hereto and included herein, shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the Effective Date of this Service Agreement shall not be binding upon either party except to the extent incorporated in this Service Agreement. Should a conflict arise between the provisions of the Service Agreement as set forth in this ordinance and any of the Contract Documents attached hereto and included herein, the provisions of this Service Agreement set forth in this ordinance shall control.

SECTION FIFTEEN

MODIFICATION OF AGREEMENT

Any modification of this Service Agreement or additional obligation assumed by either party in connection with this Service Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

SECTION SIXTEEEN

MISCELLANEOUS

A. Parties' Representatives.

For the purposes of this Service Agreement, the County designates the County Administrator as its representative and has empowered the County Administrator with the authority necessary to administer the provisions of this Service Agreement. Contractor shall assign a qualified person or persons to be in charge of the Services, and agrees to give the name of such person or persons to the County no later than the Effective Date of this Service Agreement. Contractor agrees at all times to provide adequate central office staffing and phone support to answer questions from the general public or the County, and to take and respond to complaints.

B. Notice.

All notices and demands by any party to any other shall be given in writing and sent by a nationally recognized overnight courier or by United States certified mail, postage prepaid, return receipt requested, and addressed as follows:

1. To the County: County Administrator
   P.O. Box 80
   17090 Monument Cir.
   Isle of Wight, VA 23397

   with a copy to: County Attorney
   P.O. Box 80
   17090 Monument Cir.
   Isle of Wight, VA 23397

2. To Contractor: All Virginia Environmental Solutions, Inc.
   P.O. Box 953
   409 Main Street
   Smithfield, VA 23431

Any party may, upon prior written notice to the others, specify a different address for the giving of notice. Notices shall be effective one day after sending if sent by overnight courier or three (3) days after sending if sent by certified mail, return receipt requested.

C. Contractor Records.

Records of Contractor and any Subcontractor related to this Service Agreement shall be subject to County review, audit and/or reproduction and shall be open to inspection by the County during normal working hours or at such times as are mutually agreed upon by the parties. Contractor and any Subcontractor shall maintain their books and records related to the

performance of this Service Agreement in accordance with the following minimum requirements:

1. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers and canceled checks, as well as all other records or documents evidencing or relating to charges for Services for a minimum period of five (5) years, or for any longer period required by law, from the date of termination or completion of this Service Agreement.

2. Contractor shall maintain all documents and records which demonstrate performance under this Service Agreement for a minimum period of five (5) years, or for any longer period required by law, from the date of termination or completion of this Service Agreement. Such documents shall include the occupant name and address of each Residential Unit.

3. Any records or documents required to be maintained pursuant to this Service Agreement shall be made available for inspection or audit, at any time, during regular business hours, upon written request by the County Representative at Contractor's address indicated for receipt of notices in this Service Agreement.

D. Inspections.

Contractor agrees to permit County-designated personnel, at the convenience of such personnel, to inspect its collection and disposal vehicles and facilities and those vehicles, facilities, equipment, or procedures of any Subcontractor to the extent such items apply to the performance of this Service Agreement, including for sanitation, appearance and safety reasons.

E. Survival of Obligations

The representations, warranties, agreements, promises, liabilities, duties, obligations and available remedies of the parties under this Service Agreement shall continue in force and effect for the longest period permitted by applicable law. Any statute or period of limitation or repose applicable to any cause of action related to or arising from any provision of this Service Agreement or any services to be performed under this Service Agreement shall not begin to run until the discovery by the party entitled to bring such cause of action of facts or events which give rise to such cause of action.

F. Contractor Authorized

The Contractor represents that it is duly organized, validly existing and in good standing under the laws of the Commonwealth of Virginia, is qualified to do business in the Commonwealth of Virginia and has all requisite corporate power and corporate authority to execute and perform its obligations under this Service Agreement.

SECTION SEVENTEEN

PROCEDURE FOR CONTRACTUAL CLAIMS

A. Contractual claims, whether for money or other relief, except for disputes exempted by law from the procedure set forth herein, shall be submitted in writing no later than sixty days after the contractual claim arises. Any written notice of Contractor's intention to file such a claim need not detail the amount of the claim, but shall state the facts and/or issues relating to the claim in sufficient detail to identify the claim, together with its character and scope. Whether or not Contractor files such written notice, Contractor shall proceed with performing the Services as directed.

B. The County, upon receipt of a detailed claim, may at any time render its decision and shall render such decision within one hundred (120) days of receipt. Each decision rendered shall be forwarded to Contractor by written notice.

C. If the Contractor disagrees with the decision of the County concerning any pending claim, the Contractor shall promptly notify the County by written notice that the Contractor is proceeding with the Services under protest.

D. The decision on contractual claims by the County shall be final and conclusive unless the Contractor appeals within six months of the date of the final decision on the claim by instituting legal action in the appropriate Circuit Court.

SECTION EIGHTEEN

PERFORMANCE BOND

Contractor shall furnish to the County a Performance Bond, or an irrevocable Letter of Credit **(the "Letter")**, in form satisfactory to the County on the Effective Date for the faithful performance of this Service Agreement and all obligations arising hereunder. The Contractor shall provide a Performance Bond or Letter fully executed for the time period April 1, 2013 through March 31, 2014, and such a Performance Bond or Letter shall also be provided for every subsequent 12 month period the Service Agreement is in effect. The Contractor shall be responsible for the cost of the Performance Bond or Letter. The Bond or Letter for each year shall be in the amount of One Hundred Thousand Dollars ($100,000) and shall indemnify the County against any loss or damage resulting from any failure by the Contractor to perform as required by the terms of this Service Agreement up to the One Hundred Thousand Dollar amount of the Performance Bond or Letter.

Any Performance Bond shall be executed by a surety company licensed to do business in the Commonwealth of Virginia in a form acceptable to the County. A certificate from the surety company showing that the Performance Bond premiums are paid in full shall accompany the Performance Bond. Irrevocable Letters of Credit may be from any bank authorized to do business in the Commonwealth of Virginia.

SECTION NINETEEN

PARAGRAPH HEADINGS

The titles to the paragraphs of this Service Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid on the interpretation of the provisions of this Service Agreement.

SECTION TWENTY

COUNTERPARTS

This Service Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which shall together constitute the one and same instrument.

IN WITNESS WHEREOF, each party to this Service Agreement has caused it to be executed on the date indicated below.

COUNTY OF ISLE OF WIGHT, VIRGINIA

Chairman, Board of Supervisors

Attest:

Carey Mill-Storm, Clerk

Approved as to Form:

Mark C. Popovich, County Attorney

ALL VIRGINIA ENVIRONMENTAL SOLUTIONS, INC.

Dawson Moody, President

Exhibit A

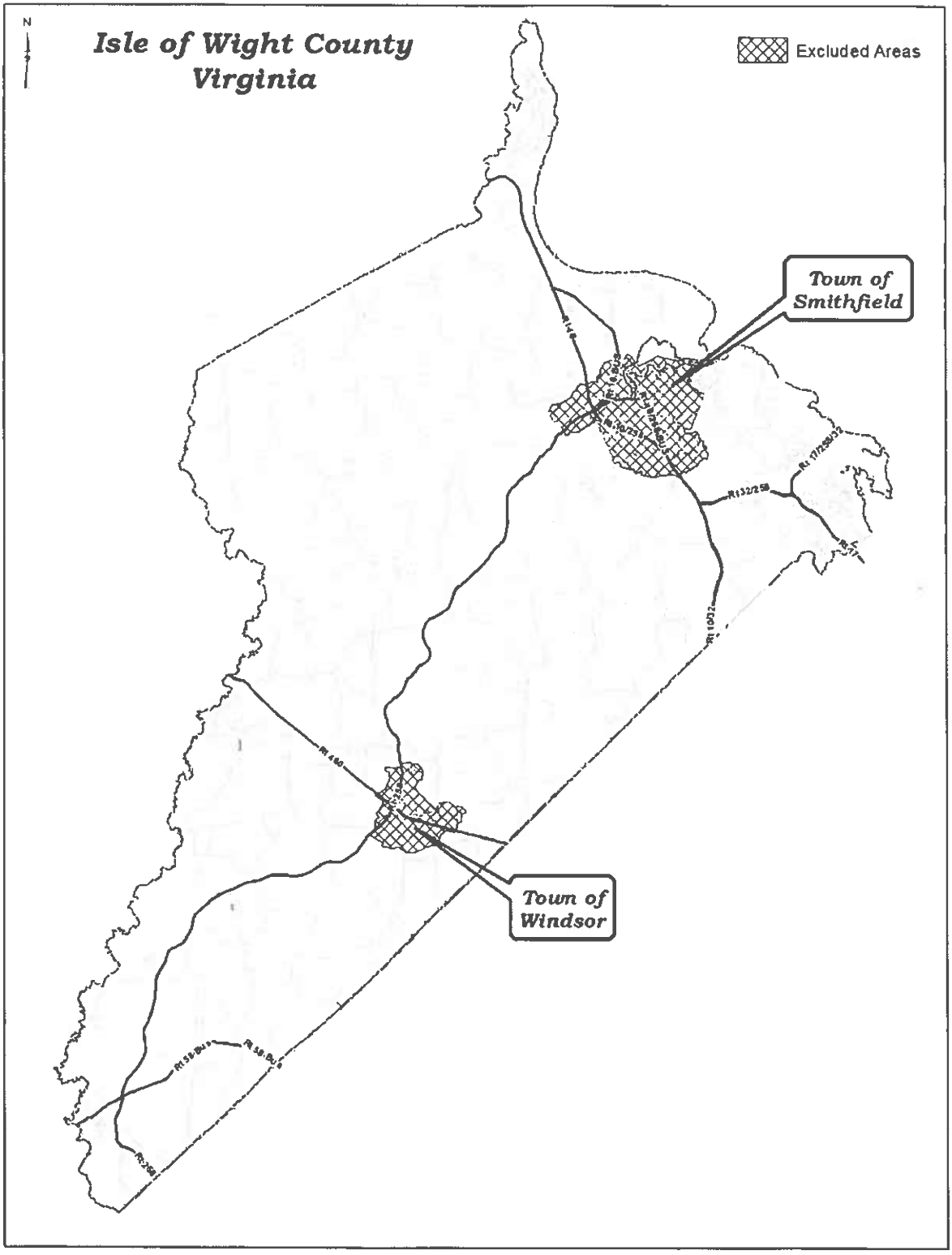

N
Isle of Wight County
Virginia
Excluded Areas
Town of Smithfield
Town of Windsor

Exhibit B

RATES AND FEE SCHEDULE

Curbside Service Rate: A flat rate of $13.61 per month will be charged for weekly curbside pick-up of one 96 gallon rolling cart. The contractor will give the option to the customer for a smaller cart (64 gallon); however, the price will remain the same. This rate includes a "monthly" Franchise Fee of $1.00 per Residential Unit.

Additional Cart Rate: A flat rate of $5.50 per month will be charged for each additional 64 or 96 gallon cart.

Fuel Surcharge Fee: When the "average" cost of diesel fuel exceeds $3.00 per gallon over a three month period, a fee shall be charged to customers as a separate line item on their invoice. Fuel prices will be based on the local market price and assessed quarterly (January - March, April - June, July - September, October - December) for the following quarterly bill. The Fee will increase or decrease based on the following schedule:

MONTHLY				
TIER	Average Quarterly FUEL COSTS (per gallon)	SERVICE RATE (Flat Fee)	ADD'L CART RATE (Flat Fee)	FUEL SURCHARGE
1	$2.99 & below	$13.61	$5.50	-
2	$3.00 - 3.99	$13.61	$5.50	5%
3	$4.00 - 4.24	$13.61	$5.50	10%
4	$4.25 - 4.49	$13.61	$5.50	15%
5	$4.50 - 4.99	$13.61	$5.50	20%
6	$5.00 & above	Additional Fuel Surcharge Fee will require County approval.		

or

QUARTERLY				
TIER	Average Quarterly FUEL COSTS (per gallon)	SERVICE RATE (Flat Fee)	ADD'L CART RATE (Flat Fee)	FUEL SURCHARGE
1	$2.99 & below	$40.83	$5.50	-
2	$3.00 - $3.99	$40.83	$5.50	5%
3	$4.00 - $4.24	$40.83	$5.50	10%
4	$4.25 - $4.49	$40.83	$5.50	15%
5	$4.50 - $4.99	$40.83	$5.50	20%
6	$5.00 & above	Additional Fuel Surcharge Fee will require County approval.		

Since diesel fuel prices are currently in the Tier 2 range ($3.00-$3.99 per gallon), the first quarter billing cycle will reflect 5% Fuel Surcharge Fee.

ISSUE:

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

BACKGROUND:

The proposed project is located on twenty properties approximately 3/4 mile from the Town of Windsor jurisdictional boundary at its closest point. The project will have frontage on eight different roads listed in the application description. It is adjacent to agricultural and forestal lands, a few single-family residences, and the Antioch Church and cemetery. The project lies both to the north and south of Windsor Boulevard (Rte. 460) and lies directly to the north of the previously approved Windsor PV1 solar energy facility. The project lies almost entirely within one mile of the existing 115 kv Myrtle-Windsor powerline located to the south of and parallel to Route 460. A property location map is attached to this staff report.

The properties on which the proposed project is located are currently in agricultural, silvicultural, and residential uses. The majority of properties are zoned Rural Agricultural Conservation (RAC) with the exception of two which include tax map number 45-01-061B which is zoned conditional-General Commercial (C-GC) and 52-01-039 which is zoned conditional-Rural Residential (C-RR). The Board of Supervisors changed the zoning for tax map number 45-01-061 to C-GC in 1998 to allow a number of commercial uses such as building material, garden supply, and equipment sales and service, welding shops, dry cleaning plants, and other low-volume traffic businesses. The conditional zoning was amended in 2009 to allow the outdoor display of storage sheds and other

goods. The only portion of the proposed solar project to be located on this property is an underground conduit measuring one to two inches in diameter buried three feet underground.

The Board of Supervisors changed the zoning for a 4.09 acre portion of tax map number 52-01-039 to C-RR in 2011 for a single family residential lot. The lot has not yet been subdivided from the parent tract. No portion of the solar energy generation facility is proposed for this portion of the property.

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

RECOMMENDATION:

The Planning Commission recommended approval of the application by a vote of six in favor and two against the motion with the recommended conditions :

1. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type that is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator adjacent to all public rights-of-way, residential property, properties eligible for listing on the National Register of Historic Places, and civic uses prior to final site plan approval.
2. Fencing shall be placed around the solar arrays, inverters, and substation only and not the whole site in order to provide wildlife corridors.
3. In order to minimize the visual impacts to historic, civic and residential properties, staff recommends that all solar arrays, inverters, substations and other associated structures be subject to a minimum 200 foot setback from these structures if part of the project and 200 feet from the property line of these properties if outside the project.
4. The enhanced landscape buffer plan proposed on the concept plan exhibit is conceptual only at this time. The landscape buffer design and required plantings will be reviewed in detail for approval during site plan review and, at minimum, must include a triple row of staggered evergreen and deciduous species meeting the minimum specifications of the landscaping ordinance and of varying heights at maturity where existing vegetation is not being retained. Trees shall be planted no more than ten (10) feet on center.
5. The applicant shall permanently preserve and maintain existing and newly installed buffer landscaping and shall not clear or cut live trees within required setbacks or buffer zones except as necessary to avoid shading of solar panels as

approved by the Zoning Administrator.
6. Excluding the bufferyards described above, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with mowing and/or grazing.
7. The applicant shall meet any additional delineation and buffer requirements specified by the Virginia Department of Historic Resources prior to receiving final site plan approval.
8. The applicant shall submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box or other remote access technology at the facility to ensure emergency responders have access to the facility should the need arise.
9. Hours of operation for construction activities to be limited to 7:00 am to 6:00 pm Monday through Friday and 7:00 am to 5:00 pm on Saturdays. No construction is to occur on Sundays.
10. Topsoil will be conserved on site.
11. The applicant shall reimburse the County for reasonable costs related to retaining such third-party inspectors as deemed necessary for project inspections.
12. Prior to site plan approval, the Applicant shall either adjust the site plan to avoid areas that were determined potentially eligible for the National Register of Historic Places as part of the Phase 1 Archaeological Survey or shall undergo the appropriate Phase 2 close-interval testing to determine if any material is eligible for listing.
13. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power generating equipment onsite are “Tier 1” modules as established by the most recent “PV Module Tier 1 List” issued by Bloomberg NEF or a similar third-party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power generating equipment initially installed and replaced on the site must qualify, for disposal purposes, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP).
14. There shall be a sign posted with the contact information for the local project liaison.
15. No salvage value be added to the decommissioning surety bond.
16. If the land area being leased was under crop cultivation prior to lease, it shall be maintained and cut annually during the growing season prior to August 1 until

site construction begins.
17. The inverters shall be set back a minimum of 500 feet from all property lines.
18. The applicant shall make commercial best efforts to source US-made panels and other materials.
19. The applicant shall provide pollinator meadows.

Staff also recommends approval of the application with the recommended conditions.

ATTACHMENTS:

Description	Type	Upload Date
Planning Commission staff report	Backup Material	1/9/2023
Location Map	Backup Material	11/16/2022
Future Land Use Map	Backup Material	11/16/2022
Zoning District Map	Backup Material	11/16/2022
April 2022 Application	Backup Material	11/15/2022
Carver Solar Parcel Map and List	Backup Material	11/16/2022
Project Narrative	Backup Material	11/15/2022
Concept Plan Sheet 3.0	Backup Material	11/15/2022
Proposed Construction Traffic Plan	Backup Material	11/15/2022
Environmental Impact Assessment	Backup Material	11/15/2022
Corps Confirmation	Backup Material	11/15/2022
Phase I Archeological Report	Backup Material	11/15/2022
Phase I Architectural Report	Backup Material	11/15/2022
VDHR Review Comments	Backup Material	11/15/2022
Economic Impact Report	Backup Material	11/15/2022
Approved Solar Facility Table	Backup Material	11/15/2022
Visual Impact Analysis	Backup Material	11/16/2022
CUP-6-22 Carver Solar BOS Ordinance	Ordinance	1/9/2023

PLANNING REPORT

APPLICATION:

Application of Carver Solar I, LLC (CUP-6-22), applicant, and Carter R. Clements, Joyce G. Clements, Travis W. Williams, Lewis Clarence Lee Trust (Clarence Lee Lewis, Trustee), Joshua Pretlow, Jr., Garrison Farm Solar LLC, Delman Lew Carr Trust (Delman Lew Carr, Trustee), Chester G. Carr Trust (Glenn and Susan S. Carr, Trustees), Helene Johnson Hobbs, Joest Properties, LLC, Scott L. Thomason, Carla A. Thomason, James K. Edwards, Marsha F. Edwards, Cobb Land Limited Partnership, Troy L. Robinson, and Margaret F. Robinson, property owners, for a conditional use permit to establish a major utility service, specifically a 71 MW utility-scale solar energy facility and substation, on 637 acres located on Yellow Hammer Road (Rte. 645), Windsor Boulevard (Rte.460), Winston Drive (Rte. 639), Cut Thru Road (Rte. 638), Ecella Road (Rte. 639), Barrett Town Road (Rte. 641), Mill Creek Drive (Rte. 638), and Antioch Road (Rte. 657) with tax parcel numbers 52-01-028, 52-01-034, 52-01-035, 52-01-036, 45-01-059, 45-01-059A, 45-01-061,45-01-061B, 45-01-061C, 45-01-065, 45-01-068, 52-01-037, 52-01-039, 53-01-001, 53-01-003, 53-01-003M, 53-01-006, 53-01-022, 53-01-022E, and 46-01-019A in the Rural Agricultural Conservation, Conditional General Commercial, and Conditional Rural Residential zoning districts. The current uses of the properties are agricultural and silvicultural uses.

ELECTION DISTRICT:

Districts 4 and 5

LOCATION:

The proposed project is located on twenty properties approximately 3/4 mile from the Town of Windsor jurisdictional boundary at its closest point. The project will have frontage on eight different roads listed in the application description. It is adjacent to agricultural and forestal lands, a few single-family residences, and the Antioch Church and cemetery. The project lies both to the north and south of Windsor Boulevard (Rte. 460) and lies directly to the north of the previously approved Windsor PV1 solar energy facility. The project lies almost entirely within one mile of the existing 115 kv Myrtle-Windsor powerline located to the south of and parallel to Route 460. A property location map is attached to this staff report.

BACKGROUND:

The properties on which the proposed project is located are currently in agricultural, silvicultural, and residential uses. The majority of properties are zoned Rural Agricultural Conservation (RAC) with the exception of two which include tax map number 45-01-061B which is zoned conditional-General Commercial (C-GC) and 52-01-039 which is zoned conditional-Rural Residential (C-RR). The Board of Supervisors changed the zoning for tax map number 45-01-061 to C-GC in 1998 to allow a number of commercial uses such as building material, garden supply, and equipment sales and service, welding shops, dry cleaning plants, and other low-volume traffic businesses. The conditional zoning was amended in 2009 to allow the outdoor display of storage sheds and other goods. The only portion of the proposed solar project to be located on this property is an underground conduit measuring one to two inches in diameter buried three feet underground.

The Board of Supervisors changed the zoning for a 4.09 acre portion of tax map number 52-01-039 to C-RR in 2011 for a single family residential lot. The lot has not yet been subdivided from the parent tract. No portion of the solar energy generation facility is proposed for this portion of the property.

DESCRIPTION:

The applicant has proposed a 71 MW solar energy generation facility on a total of 637 acres that spans across twenty different parcels. Any acreage of the properties not within the project area will remain in their current uses. 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 projects. No new upgrades are proposed to the existing transmission lines or substation. A project narrative provided by the applicant is attached to this staff report.

Public Facility Impacts:

The impacts of the proposed facility on public roads will occur primarily during construction and will be minimal once 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 traffic route which has been reviewed and approved by the Virginia Department of Transportation. The plan is attached to this staff report. The applicant states that most of the deliveries will be coming from the east along Route 460 in order to take advantage of the ports.

In order to ensure adequate provision of emergency services, staff recommends the applicant submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan.

Environmental Assessment:

The project lies within the Blackwater River watershed area and has several wetland areas within it which have been confirmed by the US Army Corps of Engineers. In addition, a portion of the property lies within the Antioch Swamp Stream Conservation Unit (SCU). The Department of Conservation and Recreation's Division of Natural Heritage ranks this SCU as a site with very high significance and includes species of concern. The SCU is shown on the concept plan map sheet C3.0 and generally follows the floodplain boundary.

Little to no impacts are proposed to wetlands, streams or floodplain except for several access road crossings. The concept plan shows the stream corridors remaining open which may serve as wildlife corridors. To help ensure these opportunities, fencing could be placed around the facilities only and not the whole site.

Environmental reports provided by the applicant and state agency responses are attached to the staff report.

Historic Resources Assessment:

Phase I archaeological and architectural studies were conducted for the project area and are included in the attachments to this report. The Phase I archeological study resulted in the identification of fourteen archeological sites identified within the project area. Three of these sites are considered eligible for listing in the National Register for Historic Places (NRHP) and are within the proposed development area for the project. When asked for information about any proposed impacts to these resources, the applicant stated that they plan to excavate and donate artifacts during the Permit by Rule (PBR) process with the Virginia Department of Historic Resources (VDHR) and Department of Environmental Quality (DEQ). The PBR will not be issued until the project elects to either avoid the areas or conduct the excavation of artifacts.

The Phase I Architectural Study resulted in the identification of 82 architectural resources greater than 50 years of age (constructed in 1972 or earlier) located within the survey area. Of the surveyed resources, 54 were previously recorded and 28 were newly recorded during this Phase I Survey. Of the previously recorded resources, 29 were evaluated and determined not eligible for listing in the NRHP in 2020 and were therefore not subject to resurvey or evaluation as part of this effort. An additional two of the previously recorded resources were revealed to have been demolished. The resources surveyed as part of this effort primarily include domestic and agricultural buildings from the mid-nineteenth to late-twentieth century, as well as a nineteenth century family cemetery, a railroad corridor, and several twentieth century commercial buildings. A total of four resources identified within the survey area are considered eligible or potentially eligible for listing in the NRHP including two homes, a

commercial building, and a railroad corridor. Of the two homes, the farm at 23255 Barrett Town Road (VDHR# 046-5089) has previously been determined potentially eligible as a good example of a mid-nineteenth century plantation home in the area with a relatively intact property and several potentially nineteenth century outbuildings. The second home, a farm located at 7431 Deerfield Drive (VDHR# 046-5671) is believed to have been built circa 1894, but replaced an eighteenth-century dwelling, and retains several nineteenth century outbuildings as well as family cemetery. The commercial building is the 1930s roadside "Hobb's Store" (VDHR# 046-5101) that has been determined eligible for its association to the development of U.S. 460 and a unique example of a service station with a complex of motor lodge cabins. The Norfolk and Western Railroad (VDHR# 091-5098) has also been determined potentially eligible for its association to the growth and development of commerce in the region from the nineteenth century through the present-day.

Out of the four eligible architectural resources within the project study area, two can be considered impacted by the project. The first is Hobbs Store adjacent to Route 460 and the other is 23255 Barrett Town Road.

VDHR has stated that in order to minimize impacts to both resources, the sites should be subject to their review and approval of an appropriate landscaping and screening plan. Staff has reached out to VDHR staff to determine whether this has been done yet. The applicant's consultant recognized that the impacts to the Barrett Town property will be more substantial, because its associated property, field/woodland patterns, and landscape are contributing to its character as a farm.

In order to minimize the visual impacts to both historic properties in the project area, staff recommends that all solar arrays, inverters, substations and all other associated structures should be subject to a minimum 200 foot setback from these structures in addition to an enhanced landscaping buffer. For comparison purposes, the setback from the Jones House as part of the Cavalier Solar CUP application was over 1,200 feet while the setback from the Delk Farm on Mill Swamp Road was over 900 feet, both of which left existing vegetation intact as well. Southampton County requires a setback of 500 feet for new connector or substations, and inverters and transformers are to be setback 250 feet from any existing dwellings, schools, places of worship, state scenic rivers and rights of way. Surry County is currently considering a policy to require that no part of a facility site be located within 0.5 miles of historic sites or other existing community scale or utility scale solar energy facilities. In addition, no part of the facility may be within 750 feet of the property lines for any place of worship or cemetery.

Economic Impact Assessment:

According to the applicant's economic impact report, the project will include 596 acres with improvements to support the solar energy facility and support two permanent, full-time jobs for grounds maintenance. The report states about half of the site is timberland and the other half is used for the agricultural production of corn, soybeans, cotton, and peanuts. The current assessment value of the affected acreage is approximately $773,325.30. Based on the assessed value, the property generates about $6,573 in real estate tax revenue per year, or $262,931 over forty years. Independent of a siting agreement, the solar facility would be reassessed at $15,000 an acre and generate $75,990 in real estate taxes annually, or $3,093,652 over forty years. In addition, the County would derive revenue from machinery and tools tax on the capital facilities at $3,049,427 over forty years. In total, the facility would generate over $6 million in additional tax revenue over forty years.

Using the IMPLAN model to assess direct and indirect impact of the current agricultural activity, the report states that the current use generates 3 jobs, $58,400 in labor income, and $236,600 in economic output. This is in addition to $6,573 in real estate taxes per year. Agricultural operations are exempt from machinery and tools tax.

In contrast, the on-going operation of a solar facility on the same property would generate two jobs, $68,900 in labor income, and $210,600 in economic output per year. This is in addition to $75,990 in real estate taxes per year in addition to an average of $76,236 in machinery and tools tax revenue.

Currently, agriculture and silviculture are two of the County's top industries. The Carver Solar Facility would be the seventh solar energy generation facility in the County and represents a subtraction of approximately 0.8 percent of the County's cultivated land (USDA-NASS, 2017). While this project represents almost 1% of the

collective 3% of cultivated land encompassed by all seven solar energy 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 this 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 viewshed analysis includes perspectives from Yellow Hammer Road, Winston Drive, Rte. 460, Cut Thru Road, Barrett Town and Antioch Road. The analysis is included as an attachment to the staff report.

The viewshed analysis illustrates views from each of these right-of-way locations as well as from the historic home at 23255 Barrett Town Road utilizing the proposed setbacks for the solar facility. The applicant proposes a setback of 200 feet from Rte. 460, 125 feet from residential properties, and 75 feet from agricultural properties and other roads in the project area. Although the applicant shows a double-stacked buffer of small and medium evergreen trees, the landscaping plan will be required to meet the ordinance requirements of a mix of large and small deciduous and evergreen trees and shrubs in addition to any conditions of approval.

In order to minimize the visual impacts to historic, civic and residential properties, staff recommends that all solar arrays, inverters, substations and all other associated structures should be subject to a minimum 200 foot setback from these structures in addition to an enhanced landscaping buffer of triple-stacked evergreen and deciduous species meeting the minimum specifications of the landscaping ordinance and of varying heights at maturity, with trees to be planted to no more than 10 feet on center. In addition, staff recommends fencing along the right of way and adjacent to residential, historic, and civic properties be an agricultural style fence as approved by the Zoning Administrator at site plan approval.

COMPREHENSIVE LAND USE PLAN:

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

Solar energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designated as RC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area. The proposed use will be required to use screening landscaping and appropriate fencing to minimize its visual impacts on the surrounding area.

ORDINANCE REVIEW:

The zoning district classification for all but two of the subject properties is RAC. The RAC zoning district is intended to preserve and protect areas of the County that are predominantly in agricultural and forestal use and to maintain the existing land base to support those activities. One property is zoned C-GC and another has a split zoning designation of RAC and C-RR. No portion of the proposed solar facility is to be located on the RR zoning portion of parcel 52-01-039. An underground cable conduit is to be constructed through the property zoned C-GC with no above-ground structures.

The applicant proposes to establish a 71 MW solar energy facility, which is classified as a major utility service use type in the Zoning Ordinance. These facilities are permitted as conditional uses in the RAC, RR, and GC zoning districts and may be considered compatible with appropriate conditions to mitigate any potential negative impacts on the surrounding community.

Several of the parcels are located in the Highway Corridor Overlay District which includes those areas which lie within 500 feet of either side of the County's major arterial roads, including Route 460. The applicant is proposing a minimum setback of 200 feet from Route 460 for the solar facility to help mitigate any visual impacts from the right-of-way.

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.

Following approval of the CUP, 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: The recommended condition for submission of a fire response plan and annual training addresses concerns.
- Utility Services: Site plan will have to meet stormwater requirements.
- Isle of Wight County Museum: No concerns with the application, provided that the conclusions and recommendations outlined in the Phase 1 reports are followed.
- Virginia Department of Historic Resources (VDHR): Please see attached review comment letter.
- Virginia Department of Transportation (VDOT): No concerns.

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

STAFF CONCLUSIONS:

Strengths:

1. The 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 with the conditions presented.
3. Enhanced setbacks from Route 460 have been proposed by the applicant.

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 and the highway corridor overlay district which can be substantially mitigated with the attached conditions.

STAFF RECOMMENDATION:

Staff recommends approval of the CUP with the following conditions: 1. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type that is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator adjacent to all public rights-of-way, residential property, properties eligible for listing on the National Register of Historic Places, and civic uses prior to final site plan approval. 2. Fencing shall be placed around the solar arrays, inverters, and substation only and not the whole site in order to provide wildlife corridors. 3. In order to minimize the visual impacts to historic, civic and residential properties, staff recommends that all solar arrays, inverters, substations and other associated structures be subject to a minimum 200 foot setback from these structures if part of the project and 200 feet from the property line of these properties if outside the project. 4. The enhanced landscape buffer plan proposed on the concept plan exhibit is conceptual only at this time. The landscape buffer design and required plantings will be reviewed in detail for approval during site plan review and, at minimum, must include a triple row of staggered evergreen and deciduous species meeting the minimum specifications of the landscaping ordinance and of varying heights at maturity where existing vegetation is not being retained. Trees shall be planted no more than ten (10) feet on center. 5. The applicant shall permanently preserve and maintain existing and newly installed buffer landscaping and shall not clear or cut live trees within required setbacks or buffer zones except as necessary to avoid shading of solar panels as approved by the Zoning Administrator. 6. Excluding the bufferyards described above, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with mowing and/or

grazing. 7. The applicant shall meet any additional delineation and buffer requirements specified by the Virginia Department of Historic Resources prior to receiving final site plan approval. 8. The applicant shall submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box or other remote access technology at the facility to ensure emergency responders have access to the facility should the need arise. 9. Hours of operation for construction activities to be limited to 7:00 am to 6:00 pm Monday through Friday and 7:00 am to 5:00 pm on Saturdays. No construction is to occur on Sundays. 10. Topsoil will be conserved on site. 11. The applicant shall reimburse the County for reasonable costs related to retaining such third-party inspectors as deemed necessary for project inspections. 12. Prior to site plan approval, the Applicant shall either adjust the site plan to avoid areas that were determined potentially eligible for the National Register of Historic Places as part of the Phase 1 Archaeological Survey or shall undergo the appropriate Phase 2 close-interval testing to determine if any material is eligible for listing. 13. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power generating equipment onsite are “Tier 1” modules as established by the most recent “PV Module Tier 1 List” issued by Bloomberg NEF or a similar third-party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power generating equipment initially installed and replaced on the site must qualify, for disposal purposes, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP). 14. There shall be a sign posted with the contact information for the local project liaison. 15. No salvage value be added to the decommissioning surety bond. 16. If the land area being leased was under crop cultivation prior to lease, it shall be maintained and cut annually during the growing season prior to August 1 until site construction begins.

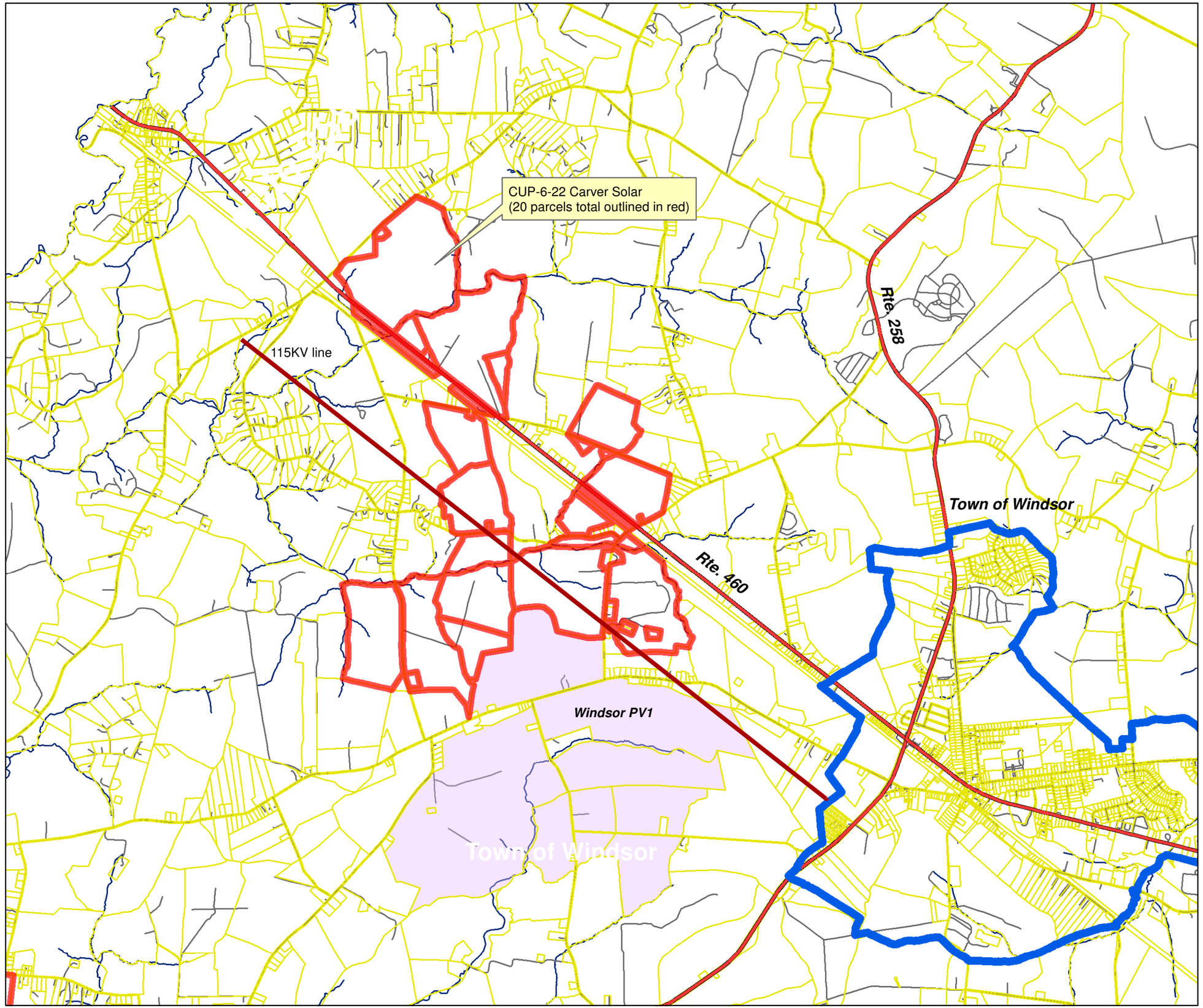
ATTACHMENTS:

Description	Type	Upload Date
Location Map	Backup Material	11/16/2022
Future Land Use Map	Backup Material	11/16/2022
Zoning District Map	Backup Material	11/16/2022
April 2022 Application	Backup Material	11/15/2022
Carver Solar Parcel Map and List	Backup Material	11/16/2022
Project Narrative	Backup Material	11/15/2022
Concept Plan Sheet 3.0	Backup Material	11/15/2022
Proposed Construction Traffic Plan	Backup Material	11/15/2022
Environmental Impact Assessment	Backup Material	11/15/2022
Corps Confirmation	Backup Material	11/15/2022
Phase I Archeological Report	Backup Material	11/15/2022
Phase I Architectural Report	Backup Material	11/15/2022
VDHR Review Comments	Backup Material	11/15/2022
Economic Impact Report	Backup Material	11/15/2022
Approved Solar Facility Table	Backup Material	11/15/2022
Visual Impact Analysis	Backup Material	11/16/2022
Planning Commission Resolution	Resolution	11/22/2022

Property Location Map

Legend

- Carver Solar CUP layer 080422
- Town Limits
- US Highways
- Parcels
- Windsor PV1 2021



N

Future Recommended Land Use Map

Legend

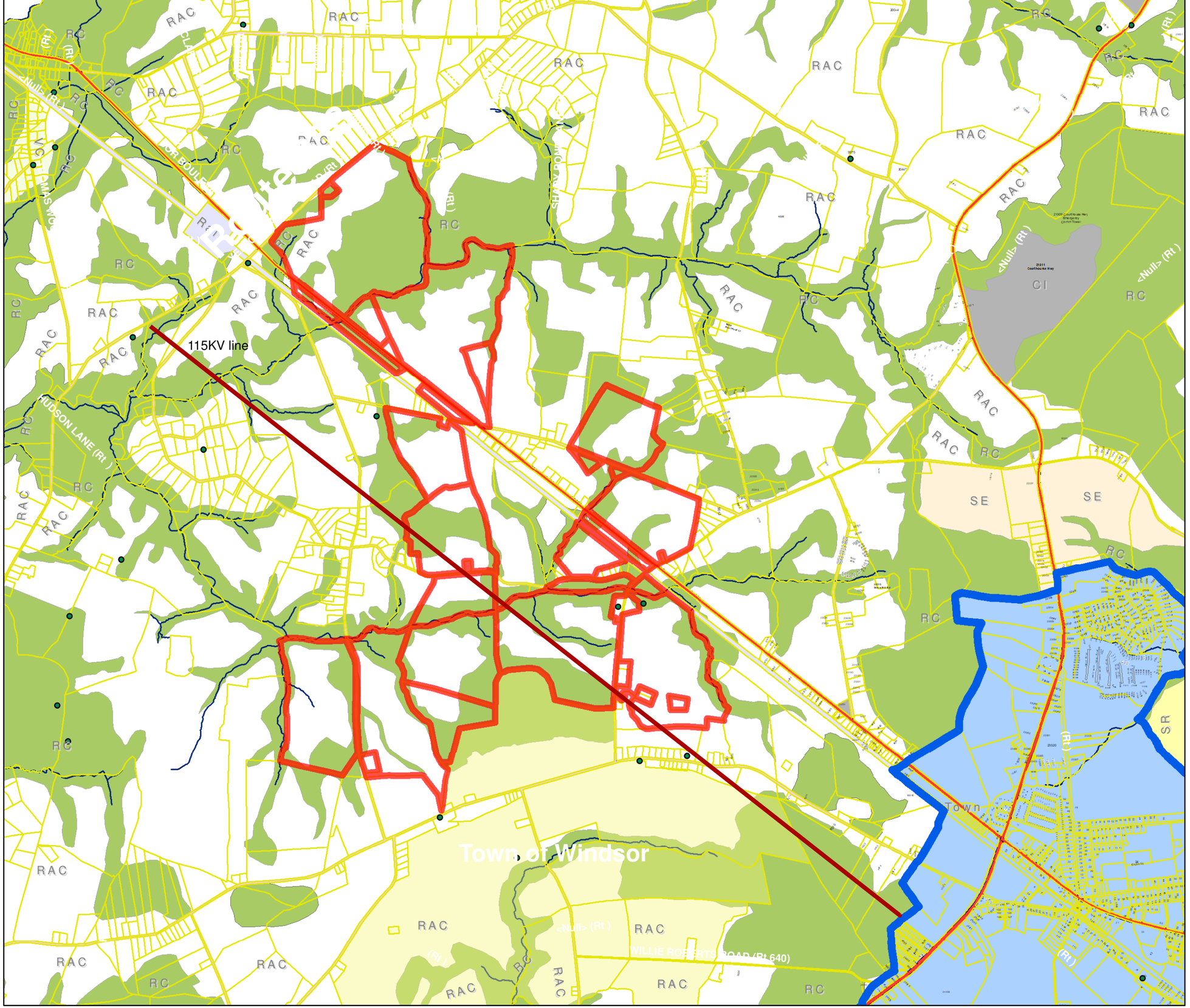
- Carver Solar CUP layer 080422
- Town Limits
- Parcels
- Windsor PV1 2021
- US Highways

Land Use Designations

LAND_USE

- BE
- CD
- CI
- MU
- PI
- RAC
- RC
- Rail
- Road
- SE
- SR
- Town
- UR
- VC

N



Zoning District Map

Legend

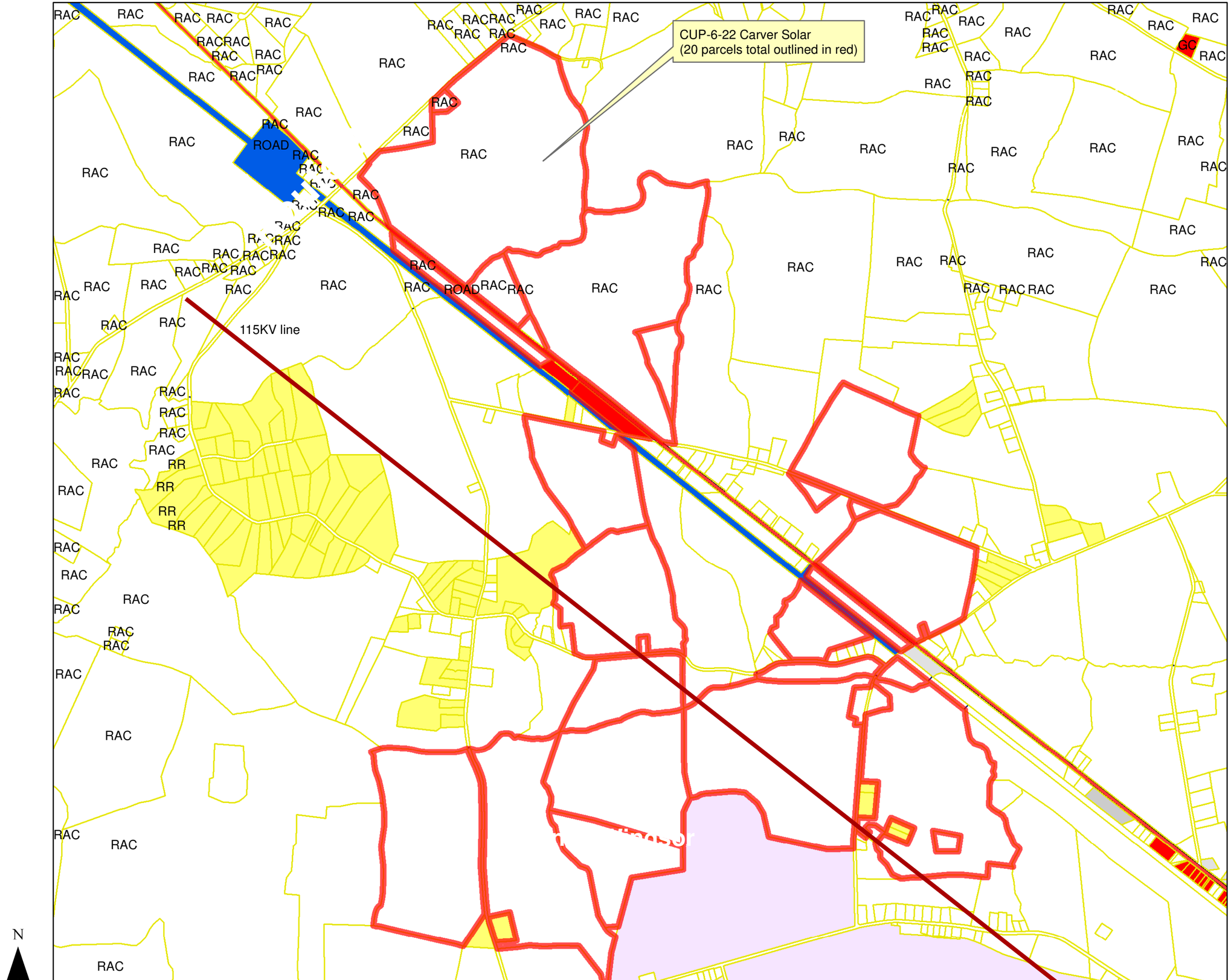
- Carver Solar CUP layer 080422
- Town Limits
- Parcels
- Windsor PV1 2021

Zoning

- <all other values>

Zoning

- A-1
- C-GC
- C-PD-MX
- GC
- GI
- GIC
- LC
- LI
- NC
- PD-MH
- PD-MX
- PD-MX
- PD-R
- RAC
- ROAD
- RR
- SE
- SR
- UR
- VC
- US Highways



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?): ✓ Yes _____ No

The proposed use or activity is listed as a conditional use in the RAC zoning district as per Section 4-2003 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: Utility Scale Solar Energy Facility

B. PROJECT DESCRIPTION:

Project Name: Carver Solar

Property Address (if any): _____

Election District: D4 and D5

Comprehensive Plan Designation: Solar Farm

The use permit will apply to ~~765~~ acres out of 1,329 total acres

*637 ACRES PER RYAN GILCHRIST 11/2/2022 AMR

Tax Parcel Identification # attached Number of acres to be effected: attached

Tax Parcel Identification # ↓ Number of acres to be effected: ↓

Tax Parcel Identification # ↓ Number of acres to be effected: ↓

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

Public Sewer _____ Private Septic _____

Attachment to Application for Conditional Use Permit

List of Parcels and Participating Owners

TPIN	Parcel Acres	Owner Name	Address	City	State	Zip
53-01-022	140.86	CLEMENTS, CARTER R & JOYCE G	23093 ANTIOCH RD	WINDSOR	VA	23487
53-01-022E	3.02	CLEMENTS, CARTER R	23093 ANTIOCH RD	WINDSOR	VA	23487
53-01-006	118.83	WILLIAMS, TRAVIS W (40 acre partial)	301 MURPHYS MILL RD	SUFFOLK	VA	23434
45-01-065	64.3	LEWIS, CLARENCE LEE TRUSTEE LEWIS CLARENCE LEE TRUST	1203 PONDFIELD WAY	DURHAM	NC	27713
45-01-061	180.75	PRETLOW, JOSHUA JR	6045 EVERETS RD	SUFFOLK	VA	23434
45-01-061C	14.4	PRETLOW, JOSHUA JR	6045 EVERETS RD	SUFFOLK	VA	23434
53-01-001	96.09	GARRISON FARMS SOLAR LLC	519 GREENE RIDGE	RICHMOND	VA	23229
46-01-019A	74.61	GARRISON FARMS SOLAR LLC	519 GREENE RIDGE	RICHMOND	VA	23229
52-01-028	147	CARR, DELMAN LEW TRUSTEE OF DELMAN LEW CARR TRUST	844 COLONEL MEADE DR	SUFFOLK	VA	23434
52-01-039	95	CARR, CHESTER GLENN & SUSAN S TRS CHESTER G CARR TRUST	28124 SPIVEY TOWN RD	WINDSOR	VA	23487
52-01-037	30.5	CARR, CHESTER GLENN & SUSAN S TRS CHESTER G CARR TRUST	28124 SPIVEY TOWN RD	WINDSOR	VA	23487
52-01-036	90	CARR, CHESTER GLENN & SUSAN S TRS CHESTER G CARR TRUST	28124 SPIVEY TOWN RD	WINDSOR	VA	23487
45-01-059	245.62	HOBBS, HELENE JOHNSON	21539 BARRETT TOWN RD	ZUNI	VA	23898
45-01-068	98	HOBBS, HELENE JOHNSON	21539 BARRETT TOWN RD	ZUNI	VA	23898
45-01-059A	2.38	HOBBS, HELENE JOHNSON	21539 BARRETT TOWN RD	ZUNI	VA	23898
45-01-061B	6.27	JOEST PROPERTIES LLC	PO BOX 204	WINDSOR	VA	23487
52-01-034	84.87	THOMASON, SCOTT L & CARLA A	7419 MILL CREEK DR	ZUNI	VA	23898
52-01-035	42.21	EDWARDS, JAMES K & MARSHA F	22149 LITTLE BEACH LN	CARROLLTON	VA	23314
53-01-003	43.88	COBB LAND LIMITED PARTNERSHIP	8135 W BLACKWATER RD	WINDSOR	VA	23487
53-01-003M	5.96	ROBINSON, TROY L & MARGARET F	22451 ANTIOCH RD	ZUNI	VA	23898
TOTALS:	1,329					

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Carver Solar 1, LLC

Address: 1105 Navasota St

City, State, Zip Code: Austin, TX 78702

Phone No.: 512-524-1195 Email: contact@openroadrenewables.com Fax No.:

Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code:

Phone No.: Email: Fax No.:

Applicant Signature Date 3/17/22

Owner Signature *if different* Date

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

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

FOR OFFICE USE ONLY:

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

AGENCIES REFERRALS:

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

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

Verified By: _____ Date: _____

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Carver Solar I, LLC

Address: 1105 Navasota Street

City, State, Zip Code: Austin, TX 78702

Phone No.: 512-524-1195 Email: contact@openroadrenewables.com Fax No.: _____

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Address: attached

City, State, Zip Code: attached

Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

Owner Signature *if different* **Date** March 22, 2022

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_____ Budget & Finance
_____ County Attorney

Verified By: _____ Date: _____

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Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: Email: Fax No.:

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

Delman Lee Carr March 22, 2022

Owner Signature *if different* **Date**

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Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

Carter R Clements 3-23-22

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

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Phone No.: _____ Email: _____ Fax No.: _____

Property Owner(s) Name(s): _____

Address: _____

City, State, Zip Code: _____

Phone No.: _____ Email: _____ Fax No.: _____

_____ March 17, 2022
Applicant Signature **Date**

Cobb Land L.P. By James Cobb 3-24-22
Owner Signature *if different* **Date**

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Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

Jana K. Edwards 3/24/22

Owner Signature *if different* **Date**

Marsha J Edwards

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Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: Email: Fax No.:

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

William E. Garrison, III March 22, 2022

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

as Managing Member
Garrison Farms Solar, LLC

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

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Verified By: _____ Date: _____

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Phone No.: 512-524-1195 Email: contact@openroadrenewables.com Fax No.: _____

Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

Daphne Holmes, Individually Mar 30, 2022

Owner Signature *if different* **Date**

and as the Executor of the Estate of Helen Johnson Holmes Deceased.

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

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_____ County Attorney

Verified By: _____ Date: _____

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City, State, Zip Code: Austin, TX 78702

Phone No.: 512-524-1195 Email: contact@openroadrenewables.com Fax No.: _____

Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist — March 17, 2022

Applicant Signature **Date**

March 23, 2022

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

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

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Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

[signature] March 31, 2022

Owner Signature *if different* **Date**

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

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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): Carver Solar I, LLC

Address: 1105 Navasota Street

City, State, Zip Code: Austin, TX 78702

Phone No.: 512-524-1195 Email: contact@openroadrenewables.com Fax No.:

Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: Email: Fax No.:

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

Owner Signature *if different* **Date** 3/21/22

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: _____
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AGENCIES REFERRALS:

_____ Department of Conservation & Recreation
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_____ Sheriff's Office
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_____ Schools
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_____ County Attorney

ified By: _____ Date: _____

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Applicant(s) Name(s): Carver Solar I, LLC

Address: 1105 Navasota Street

City, State, Zip Code: Austin, TX 78702

Phone No.: 512-524-1195 Email: contact@openroadrenewables.com Fax No.: _____

Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

Tracy L Robinson Margaret Robinson 3-22-2022

Owner Signature *if different* **Date**

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

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_____ Budget & Finance
_____ County Attorney

Verified By: _____ Date: _____

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Applicant(s) Name(s): Carver Solar I, LLC

Address: 1105 Navasota Street

City, State, Zip Code: Austin, TX 78702

Phone No.: 512-524-1195 Email: contact@openroadrenewables.com Fax No.: _____

Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist — March 17, 2022

Applicant Signature **Date**

_____ — March 30, 2022

Owner Signature *if different* **Date**

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

Remit Application to: Isle of Wight County Central Permitting, 17140 Monument Circle, Suite 100
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_____ Inspections
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_____ Town of Windsor
_____ VDOT
_____ Schools
_____ Budget & Finance
_____ County Attorney

ified By: _____ Date: _____

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Applicant(s) Name(s): Carver Solar I, LLC

Address: 1105 Navasota Street

City, State, Zip Code: Austin, TX 78702

Phone No.: 512-524-1195 Email: contact@openroadrenewables.com Fax No.: _____

Property Owner(s) Name(s): attached

Address: attached

City, State, Zip Code: attached

Phone No.: _____ Email: _____ Fax No.: _____

Ryan Gilchrist March 17, 2022

Applicant Signature **Date**

[signature] 3/29/2022

Owner Signature *if different* **Date**

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

Remit Application to: Isle of Wight County Central Permitting, 17140 Monument Circle, Suite 100
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_____ 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 Carver Solar 1, LLC

Address 1105 Navasota St
Street

Austin TX 78702
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
attached	

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
attached	

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: Ryan Gilchrist Applicant: _____ Date: 4/5/22
Printed or Typed Name Signature

Commonwealth of Virginia
County of ~~Isle of Wight~~ Albemarle
MCS

Subscribed and sworn to before me Michelle Leigh Smith.
A Notary Public in and for the County of ~~Isle of Wight~~, Commonwealth of Virginia, this 5th day of April MCS Albemarle, 2022.

Michelle Leigh Smith
Notary Public

Michelle Leigh Smith
NOTARY PUBLIC
REG. #7625737
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES November 30, 2024

My Commission Expires November 30 2024

Attachment to Real Estate Disclosures

Carver Solar I, LLC

PARTICIPATING PROJECT PARCELS					
MAP IDENTIFIER	PARCEL IDENTIFIER	OWNER	OWNER CONTINUED	ZONING	FENCED ACREAGE
1	52-01-028	CARR DELMAN LEW TRUSTEE OF DELMAN LEW CA	RR TRUST	RAC	Fenced Area
2	52-01-036	CARR CHESTER GLENN & SUSAN S TRS CHESTER	G CARR REVOCABLE TRUST	RAC	Fenced Area
3	45-01-059	HOBBS HELEN JOHNSON		RAC	Fenced Area
4	45-01-059A	HOBBS M E & HELEN J		RAC	Fenced Area
5	45-01-061	PRETLOW JOSHUA JR TRUSTEE JOSHUA PRETLOW	JR REVOC TRUST	RAC	Fenced Area
6	45-01-061C	PRETLOW JOSHUA JR TRUSTEE JOSHUA PRETLOW	JR REVOC TRUST	RAC	Fenced Area
7	45-01-065	LEWIS CLARENCE LEE TRUSTEE LEWIS CLARENC	E LEE REVOCABLE TRUST	RAC	Fenced Area
8	45-01-068	HOBBS HELEN JOHNSON L/E		RAC	Fenced Area
9	52-01-037	CARR CHESTER GLENN & SUSAN S TRS CHESTER	G CARR REVOCABLE TRUST	RAC	Fenced Area
10	52-01-039	CARR CHESTER GLENN & SUSAN S TRS CHESTER	G CARR REVOCABLE TRUST	RAC	Fenced Area
11	53-01-001	GARRISON FARMS SOLAR LLC		RAC	Fenced Area
12	53-01-006	WILLIAMS TRAVIS W		RAC	Easement
13	53-01-022	CLEMENTS CARTER R & JOYCE G		RAC	Fenced Area
14	53-01-022E	CLEMENTS CARTER R		RAC	Fenced Area
15	46-01-019A	GARRISON FARMS SOLAR LLC		RAC	Fenced Area
16	52-01-034	THOMASON SCOTT L & CARLA A		RAC	Easement
17	52-01-035	EDWARDS JAMES K & MARSHA F		RAC	Easement
18	45-01-061B	JOEST PROPERTIES LLC		GC	Easement
19	53-01-003	COBB LAND LIMITED PARTNERSHIP		RAC	Easement
20	53-01-003M	ROBINSON TROY L & MARGARET F		RAC	Easement

SUBMITTAL CHECKLIST FOR CONDITIONAL / SPECIAL USE PERMIT APPLICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

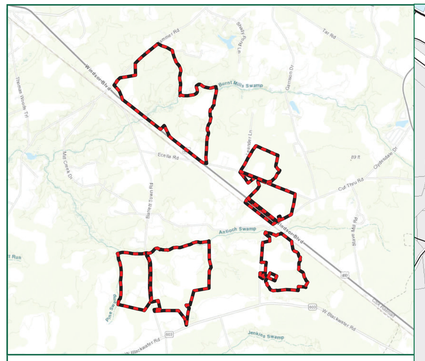
Ryan Gilchrist

Printed or Typed Name

Signature

4/5/22

Date



Legend

- Property Limits - 1,584.6
- Project Parcel
- Easement Parcel

Zone

- General Commercial District (GC)
- General Industrial District (GI)
- Limited Industrial District (LI)
- Planned Development Manufactured Home Park District (PD-MH)
- Rual Agricultural Conservation District
- Rural Residential District (RR)

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
1001 Boulders Parkway, Suite 300
Richmond, VA 23225
TEL 804.200.6500
www.timmons.com

OPEN ROAD RENEWABLES
1105 Navasota Street
Austin, TX 78702
TEL 512.524.1195
www.openroadrenewables.com

CARVER SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE	08/30/2022
PROJECT NUMBER	38786.012
PROJECT NAME	CARVER SOLAR
DESIGNED BY / DRAWN BY	J. FRAZIER

NOTES:
1. PROJECT STUDY LIMITS ARE APPROXIMATE.
2. PARCEL AND ZONING DATA IS FROM ISLE OF WIGHT COUNTY.
3. SEE SHEET C2.1 FOR PARCEL PIN AND OWNER INFORMATION.

These exhibits and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of

REVISIONS

#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION
PARCEL AND ZONING MAP

SCALE (FEET)
0 1,000 2,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H:1 " = 1,000 '	C2.0

Y:\851\38786.012-Carver_Solar\GIS\CUP\38786.012-CUP Parcel Map.mxd

PARTICIPATING PROJECT PARCELS							
MAP IDENTIFIER	PARCEL IDENTIFIER	OWNER	OWNER CONTINUED	PARCEL ACREAGE	PARCEL TYPE	LAND ACREEMENT	ZONING
1	52-01-028	CARR DELMAN LEW TRUSTEE OF DELMAN LEW CA	RR TRUST	147.00	Project Parcel	Purchase	RAC
2	52-01-034	THOMASON SCOTT L & CARLA A		84.87	Easement	Easement	RAC
3	52-01-035	EDWARDS JAMES K & MARSHA F		42.21	Easement	Easement	RAC
4	52-01-036	CARR CHESTER GLENN & SUSAN S TRS CHESTER	G CARR REVOCABLE TRUST	90.00	Project Parcel	Purchase	RAC
5	45-01-059	HOBBS HELEN JOHNSON		245.62	Project Parcel	Lease	RAC
6	45-01-059A	HOBBS M E & HELEN J		2.38	Project Parcel	Lease	RAC
7	45-01-061	PRETLOW JOSHUA JR TRUSTEE JOSHUA PRETLOW	JR REVOC TRUST	180.75	Project Parcel	Purchase	RAC
8	45-01-061B	JOEST PROPERTIES LLC		6.27	Easement	Easement	GC
9	45-01-061C	PRETLOW JOSHUA JR TRUSTEE JOSHUA PRETLOW	JR REVOC TRUST	14.40	Project Parcel	Purchase	RAC
10	45-01-065	LEWIS CLARENCE LEE TRUSTEE LEWIS CLARENC	E LEE REVOCABLE TRUST	64.30	Easement	Lease	RAC
11	45-01-068	HOBBS HELEN JOHNSON L/E		98.00	Project Parcel	Lease	RAC
12	52-01-037	CARR CHESTER GLENN & SUSAN S TRS CHESTER	G CARR REVOCABLE TRUST	30.50	Project Parcel	Purchase	RAC
13	52-01-039	CARR CHESTER GLENN & SUSAN S TRS CHESTER	G CARR REVOCABLE TRUST	95.00	Project Parcel	Purchase	RAC
14	53-01-001	GARRISON FARMS SOLAR LLC		96.09	Project Parcel	Lease	RAC
15	53-01-003	COBB LAND LIMITED PARTNERSHIP		43.88	Easement	Easement	RAC
16	53-01-003M	ROBINSON TROY L & MARGARET F		5.96	Easement	Easement	RAC
17	53-01-006	WILLIAMS TRAVIS W		118.83	Easement	Easement	RAC
18	53-01-022	CLEMENTS CARTER R & JOYCE G		140.86	Project Parcel	Lease	RAC
19	53-01-022E	CLEMENTS CARTER R		3.02	Project Parcel	Lease	RAC
20	46-01-019A	GARRISON FARMS SOLAR LLC		74.61	Project Parcel	Lease	RAC

TOTAL ACREAGE =	1,584.6

ADJACENT PARCELS				
MAP IDENTIFIER	PARCEL IDENTIFIER	OWNER	ZONING	LAND USE
21	52-01-004	BOSTON TIMBER OPPORTUNITIES LLC C/O HANC	RAC	Commercial Timber
22	52-01-026	AUSTIN EMORY J & PAULINE C TRS AUSTIN RE	RAC	Agriculture
23	52-01-027	JONES WILLIAM F & JONES JAMES R & KYLE C	RAC	Agriculture
24	52-01-029	COUNCIL RAYMOND JR & TINIKA S	RAC	Forest
25	52-01-031	COFIELD JASON E	RAC	Agriculture
26	52-01-031N	THOMASON SCOTT L & CARLA ANNE	RR	Residential
27	46-01-010	CROCKER MINNIE C	RAC	Forest
28	52-01-035A	TUCK PRENTICE G JR & MADELINE R	RAC	Residential
29	45-01-028	MUNFORD RICHARD S MD	RAC	Forest
30	45-01-029	MUNFORD RICHARD S MD	RAC	Agriculture/Forest
31	45-01-056	GARRIS PAUL J III & SHERRY J	RAC	Residential
32	45-01-056B	DAVIS NATHANIEL LLOYD	RAC	Residential
33	45-01-058	ROYES ADRIENNE	RAC	Residential
34	45-01-058B	HANSON GARY J & KATHY TAYLOR	RAC	Residential
35	45-01-059	HOBBS HELEN JOHNSON	RAC	Forest
36	45-01-060	HASKINS ROSS S JR & MARY L	RAC	Timber/Industry
37	45-01-061A	JOEST PROPERTIES LLC	GC	Open Space
38	45-01-063A2	SLOAN DAVID R	RAC	Residential
39	45-01-063A3	SPRATLEY GLORIA B	RAC	Forest
40	45-01-064	LEWIS THOMAS L JR	RAC	Residential
41	45-01-066	CHAPMAN JOSEPH S ESTATE C/O CYNTHIA SMIT	RAC	Agriculture
42	45-01-066A	DOUGLAS JOHN A	RR	Residential
43	45-01-066B	WILDER TOM J & HAZEL M	RAC	Residential
44	45-01-066C	LEWIS CLARENCE LEE TRUSTEE LEWIS CLARENC	RAC	Residential
45	45-01-067	KELLEY HELEN J	RAC	Residential
46	45-01-068	HOBBS HELEN JOHNSON L/E	RAC	Forest
47	45-01-070	PHILLIPS BRENDA M L/E	RAC	Agriculture/Forest
48	45-04-001	BREWSTER-YATOR DEBORAH K	RAC	Residential
49	45-04-002	WRIGHT LINDA	RAC	Residential
50	45-04-003	ARNOLD ROBERT E & LAURA W	RAC	Residential
51	45-04-004	PHELPS HARRELL R	RAC	Residential
52	46-01-011	HARDISON THEODORE M & JANICE A L/E	RAC	Residential/Agriculture
53	46-01-011B	FRANKLIN HERBERT D & SANDRA G	RAC	Residential
54	52-01-039A	CARR DELMAN LEW TRUSTEE OF DELMAN LEW CA	RAC	Forest
55	52-01-040	AUSTIN EMORY J & PAULINE C TRS AUSTIN RE	RAC	Residential/Agriculture
56	52-01-041	TR CHAPEL GROVE CHURCH CEM	RAC	Forest
57	53-01-002	GARRISON FARMS LLC C/O GARRISON WILLIAM	RAC	Open Space
58	53-01-003B	PILAND ALAN ERIC	RAC	Residential
59	53-01-003F	ROBINSON TROY L & MARGARET F	RAC	Residential
60	53-01-003H	MOSS KYLE A	RAC	Residential
61	53-01-003L	TSBA INVESTMENTS LLC	LI	Business
62	53-01-004	WILLIAMS TRAVIS W	RAC	Residential/Agriculture
63	53-01-007	COBB LAND LIMITED PARTNERSHIP	RAC	Residential/Agriculture/Forest
64	53-01-008		RAC	VEPCO Substation
65	53-01-009	MONROE CHERYL B & BOSTIC HAYWOOD W JR	RAC	Agriculture
66	53-01-009A	LANKFORD MELVIN L & LORETTA H	RAC	Residential
67	53-01-010	MONROE CHERYL B & BOSTIC HAYWOOD W JR	RAC	Residential/Agriculture/Forest
68	53-01-014	WRIGHT CLARENCE E & WRIGHT CARLTON E & D	RAC	Residential/Forest
69	53-01-020	COBB LAND LIMITED PARTNERSHIP	RAC	Agriculture/Forest
70	53-01-021	BYRUM RICHARD L & JANICE F & BYRUM JOHN	RAC	Forest
71	53-01-022A	CLEMENTS CARTER R & JOYCE G	RR	Residential
72	53-01-022B	WOOTEN YOLANDA	RR	Residential
73	53-01-022C	BLOUNT KENNETH M & YOLANDA B	RR	Residential
74	53-01-022D	BLOUNT KENNETH M & YOLANDA B	RR	Forest
75	53-01-023	TR ANTIOCH CHRISTIAN CHURCH	RAC	Church
76	53-01-024	TR ANTIOCH CHURCH CEMETERY	RAC	Cemetery
77	53-01-026	STEPHENSON FAYE E	RAC	Residential
78	53-01-027	SPECIAL K'S LLC	RAC	Forest/Agriculture
79	53-01-105	NORFOLK SOUTHERN CORP TAXATION DEPT	RAC	Forest
80	53-05-000A	ARANA VICKIE LYNN	RAC	Residential
81	53-05-000B	HULETT EMBER R	RAC	Residential
82	46-01-012	EVANS-GALLIEN KATINA L & DURHAM MIRANDA	RAC	Residential/Agriculture
83	46-01-012A	EVANS-GALLIEN KATINA L & DURHAM MIRANDA	RAC	Agriculture/Forest
84	46-01-013	DUCKS FARMS LLC	RAC	Residential/Agriculture/Forest
85	46-01-016	CHAPMAN JOSEPH S ESTATE C/O CYNTHIA SMIT	RAC	Residential
86	46-01-018	BOOKER VIRGINIA M	RAC	Residential
87	46-01-020	PIERCE ELLA M EST C/O HOWELL NANCY P	RAC	Agriculture/Forest
88	46-01-020A	TOMLIN HARVEY N	RAC	Residential
89	46-01-020B	GPSP PROPERTIES LLC	RAC	Residential
90	46-01-021B	BRASWELL EARL WAYNE & DEBORAH	RAC	Residential
91	46-02-000A	GOODWIN AUSTIN C & JOANNE E	RAC	Forest
92	46-02-000B	SATORRE-HARRIS CASIANA	RC	Residential
93	46-05-000A	BRYAN RONALD P H JR	RR	Residential
94	46-05-000B	CHERRY DAWN P	RR	Residential
95	46-05-000C	JOHNSON CLAYTON L & PEGGY J	RR	Residential
96	52-01-039	CARR CHESTER GLENN & SUSAN S TRS CHESTER	RR	Forest
97	52-01-038	JONES JAMES JR & JONES MILDRED O &	RAC	Forest

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CARVER SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 08/30/2022
PROJECT NUMBER: 38786.012
PROJECT NAME: CARVER SOLAR
DESIGNED BY / DRAWN BY: J. FRAZIER

NOTES:
NOTES:
1. PARCEL AND ZONING DATA IS FROM ISLE OF WIGHT COUNTY.

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REVISIONS

#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION: PARCEL INFORMATION SHEET

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE:

SHEET NUMBER: C2.1

APPLICATION

FOR

CONDITIONAL USE PERMIT

FOR THE

CARVER SOLAR PROJECT

ISLE OF WIGHT COUNTY, VIRGINIA

September 2022

Prepared by: Carver Solar I, LLC
1105 Navasota Street
Austin, TX 78702
Contact: Ryan Gilchrist
Tel: (203) 804-1207

With Assistance From: The Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

Table of Contents

I. Summary 1
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A. Project Components 2
B. Project Location and Setbacks 3
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Exhibits

Exhibit 1	Application for Conditional Use Permit
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Exhibit 3	Description of Project Components
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Exhibit 6	Preliminary Landscaping Plan
Exhibit 7	Visual Impact Analysis
Exhibit 8	Transportation Plan and Intersection Site Distance Plan
Exhibit 9	Proposed Access/Haul Routes
Exhibit 10	Environmental Resource Impact Analysis
Exhibit 11	Phase 1 Environmental Site Assessment
Exhibit 12	Phase 1A Historical and Cultural Resource Impact Analysis
Exhibit 13	Phase 1 Architectural Resources Survey
Exhibit 14	Phase 1 Archaeological Resources Summary of Findings
Exhibit 15	Preliminary Decommissioning Plan
Exhibit 16	Economic Impact Analysis
Exhibit 17	Proposed Conditions
Exhibit 18	Interconnection Application
Exhibit 19	Preliminary Jurisdictional Determination of Wetlands

I. Summary

This Application for a Conditional Use Permit ("CUP") for the Carver Solar Project, a solar facility with a capacity of 71 megawatts alternating current ("Application"), is submitted to Isle of Wight County, Virginia ("County") by Carver Solar I, LLC ("Applicant") to construct, operate and decommission the Carver Solar Project ("Project"). The completed application forms are attached in **Exhibit 1**. The Project will fully comply with the County's zoning requirements for utility-scale solar facilities, including revisions recently recommended by the Planning Commission. The Application provides the information needed for the County to issue a CUP for the Project. The corresponding request for a "Substantially in Accord" determination is attached as **Exhibit 2.** Note that approval of the CUP, if issued with a statement affirming consistency or lack of conflict with the Comprehensive Plan, will be sufficient from Applicant's perspective to constitute a "Substantially in Accord" determination.

The Project will be a solar electric generation facility consisting of a series of separately-fenced fields of ground-mounted solar panels connected by buried cables and access roads to a new point of interconnection on one of the County's primary transmission lines. The Project will connect with an existing transmission line and will not require any upgrades to the transmission line. The Project will generate electricity with virtually no light, noise, odor, dust or traffic, and it will not produce any air pollution, water pollution or waste or use any pipelines or fuel.

Most of the Project will consist of open space between and around the solar panels. Within the Project's fence lines, the ground surface will be planted with native grasses that will preserve the soil, minimize erosion, and improve water quality. The Project will require relatively few changes to the land, with topsoil remaining within the Project Area and few underground foundations. At the end of the useful life of the solar panels, the equipment will be removed, and the land can again be used for farming (or other uses).

As a highly passive use, the Project will do no harm to the rural character of the area. The solar panels will have a low and consistent visual profile and the Project's perimeter will include substantial setbacks from parcel lines and public roads, which will contain landscaping consisting of retained existing and/or planted vegetation exceeding the County's requirements. The Project will be monitored remotely with workers visiting

different areas of the Project only as needed to perform inspections, maintenance, and repairs.

The Project will provide a minimum of $6.1 million in new revenue to the County over its 40-year life, and this figure is conservative since it does not include additional, voluntary payments that Applicant could be in a position to make to the County under a "solar siting agreement" authorized under recent state legislation It also will boost economic activity in the form of additional local spending during construction. Most of the land for the Project will be leased, and the participating families will earn steady revenue for decades, much of which may be spent and reinvested locally.

II. Project Description

A. Project Components

The Project will consist of long rows (also called "arrays") of solar panels mounted on metal posts in open fields that are connected with electric cables. The power from each solar panel will be combined, converted from direct current ("DC") to alternating current ("AC"), and its voltage will be stepped up to match that of the existing "Myrtle-Windsor 115 kV" transmission line, to which the Project will connect. The Project will include the following primary components:

Component	Description
Solar Panels	Devices that generate low-voltage electricity using the photovoltaic effect
Racking	Metal frames to which solar panels and electrical cables are attached
Piles	Metal posts driven into the ground and to which racking is attached
Inverters	Metal cabinets with equipment that converts DC to AC, increases voltage and performs related functions
Collection Lines[1]	Electrical and communication cables either mounted on racking or buried
Substations	A facility that gathers electricity from the inverters, increases the voltage, and delivers it to the transmission

[1] The lines connecting the arrays to the point of interconnection are proposed to be located underground, and installed using horizontal directional boring in order to eliminate impact on wetlands and forest stands. These transmission lines will be contained within easements ranging from 25' to 40' in width. The ground surface will be maintained in its current use.

	system. The Project will have two substations, a project-owned "collection yard" and a utility-owned substation.
SCADA	"Supervisory Control and Data Acquisition" system that allows for remote monitoring and control of the solar panels, inverters, and other components
Roads	Unpaved roads, grassy driving aisles, and entrances to the Project from public roads
Pyranometers	Instruments that measure solar energy and weather conditions
Fencing	Metal fencing that meets applicable electric codes and insurance standards
Stormwater Controls	Basins, level spreaders and other structures that manage stormwater run-off

Each of these primary components is described in greater detail and with illustrative photographs in **Exhibit 3**.

The fenceline encompasses approximately 503 acres, and the Project Area encompasses approximately 637 acres, therefore 134 acres located within the Project Area, but outside of the fenceline will be left as open space. This translates to approximately 21%. Furthermore, within the fenceline, roughly 60-70% of the ground surface within each solar field will be open space. Relatively wide corridors between arrays are needed to prevent them from shading each other, and the open space between the arrays will be wider than the arrays themselves. Additionally, space is needed between and around the arrays for vehicles and workers to perform inspections, maintenance and repairs and to occasionally clean the solar panels of accumulated dust and dirt.[2]

The surface in each solar field—including almost all the area below the solar panels themselves—will be planted with a robust, low-growing seed mix, primarily native grasses and other low-maintenance varieties. This ground cover will be maintained with regular mowing and supplemented with approved herbicides. The vegetative cover will absorb precipitation, provide wildlife habitat, and improve water quality by filtering stormwater and reducing the use of farm-related pesticides and herbicides. Because it will always remain in place, the ground cover also will reduce erosion, run-off, and nutrient

[2] This "soiling" of solar panels reduces the amount of energy they produce. Typical rainfall in the County should be sufficient to clean the solar panels, but occasional cleaning with water may occur.

loss in a manner consistent with the Virginia DEQ Erosion and Sediment Control Handbook.

B. Project Location and Setbacks

The Project Area (not including buried collection lines and connecting roads) is comprised of approximately 637 acres of private land, consisting primarily of small- to medium-sized farm fields about 2 miles northwest of Windsor, surrounded by areas of relatively low population density. The predominate land use in the Project Area is agricultural with some land in silvicultural use. Solar panels generally avoid water features including streams, wetlands and floodplains, and the Project Area readily accommodates the Project because it contains sufficient dry and relatively level upland areas.

A key reason for the Project's location and size is its proximity to a transmission line. In the vicinity of the Project, a transmission line travels parallel to and approximately ½ mile south of Route 460. Studies conducted by Dominion and the operator of the multi-state electrical grid, PJM, show that the Project can deliver its power at this location in a cost-effective manner and no upgrades to the transmission line will be required.

The Property Limits consists of 20 parcels owned by 13 different families. A map of the participating and adjacent properties including a list of the corresponding parcel owners is provided in **Exhibit 4**. All of the participating parcels are located within the Rural Agricultural conservation ("RAC") District, in which solar projects are permitted with a CUP. The Project is in the vicinity of, but does not overlap with, the Windsor Development Services District ("DSDs"). Except for limited access road crossings, all above-ground infrastructure for the Project will avoid water-related features in the area, including wetlands and floodplains. The wetlands delineation has been completed for the entire Project Area, and the total projected impact within the Project Area is 0.07 acres. As shown in the Concept Plan, these impacts are limited to the construction of access roads in areas where wetlands impact is unavoidable. An overlay of the various environmental features in the vicinity of the Project is included in the Concept Plan for the Project, which is discussed further below, and is which is included as **Exhibit 5**.

The Project will incorporate substantial minimum setbacks from other uses and public roads. Specifically, the Project will adhere to the following setbacks:

1. **Setback from Route 460.** Applicant proposes a 200 foot setback from Route 460 in all places.

2. **Setback from Cut Thru Rd.** Applicant proposes a 200 foot setback from Cut Thru Rd in all places.

3. **Property Line Setback.** 75 feet from any property line of a parcel not participating in the Project, except 125 feet for adjacent residential parcels.

4. **Road Setback.** 75 feet from the edge of any public road right-of-way.

Setbacks will be measured from the closest above-ground structure, which is the fence.

C. Low Visibility

Due to the nature and location of the Project, implementation of solar development "best practices," and the County's Zoning Ordinance, the Project will have very low visual impact on surrounding residents and the travelling public.

First, the Project is located in an area of the County with relatively low population density. Although substantial when combined, the Project is divided into separate northern and southern units on each side of Route 460. Relatively little of the Project perimeter will actually be road frontage on Route 460. Further, each of the separate units will be comprised of separate, smaller solar fields, each of which will be "nested" within existing forested areas. As a result, although the Project is substantial in size as a whole, it will not be highly visible nor appear prominently to neighbors and travelers.

Second, as noted above, the Project will incorporate substantial setbacks between all above-ground components and neighboring land and roads. These robust setbacks will reduce the visual impact of Project infrastructure by moving it father away from neighbors, area residents, and visitors.

Third, the Project will incorporate robust vegetative buffering along its entire perimeter and will exceed the highly-detailed vegetative buffer requirements of the Zoning

Ordinance for frontage zones and adjoining residential parcels. The Applicant anticipates that most of the Project will be naturally obscured from view by existing vegetation and tree stands. In areas where existing vegetation is insufficient to meet the target landscaping points, the Applicant will plant vegetation to screen the Project from view. The proposed landscaping for the Project is depicted in the Preliminary Landscape Plan, which is included as **Exhibit 6**. The maximum height of all of the equipment within a given solar field (solar panels, inverters and pyranometers) will be 12 feet. The relatively low profile of the equipment combined with significant existing vegetation and planned vegetation means that the Project will be fully obscured from view.

An analysis of the visibility of the Project is provided in a Visual Impact Analysis, which is included as **Exhibit 7**. It demonstrates that the Project will only modestly affect the scenic quality of the rural landscape, mainly by adding vegetation where there traditionally has been none. This will be especially true for neighboring homes. There are relatively few homes along substantial portions of the Project's perimeter. Existing timber, vegetation on neighboring parcels, and other existing homes and structures will largely obscure views of the solar panels from most occupied locations.

D. Development Plans

As noted above, accompanying the Application are a series of maps (over-sized versions provided separately) designed to assist the County in the review of this Application (Exhibit 5, the Concept Plan). The Concept Plan depicts the parcels on which the Project will be constructed, the areas within these parcels that will host the solar fields, wildlife corridors, probable locations of entrances from public roads, the approximate routes of the buried collection lines, and location of the collection yard and utility-owned substation. These features are shown against a background of the public roads and neighboring parcels in the vicinity of the Project. The Concept Plan also includes indicative locations for solar panel arrays and indicative fence lines inside which the panels, inverters, and other surface equipment will be located.[3] Note that the three-rail

[3] The locations of panels and fences in the Concept Plan are for illustrative purposes only. Panel arrays and other surface equipment may be located anywhere within the Project Area.

fence adjacent to Windsor Boulevard on Parcel No. 45-01-061 will be retained. Note that the Project Area (the area within the "Property Limits") shown on the Concept Plan encompasses approximately 637 acres, whereas the indicative fence line (the area likely to be encompassed within the eventual Site Plan) encompasses considerably less: approximately 503 acres.

The Concept Plan shows the location and acreage of forest cover within the Project Area. A total of 22 acres of non-commercial timber will be impacted, which represents 3% of the Project Area. Additionally, 110 acres of forest historically used for commercial timber would be cut prior to construction, which represents an additional 17% of the Project Area.

All of these features in the Concept Plan plus considerable additional detail will be included in the Site Plan that will be submitted for review and approval prior to construction by the Zoning Administrator ("Site Plan"). The Site Plan will depict the various components of the Project within the solar fields, including the arrays, inverters, roads, and pyranometers. The precise number and location of these components will be based on final engineering and design using the model of each type of component selected. In contrast to the Site Plan, the Concept Plan shows for purposes of the CUP the "buildable area" that will contain all above-ground equipment and, therefore, shows the Project's "maximum extent" relative to the public. The only features of the Project outside this buildable area will be the driveways from the public roads to the gates, access roads connecting panel array areas, buried collection lines, and vegetative buffering.

The Application also includes several additional plans reflecting studies and surveys for the Project required by the Zoning Ordinance. These plans are a Transportation Plan (**Exhibit 8**), a Proposed Access/Haul Routes figure (**Exhibit 9**), an Environmental Resource Impact Analysis (**Exhibit 10**), a Phase 1 Environmental Site Assessment (**Exhibit 11**), a Phase 1A Historical and Cultural Resource Impact Analysis (**Exhibit 12**), a Phase 1 Architectural Resource Survey (**Exhibit 13**), a Phase 1 Archaeological Resource Summary of Findings (**Exhibit 14**), the Interconnection Application (**Exhibit 18**), and the Preliminary Jurisdictional Determination of wetlands issued by the Army Corps of Engineers (**Exhibit 19**).

III. Decommissioning

At the end of the Project's useful life, with the exception of the utility-owned substation, the equipment can be removed, and the land can be returned to its condition prior to construction. If desired by the landowner at that time, the land can be return to productive agricultural use following decommissioning. This is possible because the Project will have a minimal impact on the land. The piles are simple galvanized steel posts driven into the ground (typically to a depth of about 6-8 feet), which are easily removed. The inverters and pyranometers are installed on gravel pads, metal skids, or small concrete foundations. Although portions of the utility-owed substation and collection yard will be installed on poured concrete, they will cover only a small area. Roads will be constructed of aggregate material or covered in grass, not paved.

As noted by a N.C. State University study, "[d]ecommissioning is basically the construction process in reverse: it involves removal of the solar panels, break-up of support pads, removal of access roads, replacement of any displaced spoil, and revegetation."[4] The study recognizes that farm fields hosting solar panels essentially preserve farmland, stating "(m)odern solar facilities may be considered a temporary, albeit long-term, use of the land, in the sense that the systems can be readily removed from the site at the end of their productive life.[5]

The Zoning Ordinance contains comprehensive provisions requiring and governing the decommissioning of the Project at the end of the useful life of the Project (expected to be 40 years). These provisions and Va. Code § 15.2-2241.2 require a decommissioning agreement, and financial surety to guarantee that decommissioning will occur, to be in place prior to the start of construction. The agreement must provide for an estimate the cost of decommissioning by a professional engineer. To ensure decommissioning is funded in the unlikely event that the owner/operator does not meet its obligations, the agreement must be backed by financial surety.

A draft plan for decommissioning the Project consistent with the above requirements is included in Exhibit 15 ("Preliminary Decommissioning Plan"). It outlines

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[4] N.C. Clean Energy Technology Center, N.C. State University "Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development" (August 2017), p. 4.

[5] Id.

the responsible parties, methodologies, regulatory framework, and financial assurance for decommissioning the Project and restoring the area to substantially its pre-construction condition. The Preliminary Decommissioning Plan provides for the safe removal and sale, re-deployment, recycling, or proper disposal of all components of the Project, including components containing rare or valuable materials.[6] Restoration will include decompaction of soil, and seeding with an appropriate, low-growing vegetative cover to stabilize the soil and increase its fertility. The final Decommissioning Plan with detailed procedures, timelines, and projected costs will be submitted, along with the decommissioning agreement, for review and approval by the Zoning Administrator prior to construction.

IV. Project Benefits

A. Minimal Use of County Services

Many types of new development, such residential subdivisions or road-side strips of commercial establishments, bring economic and fiscal benefits but also can stress local services and resources, and therefore fiscal resources. A uniquely positive feature of the Project relative to most other kinds of development is that it will require no taxpayer-supported services. The Project will not use any public water, require any extension of sewer, or upon completion of construction activities, add to the daily traffic load. The only County-supplied services needed are coordination with fire and rescue personnel to ensure the proper response in the unlikely event of an emergency.

[6] The Preliminary Decommissioning Plan prioritizes reuse and recycling over disposal. Reuse may be an option because solar panels typically are warranted to produce about 80% of their original power after 25 years. Recycling also is an option because most of the materials making up a solar project are recyclable; solar panels themselves are comprised mostly of commonly-recycled materials such as glass and aluminum. Although there has been little recycling to date in the U.S. due to the relative youth of the industry, the Solar Energy Industry Association launched a program in 2016 to develop a national recycling program with the ultimate goal of making the entire U.S. solar industry landfill-free. Even if the solar panels are not fully recyclable in 40 years, it is highly unlikely that they would present any disposal concerns because the vast majority of models now qualify as non-hazardous waste eligible for disposal in municipal landfills.

B. New County Revenue

The Project will represent a total investment of approximately $75-$85 million and will make significant revenue contributions to the County over its 40-year life: a minimum of $6.1 million from the taxation of equipment, and this revenue will likely be significantly higher due to the potential for a solar siting agreement to be agreed upon between the County and the Project. The fiscal benefits to the County will be 25 to 50 times more than the approximately $262,900 in taxes that are expected to be paid for the unimproved properties over the same 40-year period.[7]

To determine the economic and fiscal benefits that the County and its taxpayers will receive from this investment, the Applicant commissioned a study from Virginia-based Mangum Economics.[8] A copy of Mangum's report is attached as **Exhibit 16**. The Mangum study found that, in addition to the County revenue, the Project will result in the creation of approximately 67 jobs from the one-time "pulse" of economic activity during construction of the Project and 2-3 permanent jobs during the operations phase of the Project.

The Project also offers a unique opportunity for participating families to diversify their income by securing a robust and stable long-term source of revenue from a portion of their land. The long-term operating costs of solar facilities can be estimated with confidence because the amount of solar energy that can be produced by a particular area is a known amount (both now and in the future), and because there is no fuel price volatility (the only "fuel" is the sun). This predictability enables participating landowners to be paid fixed amounts over decades. In contrast to farm and timber income, which can variable significantly based on weather, commodity prices and tariffs, this certainty of income allows participating families to manage their land and revenue-producing activities over a generation.

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[7] These figures are conservative since they do not include additional, voluntary payments that Applicant could be in a position to make to the County under a "solar siting agreement" authorized under recent state legislation.

[8] Mangum has decades of experience assessing the economic consequences of proposed regulations and government policies, economic impact assessment, workforce issues and economic development. The firm's principal serves on the Governor's and General Assembly's Joint Advisory Board of Economists and is past president of the Virginia Association of Economists.

V. Other Regulations and Permits

A. Site Plan

After the CUP process and after final design and engineering is complete, but before construction begins, Applicant will submit to the Zoning Administrator for review and approval a Site Plan pursuant to Zoning Ordinance. The Site Plan submitted by Applicant will build on the Concept Plan, incorporating all the requirements of the Zoning Ordinance, and meeting all the usual specifications such plans.

B. Erosion Control and Stormwater Management

The Project will submit for approval the final design for Erosion and Sediment Control to the County. The plan will conform to the Virginia Erosion and Sedimentation Control Regulations and the Virginia Erosion and Sedimentation Control Handbook (3rd Ed. 1992). Stormwater Management design will be approved by the County, and the approved design and plan will be reflected in Site Plan. Construction will start only after the posting of surety to guarantee performance of the required control measures and a land-disturbing permit has been issued.

For permanent storm-water controls during operations of the Project, Applicant also will obtain, prior to construction, a Virginia Stormwater Management Program Permit from the County. This permit, which typically takes solar facilities the size of the Project 8 to 10 months to obtain, will be based on near-final engineering and design and involves detailed computer modeling of potential future stormwater flows. The permit will ensure that the Project is designed to protect area water resources from stormwater.

Although the Project will entail substantial ground disturbance, erosion management during construction will be facilitated by several factors. First, solar arrays do not require perfectly flat land; the rows of solar panels can be constructed so as to conform to modest slopes (5%-10%), thereby reducing the scope of earth-moving activities. Second, the vast majority of the racking used to support the panels will be secured to posts that are merely driven down through the existing surface, without excavation. Also, Applicant will not remove any topsoil from the Project Area, but will use it to expeditiously establish ground cover. In order to comply with soil testing requirements of Sec. 5-5003.M.4.f. of the Zoning Ordinance, site plan submission will be accompanied

by a proposed soil sampling protocol that identifies, based on the selection of model of solar panels for the project, the proposed contaminants and test methods, as well as proposed procedures for qualification of personnel, sampling frequency, handling of samples, and sharing of test results with the county.

Applicant is aware of the recent memorandum issued by DEQ classifying solar facilities as impervious surface for stormwater purposes, and the Project will comply with all requirements, county regulations, state law, and DEQ regulations applicable to the Project at the time that the application for a stormwater management permit for the Project is submitted.

C. State Solar Approval

In addition to the above, the Project will require approval by DEQ under a regulatory program the General Assembly has put in place for solar generation facilities called the "Permit By Rule" or PBR program. Given that local land use approval is one of the required elements of a PBR application, the Applicant has not yet submitted the application. The requirements of the PBR process are extensive and include public comment periods. Only if all of these requirements of the program are satisfied will the project obtain the necessary clearance to proceed. The Virginia Department of Conservation and Resources (VDCR) is the state agency charged with providing feedback during the Permit by Rule process regarding the environmental attributes of the project.

D. Wetlands.

If impacts to USACE jurisdictional wetlands and streams are unavoidable, the Project will obtain the appropriate permits for any unavoidable impacts including authorization via USACE's Nationwide Permits 51 and 58. Timmons Group has completed a field wetland delineation, and the U.S. Army Corps of Engineers has reviewed the delineation and provided a Preliminary Jurisdictional Determination. The Project will continue with this coordination as design plans become finalized in order to obtain these appropriate authorizations.

VI. Consideration of CUP Criteria

Applicant believes that the Project favorably compares to the County's criteria for granting a CUP. The Zoning Ordinance provides that a CUP shall be approved only upon finding that the proposed use conforms to the following criteria:

- Not detrimental or dangerous to the public health, safety and general welfare
- Not injurious to the use and enjoyment of other property in the immediate vicinity nor substantially impair use of other property
- Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements are provided
- Adequate measures will be taken to provide ingress/egress to minimize traffic congestion
- Not contrary to the goals and objectives of the Comprehensive Plan
- Conforms to zoning district regulations and special requirements for the use
- Will not result in a multiplicity or saturation of similar uses in the same general neighborhood

Each of these criteria is discussed below in relation to the Project.

A. Public Health, Safety and General welfare

The Project will not adversely affect the public health, safety, and general welfare of the County.

The only aspect of construction that needs to be managed for public safety is construction traffic. Construction is expected to take 9-12 months and may be inconvenient at times to area residents, but is expected to have only very modest impacts on traffic and roads in the community. Although there will be a number of component-related deliveries, almost all of these will be by conventional commercial trucks, not over-sized vehicles. There will be a substantial increase in worker-related traffic during the construction period, but not so much as to cause significant adverse effects in the area as a whole. Construction traffic will be manageable and can readily be addressed by

Applicant in cooperation with VDOT and the County. In order to comply with road repair and maintenance requirements of Sec. 5-5003.M.4.g.ii of the Zoning Ordinance, prior to the start of construction Applicant will take video of key road segments near the project to be used for deliveries so as to create a firm baseline of beginning conditions, and then at least monthly during construction and with VDOT upon completion of construction, inspect those road segments for any project-related damage.

With regard to operations, solar energy is based on well-established technology developed in the 1950s and is very safe. Solar panels are made mostly of metal, glass, and plastic. Within these common materials, a thin layer of solid-state semi-conducting material is encapsulated within a water-tight envelope (to avoid air moisture from adversely affecting the function and warranty of the solar panels). Even if a solar panel is broken open, and the semi-conducting material exposed, which is very difficult to do, there are no liquids that can spill. A recent study from N.C. State University concluded that "[p]hotovoltaic (PV) technologies and solar inverters are not known to pose any significant health dangers to their neighbors."[9] Virginia-based Southern Environmental Law Center has reported that "[t]here are no confirmed public health impacts from solar panels at levels encountered by the public."[10]

B. Use and Enjoyment of Other Property in Immediate Vicinity

The Project will include the necessary safeguards to protect the use and enjoyment of property in its immediate vicinity. As noted above, the Project will generate electricity with virtually no light, noise, odor, dust or traffic, and it will not produce any air pollution, water pollution or waste. Inverters will be placed at sufficient distances from property lines in order to comply with the noise restrictions of Section 5-5003.M.4.c. of the Zoning Ordinance. Inverters typically have sound power levels of 80 to 90 dBA near the source, and rapidly dissipate with distance. Generally, sound power levels declines 6 dBA for every doubling of the distance from the source. So, for instance, if an inverter produces

[9] N.C. Clean Energy Technology Center, N.C. State University "Health and Safety Impacts of Solar Photovoltaics" (May 2017), p. 3.

[10] Southern Environmental Law Center, "The Environmental Review of Solar Farms in the Southwest U.S." (March 2017), p. 6.

sound of 90 dBA at a distance of 3 feet, then the sound will decline with distance as follows: 84 dBA at 6 feet, 78 dBA at 12 feet, 72 dBA at 24 feet, 66 dBA at 48 feet, 60 dBA at 96 feet, and so on. To further protect neighbors and minimize any adverse visual impacts, the Project will incorporate perimeter-wide setbacks and rigorous vegetative buffering.

C. Public Facilities and Improvements

Adequate utilities will be provided for the Project with no burden on the County. With the exception of obtaining distribution-level electric power from the existing electric utility for the SCADA facility, the Project will require no utilities. It will not require County-supplied water or sewer.

D. Ingress and Egress

Adequate road entrances and off-street parking will be provided for the Project with no burden on the County. All parking will be provided for within the footprint of the Project itself and, during operations, needed parking will be almost negligible as the Project will only require infrequent service and maintenance visits.

E. Comprehensive Plan

In addition to this Application, the Applicant is requesting a determination from the Planning Commission that the Project is "substantially in accord" ("SIA") with the County's Comprehensive Plan under Va. Code § 15.2-2232 ("Section 2232"). Because of the similarity between the standard provided in Section 2232 and the Comprehensive Plan element here, the Applicant is addressing the Comprehensive Plan solely in the SIA request, which is incorporated by reference in this Application.

F. Zoning Regulations and Use Requirements

As discussed above, the Project will fully comply with all applicable provisions of the County's Zoning Ordinance and solar-specific use requirements.

G. Multiplicity of Similar Uses in Same General Neighborhood

The southern unit of the Project will be near another solar facility that received a CUP from the County, and that is planned to be located south of Blackwater Road. No part of the Project, however, will front Blackwater Road. Also, due to intervening forests that will not be cut, the two projects will not be visible from each other. For this reason, the general neighborhood will not experience a multiplicity or saturation of solar energy uses.

H. Applicant's Proposed CUP Conditions

Applicant proposes conditions for consideration by Planning Staff, the Planning Commission, and the Board of Supervisors. The proposed conditions are included in Exhibit 17.

I. Consideration of General Design Standards

Applicant has considered how the general design standards required by Sec. 7-1004.A.1.h. through Sec.7-1004.A.1.o. of the Zoning Ordinance, as applicable, will be addressed. Please find this information below:

Standard	**Compliance plan**
Sec.7-1004.A.1.h. Public water and sewer facilities	Not applicable. The Project will not use public water/sewer facilities.
Sec.7-1004.A.1.i. Emergency vehicle access	As detailed in the proposed CUP conditions, emergency access will be managed by keycode or other remote access technology with specific entry credentials issued to county personnel.
Sec.7-1004.A.1.j Schools	Not applicable. There is no anticipated impact on schools and no anticipated need for new school facilities
Sec.7-1004.A.1.k. Recreation	Not applicable. There is no anticipated impact on recreation and no anticipated need for new recreational facilities
Sec.7-1004.A.1.l. Essential services	In the unlikely event of an emergency, fire & rescue may be called.
Sec.7-1004.A.1.m. Impact on adjoining land uses	Perimeter landscaping, upon maturity, will obscure the Project from view, and the required Erosion and Sediment Control approvals will ensure that the Project

	is designed to protect area water resources from stormwater.
Sec.7-1004.A.1.n. Plans for the surrounding area	The Project will be in harmony with the plans for the surrounding area, as detailed in Exhibit 2.
Sec.7-1004.A.1.o. Relation to pedestrian pathways and bikeways	Not applicable. There are no existing or proposed pedestrian pathways or bikeways within the immediate vicinity of the Project.

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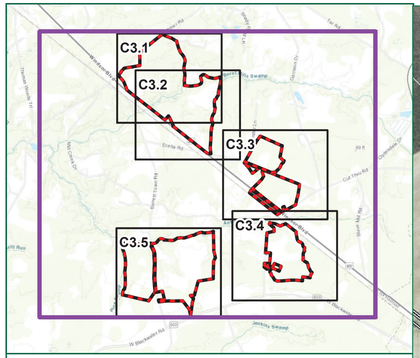

Legend

- Project Area - 637.2 Acres
- Property Limits
- Property Setback - 75', 125', 200' (see notes for details)

Proposed Features (Conceptual)

- Project Entrance
- Inverters
- Internal Road
- Easement Routes
- Setback Markers
- Wildlife Corridor
- Wetland or Stream Crossing
- Fenced Area - 503.4 Acres
- Panels
- Collection Yard
- Dominion Substation

Existing Features

- Delineated Stream
- Delineated Wetland
- Antioch Swamp Stream Conservation Unit
- FEMA Floodplain
- NRHP Eligible Architectural Resource
- Virginia Building Footprints
- Isle of Wight Tax Parcels

Vegetative Buffer

- Proposed Vegetation
- Existing Vegetation to be Retained

Sheet C3.1
Sheet C3.2
Sheet C3.3
Sheet C3.4
Sheet C3.5
Yellow Hammer Rd, Route 645
Tar Rd, Route 645
Garrison Dr, Route 646
Ecella Rd, Route 639
Mill Creek Trl, Route 1830
Barrett Town Rd, Route 641
Mill Creek Dr, Route 638
Winston Dr, Route 639
Cut Thru Rd, Route 638
Sharp Hill Rd, Route 646
Antioch Rd, Route 657
W Blackwater Rd, Route 603
Knoxville Rd, Route 609
CSX Railroad
460
200'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
1001 Boulders Parkway, Suite 300
Richmond, VA 23225
TEL 804.200.6500
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Austin, TX 78702
TEL 512.524.1135
www.openroadrenewables.com

CARVER SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 08/30/2022
PROJECT NUMBER: 38786.012
PROJECT NAME: CARVER SOLAR
DESIGNED BY / DRAWN BY: L. WHEELER

NOTES
Project Limits are approximate.
Site layout is conceptual. Not for construction.
Wetlands and streams have been delineated by Timmons Group and are pending USACE confirmation.
Setbacks are 75' from all property boundaries, 125' from residential parcels, and 200' from Route 460.
Parcel data from Isle of Wight County.
The existing fence along Prettow's 460 frontage will be retained.
Aerial imagery from VGIN.

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REVISIONS

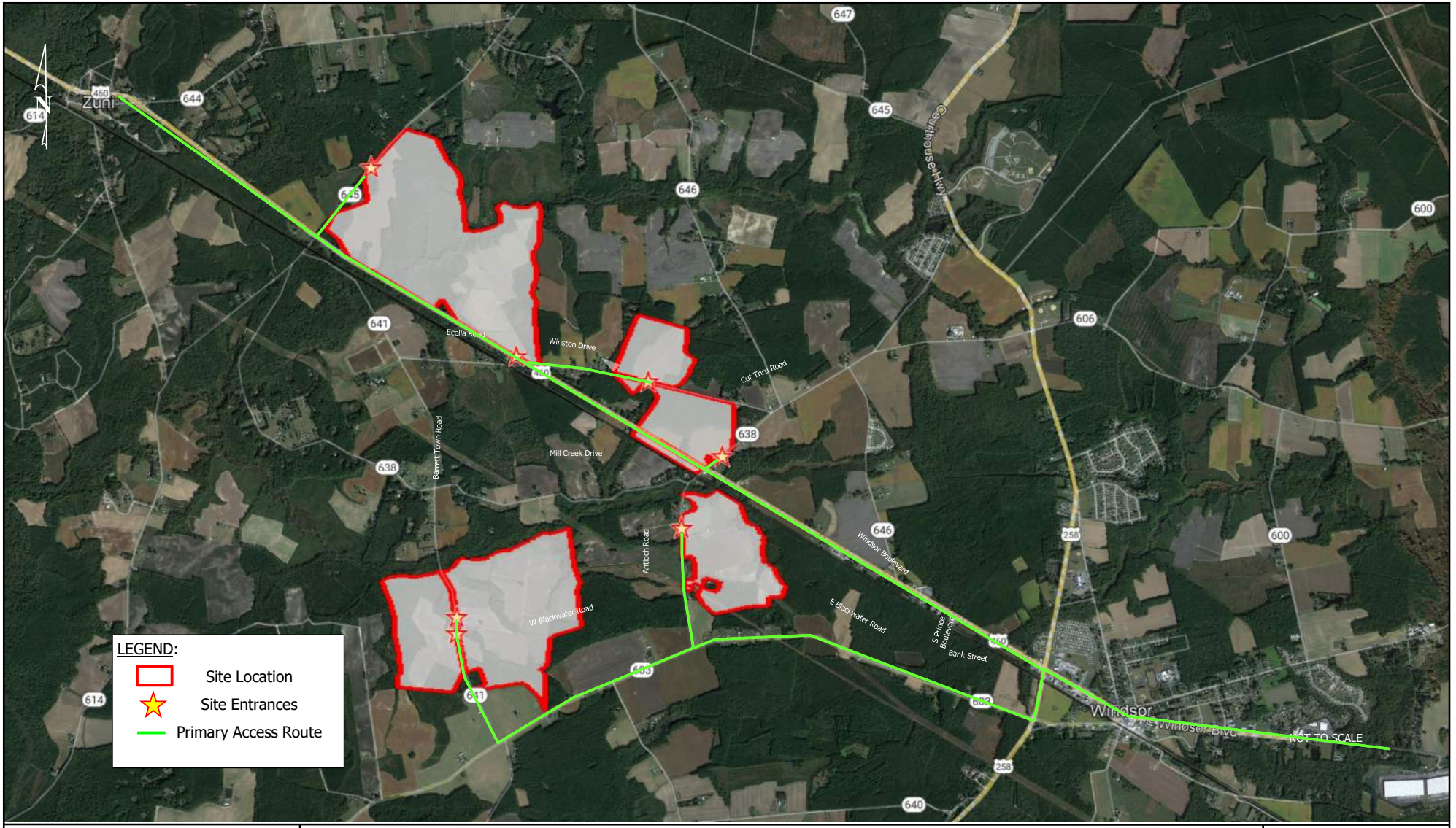
#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION: CONCEPT PLAN

SCALE (FEET)
0 800 1,600
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H:1 " = 800 '	C3.0

Y:\851\38786.012-Carver_Solar\GIS\CUP\38786.012-CUP Site Plan.mxd



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Proposed Access/Haul Routes
Carver Solar
Isle of Wight County, Virginia

Figure
1

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MEMORANDUM

TO: Isle of Wight County Planning and Zoning Department

FROM: Timmons Group on behalf of Carver Solar, LLC

DATE: August 30, 2022

RE: Carver Solar Environmental Resource Impact Analysis

Timmons Group, on behalf of Carver Solar, has updated the limited environmental review of resources that may be present within a one-mile radius of the proposed project location. This environmental review includes National and State forests, National and State parks, wildlife management areas, conservation easements, recreational areas, and cultural and historic resources.

Federal, State, and Local Conservation and Recreation Lands

Carver Solar does not intersect any federal, state, or local conservation 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: Heritage Park is a local park approximately 1.2 miles to the east, and Antioch Pines State Natural Area Preserve is approximately 1.3 miles to the west.

Wetlands and Streams

Wetlands and streams onsite have been delineated by Timmons Group. A Preliminary Jurisdictional Determination has been issued by the U.S. Army Corps of Engineers confirming the jurisdictional waters/wetland limits. If wetland or stream impacts are unavoidable, the Applicant will obtain the appropriate USACE permit for any unavoidable impacts to USACE 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 generally 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.

Threatened and Endangered Species

Timmons Group has conducted a threatened and endangered (T&E) species review of the Carver 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)
    - Official Species List
    - Consistency Letter

Based on the queried databases, there is the potential for four T&E species to occur near the Project.

- Northern Long-eared Bat *Myotis septentrionalis* Federal, State Threatened USFWS
- Tri-colored Bat *Perimyotis subflavus* State Endangered VDWR
- Eastern Big-eared Bat *Corynorhinus rafinesquii macrotis* State Endangered VDCR
- Monarch Butterfly *Danaus plexippus* Candidate Species USFWS

CHECK FOR SURVEY

There is limited potential habitat for bat species to exist on the Project, as the majority of the land is agricultural land and timber tracts previously harvested. Furthermore, there are no known hibernacula or roost trees for these species within the vicinity of the Project. A common strategy recommended by reviewing agencies to avoid potentially harmful impacts to bat species is implementation of a time of year restriction on tree clearing. Additionally, the Antioch Swamp Stream Conservation Unit (SCU) is located within the project site, and this SCU has a biodiversity significance ranking of B2, which represents a site of very high significance. To minimize adverse impacts to the aquatic ecosystem, VDCR recommends the implementation of and strict adherence to applicable state and local erosion and sediment control/stormwater management laws and regulations.

AVOID CLEARING?

During permitting efforts at the state level, the Applicant will coordinate with agencies to ensure the protection and avoidance of T&E species.

Cultural and Historical Resources

The Project is not expected to have any impacts to cultural and historical resources due to the amount of cultural work required at the state permitting level. In-depth cultural surveys conducted by qualified professionals will be submitted for approval and concurrence by the Virginia Department of Historic Resources (VDHR).

The Applicant has submitted Phase 1 Architectural and Phase 1 Archaeological survey reports separately, and these reports provide details regarding resources that are eligible or potentially eligible for listing on the National Register of Historic Places (NHRP).

Attachment

- T&E Species Database Reviews

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: 2022-0053689
Project Name: Carver Solar

June 14, 2022

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: 2022-0053689
Event Code: None
Project Name: Carver Solar
Project Type: Power Gen - Solar
Project Description: Carver Solar is a proposed utility scale solar facility. The project limits is approximately 1,182 acres and the project area is approximately 670 acres; the project is in Isle of Wight County, Virginia. The proposed project involves the development of forested lands for the construction and operation of a solar site and associated facilities.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.85063405,-76.79984776037925,14z

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 Jul 31

NAME	BREEDING SEASON
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
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
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.

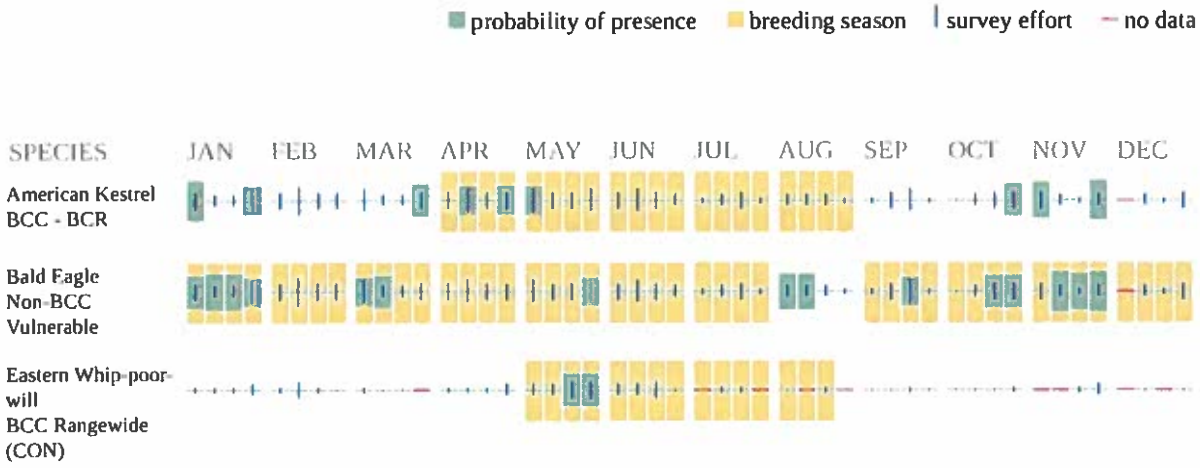
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 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.

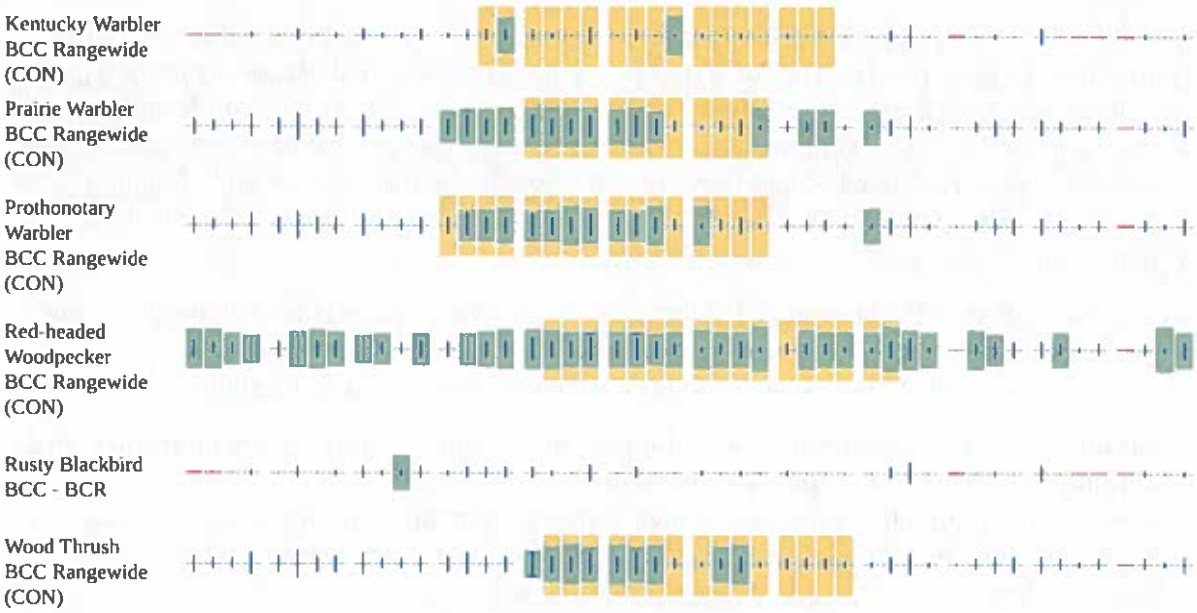
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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 migratory birds potentially occurring 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 AKN Phenology 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, migrating or present year-round in my project 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 refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. 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

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: 2022-0053689
Project Name: Carver Solar

June 14, 2022

Subject: Consistency letter for the 'Carver Solar' project indicating that any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Dear Timmons Group:

The U.S. Fish and Wildlife Service (Service) received on June 14, 2022 your effects determination for the 'Carver Solar' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. You indicated that no Federal agencies are involved in funding or authorizing this Action. This IPaC key assists users in determining whether a non-Federal action may cause "take"[1] of the northern long-eared bat that is prohibited under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 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.

Please report to our office any changes to the information about the Action that you entered into IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation.

If your Action proceeds as described and no additional information about the Action's effects on species protected under the ESA becomes available, no further coordination with the Service is required with respect to the northern long-eared bat.

The IPaC-assisted determination for the northern long-eared bat **does not** apply to the following ESA-protected species 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 listed above.

---

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

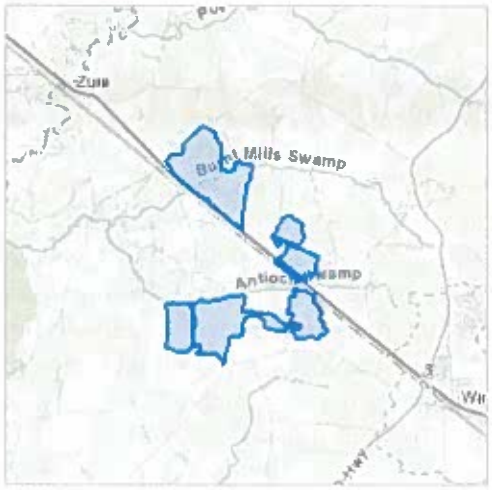
Carver Solar

2. Description

The following description was provided for the project 'Carver Solar':

> Carver Solar is a proposed utility scale solar facility. The project limits is approximately 1,182 acres and the project area is approximately 670 acres; the project is in Isle of Wight County, Virginia. The proposed project involves the development of forested lands for the construction and operation of a solar site and associated facilities.

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.85063405,-76.79984776037925,14z



Determination Key Result

This non-Federal Action may affect the northern long-eared bat; however, any take of this species that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR §17.40(o).

Determination Key Description: Northern Long-eared Bat 4(d) Rule
This key was last updated in IPaC on **May 15, 2017**. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for non-Federal actions is to assist determinations as to whether proposed actions are excepted from take prohibitions under the northern long-eared bat 4(d) rule.

If a non-Federal action may cause prohibited take of northern long-eared bats or other ESA-listed animal species, we recommend that you coordinate with the Service.

Determination Key Result

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

   No

2. Will your activity purposefully **Take** northern long-eared bats?

   No

3. [Semantic] Is the project action area located wholly outside the White-nose Syndrome Zone?

   Automatically answered
   No

4. Have you contacted the appropriate agency to determine if your project is near a known hibernaculum or maternity roost tree?

   Location information for northern long-eared bat hibernacula is generally kept in state Natural Heritage Inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. A web page with links to state Natural Heritage Inventory databases and other sources of information on the locations of northern long-eared bat roost trees and hibernacula is available at www.fws.gov/media/nleb-roost-tree-and-hibernacula-state-specific-data-links-0.

   Yes

5. Will the action affect a cave or mine where northern long-eared bats are known to hibernate (i.e., hibernaculum) or could it alter the entrance or the environment (physical or other alteration) of a hibernaculum?

   No

6. Will the action involve Tree Removal?

   Yes

7. Will the action only remove hazardous trees for the protection of human life or property?

   No

8. Will the action remove trees within 0.25 miles of a known northern long-eared bat hibernaculum at any time of year?

   No

9. Will the action remove a known occupied northern long-eared bat maternity roost tree or any trees within 150 feet of a known occupied maternity roost tree from June 1 through July 31?

   No

Project Questionnaire

If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.

1. Estimated total acres of forest conversion:

154

2. If known, estimated acres of forest conversion from April 1 to October 31

154

3. If known, estimated acres of forest conversion from June 1 to July 31

0

If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.

4. Estimated total acres of timber harvest

0

5. If known, estimated acres of timber harvest from April 1 to October 31

0

6. If known, estimated acres of timber harvest from June 1 to July 31

0

If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

0

If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

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

Frank N. Stovall
Deputy Director for Operations

Darryl Glover
Deputy Director for Dam Safety, Floodplain Management and Soil and Water Conservation

Laura Ellis
Interim Deputy Director for Administration and Finance

COMMONWEALTH of VIRGINIA

DEPARTMENT OF CONSERVATION AND RECREATION

March 18, 2022

Lauren Wheeler
Timmons Group
1001 Boulders Parkway
Virginia Beach, VA 23462

Re: 38786.012, Carver Solar

Dear Ms. Wheeler:

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 the information currently in our files, the Antioch Swamp Stream Conservation Unit (SCU) is located within the project site. SCUs identify stream reaches that contain aquatic natural heritage resources, including 2 miles upstream and 1 mile downstream of documented occurrences, and all tributaries within this reach. SCUs are given a biodiversity significance ranking based on the rarity, quality, and number of element occurrences they contain; on a scale of 1-5, 1 being most significant. The Antioch Swamp SCU has been given a biodiversity significance ranking of B2, which represents a site of very high significance. The natural heritage resources of concern associated with this SCU are:

Epitheca spinosa	Robust baskettail	G4/S3/NL/NL
Isoetes hyemalis	Winter quillwort	G2G3/S2/SOC/NL
Lampsilis radiata	Eastern lampmussel	G5/S2S3/NL/NL
Mitreola petiolata	Lax hornpod	G5/S1/NL/NL
Lipocarpha micrantha	Small-flowered halfchaff sedge	G5/S2/NL/NL
Aquatic Natural Community (SC-Blackwater First Order Stream)		G2G3/S2S3/NL/NL
Aquatic Natural Community (SC-Blackwater Second Order Stream)		G2?/S2?/NL/NL

To minimize adverse impacts to the aquatic ecosystem as a result of the proposed activities, DCR recommends the implementation of and strict adherence to applicable state and local erosion and sediment control/storm water management laws and regulations.

Furthermore, 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

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 (September 18, 2022) has passed before it is utilized.

A fee of $120.00 has been assessed for the service of providing this information. Please find attached an invoice for that amount. Please return one copy of the invoice along with your remittance made payable to the Treasurer of Virginia, DCR Finance, 600 East Main Street, 24th Floor, Richmond, VA 23219. Payment is due within thirty days of the invoice date. Please note late payment may result in the suspension of project review service for future projects.

The VDWR maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from http://vafwis.org/fwis/ or contact Amy Martin at (804-367-2211) or amy.martin@dwr.virginia.gov.

Should you have any questions or concerns, please contact me at 804-225-2429. Thank you for the opportunity to comment on this project.

Sincerely,

Tyler Meader

Tyler Meader
Natural Heritage Locality Liaison

CC: Susan Tripp, DEQ
Amy Martin, VDWR
Randy Keaton, Isle of Wight County Administrator

VaFWIS - Department of Game and Inland Fisheries

36.83744 -76.79231
is the Search Point
Submit Cancel

Search Point
- **Change** to "clicked" map point
- **Fixed** at 36.83744 -76.79231

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

back
Map Click Pan
Map Scale In Zoom Out
Refresh Browser Page
Screen Size Small Size Big
Help

N
2.5 0 2.5 5 7.5 10 Kilometers
2 0 2 4 6 8 Miles

Point of Search 36.83744 -76.79231
Map Location 36.83744 -76.79231

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 327383 and top 4091139. Pixel size is 19. . Coordinates displayed are decimal Degrees North and West. Map is currently displayed as 800 columns by 800 rows for a total of 640000 pixles. The map display represents 25600 meters east to

T & E Waters
Federal

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

Data Observation Site

west by 25600 meters north to south for a total of 655.3 square kilometers. The map display represents 84003 feet east to west by 84003 feet north to south for a total of 253.1 square miles.

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

map assembled 2022-03-23 14:00:59 (qa/qc March 21, 2016 12:20 - tn=1171622 dist=3218 l
)
$poi=36.8267700 -76.8079900

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VaFWIS Initial Project Assessment Report Compiled on 3/23/2022, 2:02:42 PM

Help

Known or likely to occur within a **2 mile buffer around polygon; center 36.8267700 -76.8079899** in **093 Isle of Wight County, 175 Southampton County, VA**

View Map of Site Location

541 Known or Likely Species ordered by Status Concern for Conservation (displaying first 37) (37 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
040228	FESE	Ia	Woodpecker, red-cockaded	Picoides borealis		BOVA
010032	FESE	Ib	Sturgeon, Atlantic	Acipenser oxyrinchus		BOVA
010214	FESE	IIa	Logperch, Roanoke	Percina rex		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
060029	FTST	IIa	Lance, yellow	Elliptio lanceolata		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	SE	Ia	Bat, tri-colored	Perimyotis subflavus	Yes	BOVA,SppObs
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
040385	ST	Ia	Sparrow, Bachman's	Peucaea aestivalis		BOVA
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei		BOVA,Habitat
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin		BOVA,Habitat
030063	CC	IIIa	Turtle, spotted	Clemmys guttata		BOVA
030031	CC	IIIc	Kingsnake, scarlet	Lampropeltis elapsoides		BOVA
010174		Ia	Bass, Roanoke	Ambloplites cavifrons		BOVA
070131		Ic	Isopod, Phreatic	Caecidotea phreatica		BOVA

020063		IIa	Toad, oak	Anaxyrus quercicus		BOVA,Habitat
020002		IIa	Treefrog, barking	Hyla gratiosa		BOVA
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
060071		IIa	Lampmussel, yellow	Lampsilis cariosa		BOVA
040105		IIb	Rail, king	Rallus elegans		BOVA
040304		IIc	Warbler, Swainson's	Limnothlypis swainsonii		BOVA

To view **All 541 species** View 541

*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.

Bat Colonies or Hibernacula: **Not Known**

Anadromous Fish Use Streams (1 records)

View Map of All Anadromous Fish Use Streams

Stream ID	Stream Name	Reach Status	Anadromous Fish Species			View Map
			Different Species	Highest TE*	Highest Tier**	
C106	Balckwater River 2	Confirmed	1			Yes

Impediments to Fish Passage (1 records)

View Map of All Fish Impediments

ID	Name	River	View Map
204	JENKINS DAM	JENKINS SWAMP	Yes

Colonial Water Bird Survey

N/A

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests

N/A

Habitat Predicted for Aquatic WAP Tier I & II Species (5 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					
Antioch Swamp (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chactodon	Yes
Britt Run (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes
Burnt Mills Swamp (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes
Pope Swamp (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes
tributary (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enncacanthus chaetodon	Yes
tributary (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: (2 names)

Name	Agency	Level
Antioch Pines State Natural Area Preserve	VA Dept. of Conservation and Recreation	State
Blackwater Ecological State Natural Area Preserve	VA Dept. of Conservation and Recreation	State

Compiled on 3/23/2022, 2:02:42 PM [1171622.0 report=IPA searchType= P dist= 3218 poi= 36.8267700 -76.8079899 siteDD= 36.8267790 -76.8079994;36.8267430 -76.8076714;36.8267420
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Species Observations where Bat, tri-colored (050027) observed 629597

36.82677 -76.80798
is the Search Point

Display at center | Item Location is not at map center

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

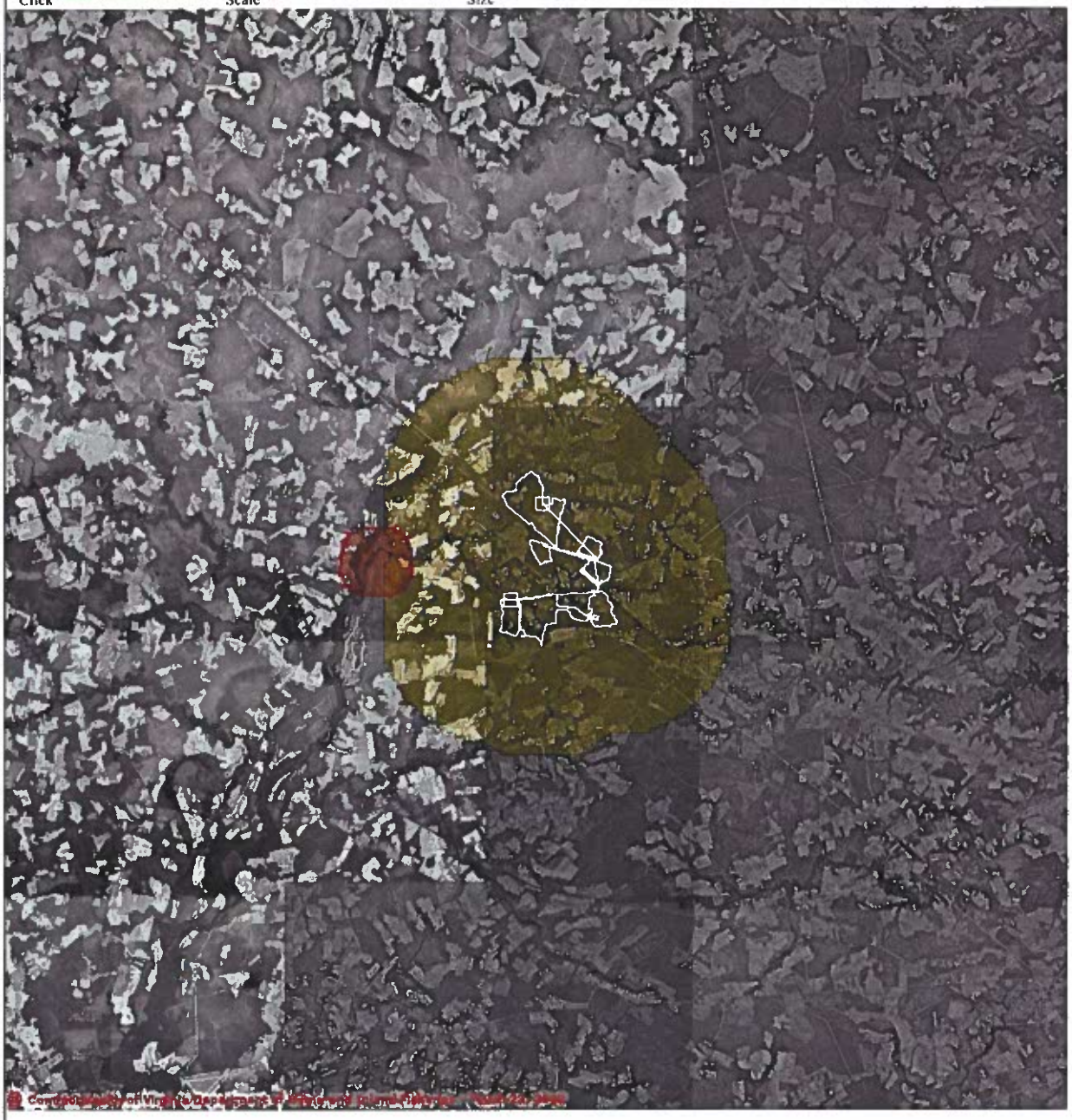
Display at center | Search Point is not at map center

Base Map Choices
BW Aerial Photography

Map Overlay Choices
Current List: Search. Observation

Map Overlay Legend
2 mile radius Search Area
Data Observation Site

back | Map Click Pan | Map Scale In Zoom Out | Refresh Browser Page | Screen Size Small Size Big | Help



Point of Search 36.82677 -76.80798
Map Location 36.83744 -76.79231

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 324183 and top 4094339. Pixel size is 19. .
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 32000 meters east to west by 32000 meters north to south for a total of 1024.0 square kilometers. The map display represents 105004 feet east to west by 105004 feet north to south for a total of 395.5 square miles.

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

map assembled 2022-03-23 15:19:57 (qa/qc March 21, 2016 12:20 - tn=1171693.1 dist=3218 1)
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Virginia Department of Game and Inland Fisheries

3/23/2022 2:03:08 PM

Fish and Wildlife Information Service

VaFWIS Search Report Compiled on 3/23/2022, 2:03:08 PM

Help

Known or likely to occur within a **2 mile buffer around polygon; center 36.8267700 -76.8079899**
in **093 Isle of Wight County, 175 Southampton County, VA**
where (050027) **Bat, tri-colored** observed.

View Map of Site Location

Species Observations where Bat, tri-colored (050027) observed (1 records , 1 Observation with Threatened or Endangered species)

View Map of All Query Results
Species Observations where Bat, tri-colored (050027) observed

obsID	class	Date Observed	Observer	N Species			View Map
				Different Species	Highest TE*	Highest Tier**	
629597	SppObs	Jul 31 2017	Chris Hobson; Megan Ayers	1	SE	I	Yes

Displayed 1 Species Observations where Bat, tri-colored (050027) observed

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

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

Compiled on 3/23/2022, 2:03:08 PM 1171622.1 report=BOVA searchType= P dist= 3218 poi= 36.8267700 -76.8079899

audit no. 1171622 3/23/2022 2:03:08 PM Virginia Fish and Wildlife Information Service

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DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

04 May 2022

PRELIMINARY JURISDICTIONAL DETERMINATION

Eastern Virginia Regulatory Section
NAO-2021-03069 (Burnt Mills Swamp, Antioch Swamp, Pine Swamp)

Mr. Patrick Buckley
Open Road Renewables
1105 Navasota Street
Austin, TX 78702

Mr. Dan Cox
Timmons Group
1001 Boulders Parkway
Suite 300
Richmond, VA 23225

Dear Mr. Buckley and Mr. Cox:

This letter is in regard to your request for a preliminary jurisdictional determination (PJD) of the aquatic resources (e.g., wetlands, streams, and ponds), on an approximately 937-acre property generally situated south of Burnt Mills Swamp, east of Pine Swamp, north of SR 603, and west of SR 646 in Isle of Wight County, Virginia.

The attached maps entitled "CARVER SOLAR, ISLE OF WIGHT COUNTY, VIRGINIA, FIGURE 4: WETLANDS AND WATERS DELINEATION MAP" (5 sheets, including the index sheet) dated 08 March 2022 by the Timmons Group and date-stamped received by the U.S. Army Corps of Engineers (Corps) on 09 March 2022, provide the approximate locations of the aquatic resources within the project area referenced above. This letter does not confirm the Cowardin classifications of these aquatic resources.

These aquatic resources exhibit wetland criteria as defined in the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, Version 2.0 (2010). This site also contains aquatic resources with an ordinary high-water mark. This PJD and associated aquatic resource delineation map may be submitted with a permit application.

Please be aware that you may be required to obtain a Corps permit for any discharge of dredged and/or fill material, either temporary or permanent, into a water of the U.S. In addition, you may be required to obtain a Corps permit for certain activities

occurring within, under, or over a navigable water of the U.S. subject to the Section 10 of the Rivers and Harbors Act. Furthermore, you may be required to obtain state and local authorizations, including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission (VMRC), and/or a permit from your local wetlands board.

This delineation and PJD may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. Therefore, if you or your tenant are US Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

The Norfolk District has relied on the information and data provided by the agent to make this PJD. If it is determined such information and data are materially false or materially incomplete, a new PJD would be required.

This is a PJD and is not a legally binding determination regarding whether Corps jurisdiction applies to the aquatic resources in question. To determine Corps' jurisdiction, you may request and obtain an approved jurisdictional determination.

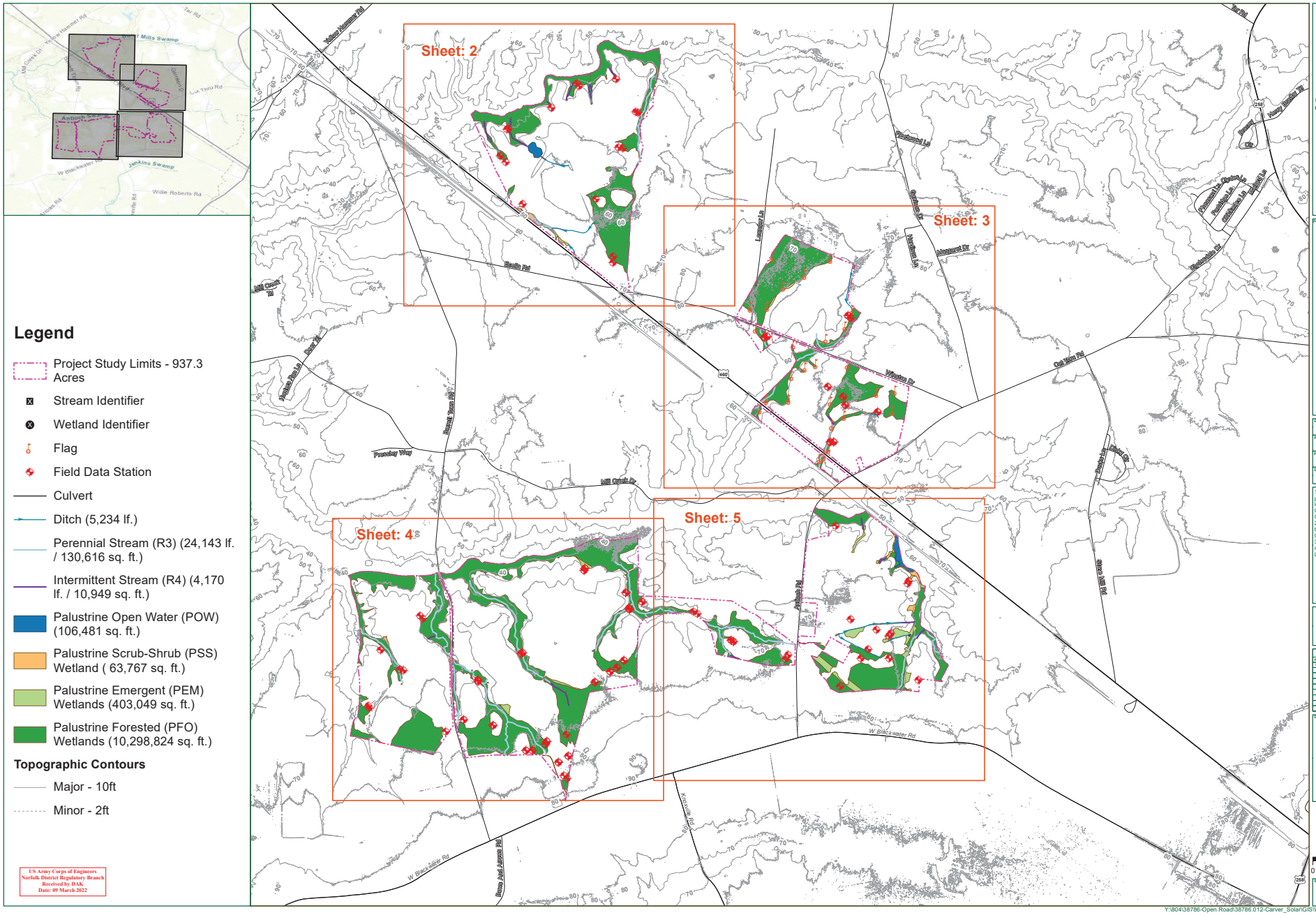
This delineation of aquatic resources can be relied upon for no more than five years from the date of this letter. New information may warrant revision. Enclosed is a copy of the "Preliminary Jurisdictional Determination Form". Please review the document, sign, and return one copy to me.

If you have any questions, please contact me either by telephone at (757) 201-7488 or by email at david.a.knepper@usace.army.mil .

Sincerely,

David A. Knepper
Environmental Scientist
Eastern Virginia Regulatory Section

Enclosure(s)



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TEL 804.200.6500
www.timmons.com

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

DATE: 01/19/2021
PROJECT NUMBER: 38786.012
PROJECT NAME: CARVER SOLAR
DESIGNED BY / DRAWN BY: M. COOLEY

1. Waters of the U.S. within the project study limits have been located using submeter, Bluetooth GPS antennas by Timmons Group.
2.Waters of the U.S. have not been confirmed by the U.S. Army Corps of Engineers until stamped.
3. Project limits are approximate.
4. Topography based on USGS LiDAR.

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REVISIONS

NO.	BY	DESCRIPTION
1	DAK	Per COE 404 Visit

DRAWING DESCRIPTION
FIGURE 4:
WETLANDS AND WATERS DELINEATION MAP

SCALE (FEET)
0 800 1,600
PLANS PRINTED AS 11X17 ARE HALF SCALE
SCALE: H:1 " = 800 '
SHEET NUMBER: 1 of 5

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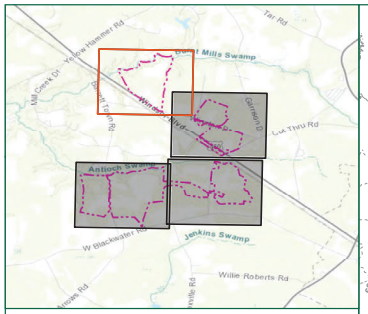

Legend

- Project Study Limits - 937.3 Acres
- Stream Identifier
- Wetland Identifier
- Flag
- Field Data Station
- Culvert
- Ditch (5,234 lf.)
- Perennial Stream (R3) (24,143 lf. / 130,616 sq. ft.)
- Intermittent Stream (R4) (4,170 lf. / 10,949 sq. ft.)
- Palustrine Open Water (POW) (106,481 sq. ft.)
- Palustrine Scrub-Shrub (PSS) Wetland (63,767 sq. ft.)
- Palustrine Emergent (PEM) Wetlands (403,049 sq. ft.)
- Palustrine Forested (PFO) Wetlands (10,298,824 sq. ft.)

Topographic Contours

- Major - 10ft
- Minor - 2ft

US Army Corps of Engineers
Norfolk District Regulatory Branch
Received by DAK
Date: 09 March 2022

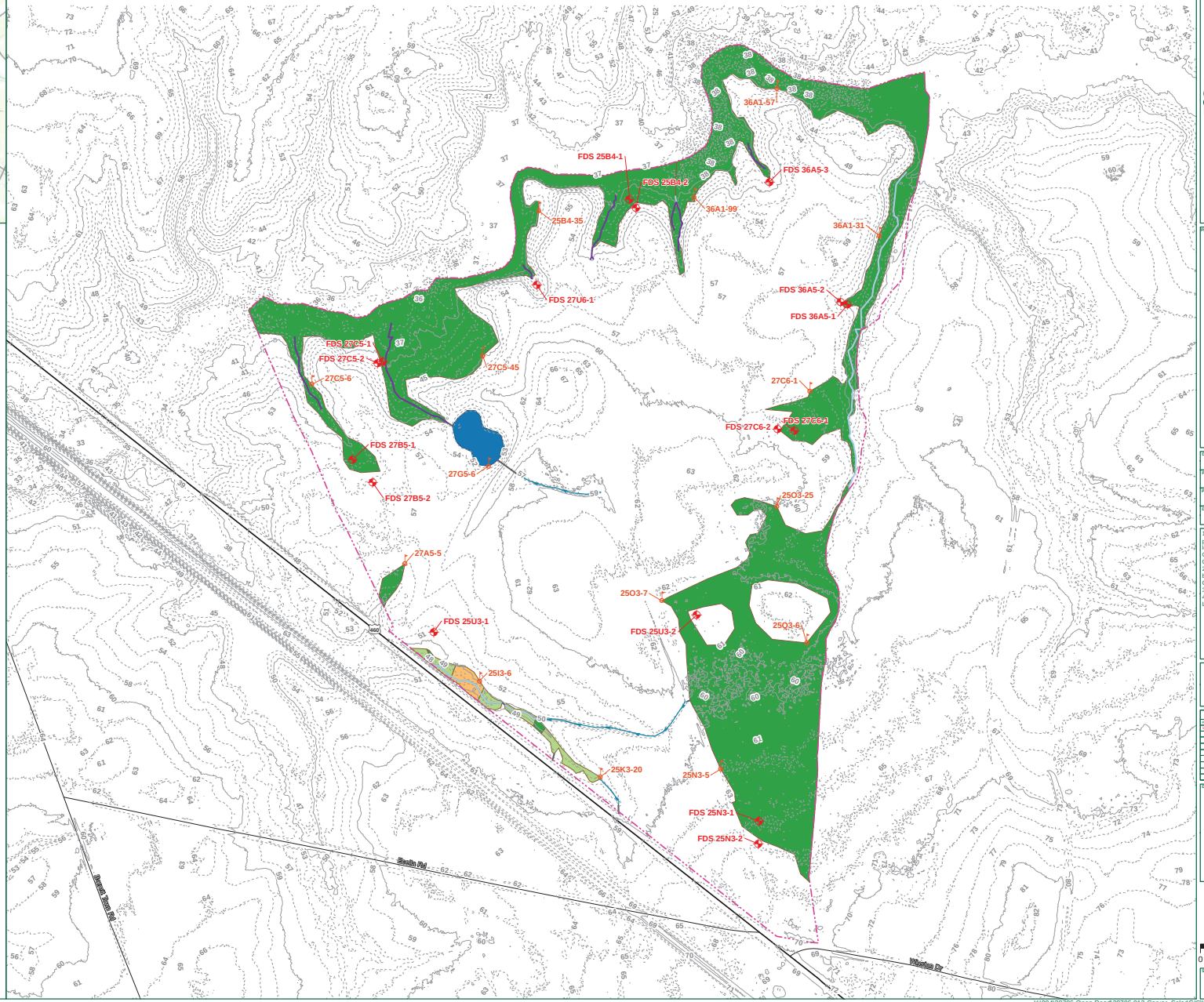

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FIGURE 4:
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SCALE (FEET)
0 250 500
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H:1 " = 250 '	2 of 5

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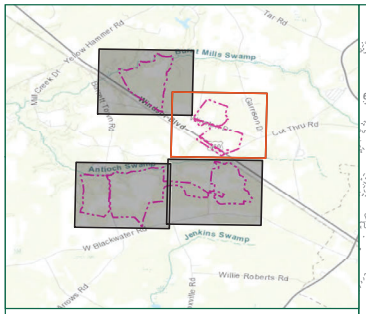

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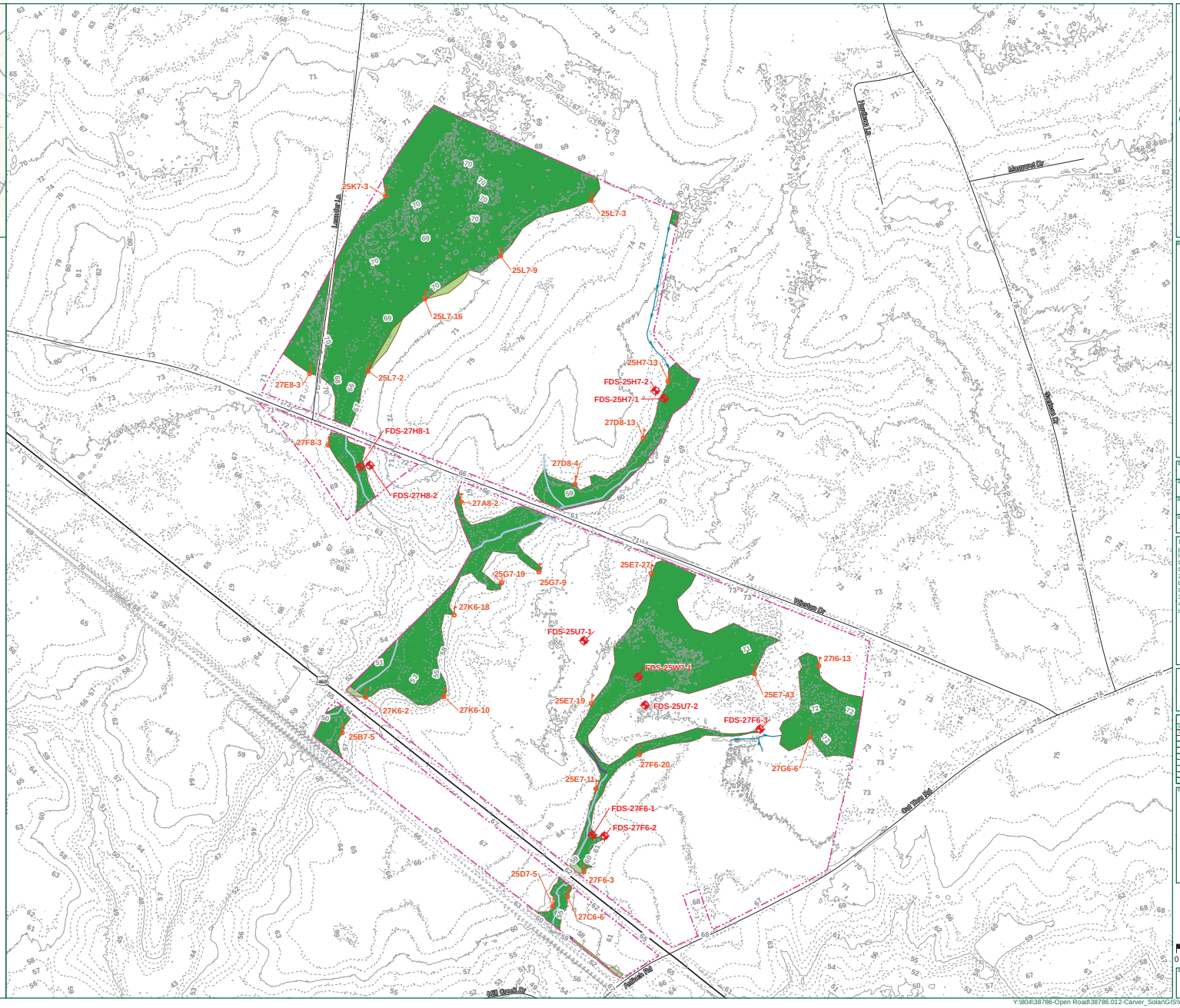

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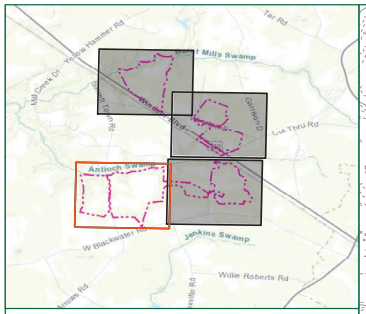

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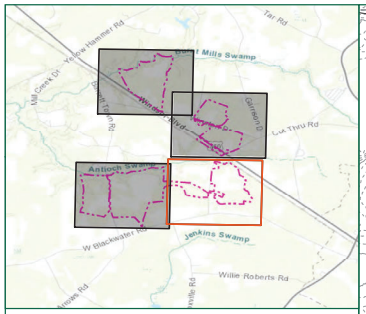

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NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Open Road Renewables (c/o Mr. Patrick Buckley)	File Number: NAO-2021-03069	Date: 04 May 2022

Attached is:		See Section below
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
☐	PERMIT DENIAL	C
☐	APPROVED JURISDICTIONAL DETERMINATION	D
☒	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://usace.army.mil/inet/functions/cw/cecwo/reg or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the Norfolk District Engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations (JD) associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the Norfolk District Engineer. Your objections must be received by the Norfolk District Engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the Norfolk District Engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the Norfolk District Engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the Norfolk District Engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the North Atlantic Division Engineer, ATTN: CENAD-PD-PSD-O, Fort Hamilton Military Community, Building 301, General Lee Avenue, Brooklyn, NY 11252-6700. This form must be received by the North Atlantic Division Engineer within 60 days of the date of this notice with a copy furnished to the Norfolk District Engineer.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the North Atlantic Division Engineer, ATTN: CENAD-PD-PSD-O, Fort Hamilton Military Community, Building 301, General Lee Avenue, Brooklyn, NY 11252-6700. This form must be received by the North Atlantic Division Engineer within 60 days of the date of this notice with a copy furnished to the Norfolk District Engineer.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the North Atlantic Division Engineer, ATTN: CENAD-PD-PSD-O, Fort Hamilton Military Community, Building 301, General Lee Avenue, Brooklyn, NY 11252-6700. This form must be received by the North Atlantic Division Engineer within 60 days of the date of this notice with a copy furnished to the Norfolk District Engineer.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: U.S. Army Corps of Engineers, Norfolk District c/o Mr. David Knepper 803 Front Street Norfolk, VA 23510-1096 Telephone: (757) 201-7488 Email: david.a.knepper@usace.army.mil	If you only have questions regarding the appeal process you may also contact: Ms. Amanda Regan Regulatory Program Manager (CENAD-PD-OR) U.S. Army Corps of Engineers Fort Hamilton Military Community 301 General Lee Avenue Brooklyn, New York 11252-6700 Telephone number: (917) 831-9105 Amanda.M.Regan@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

04 May 2022

Supplemental Preapplication Information
Project Number: NAO-2021-03069

1. A search of the Virginia Department of Historic Resources data revealed the following:

☒ Potential Tribal interest:
Pamunkey Tribe
Delaware Nation, Oklahoma

☒ The following known architectural resources are located on the property:

#	DHR ID	Property Name	Address	Historic Name	NR Eligibility
1	046-0116	Farm, 8151 Blackwater Road (Function/Location), James R. Cobb Farm (Historic), Roberts Farm (Historic), Rocking Horse Stables (Historic)	8151 Blackwater Road	*No Data*	DHR Staff: Not Eligible
2	046-5112	Clements Farm (Current), Farm, 23093 Antioch Road (Function/Location)	23093 Antioch Road	*No Data*	DHR Staff: Not Eligible
3	046-5089	Farm, 23255 Barrett Town Road (Function/Location), Walters Hunt Club (Historic/Current)	23255 Barrett Town Road, Route 641	*No Data*	DHR Staff: Potentially Eligible
4	046-5026	Austin Farm, 7095 W. Blackwater Rd (Historic/Location), House, 7095 West Blackwater Road (Function/Location)	7095 Blackwater Road West - Alt Route 603	*No Data*	DHR Staff: Not Eligible
5	091-5098	AM&O Railroad (Historic), Norfolk & Petersburg Railroad (Historic), Norfolk & Western Railway (Historic), Norfolk Southern Railway (Current)	General Mahone Highway - Alt Route 460	Windsor Historic District	DHR Staff: Eligible
6	046-5028	Chapel Grove Congregational Christian Church (Current Name), Chapel Grove United Church of Christ Cemetery (Current), Church, 7366 West Blackwater Road (Function/Location)	7366 Blackwater Road West - Alt Route 603	*No Data*	DHR Staff: Not Eligible
7	046-5277	House, 23258 Barrett Town Road (Function/Location)	23258 Barrett Town Road, Route 641	*No Data*	DHR Staff: Not Eligible
8	046-5501	House, 9108 Cut Thru Road (Function/Location)	9801 Cut Thru Road - Alt Route 638	*No Data*	DHR Staff: Not Eligible
9	046-5154	Antioch Independent Church (Historic/Current), Church, 23011 Antioch Road (Function/Location)	23011 Antioch Road, Route 657	*No Data*	DHR Staff: Not Eligible
10	046-5027	Austin Farm #2 (Current), House, 7289 West Blackwater Road (Function/Location)	7095 W. Blackwater Road (Route 603), 7289 Blackwater Road West - Alt Route 603	*No Data*	DHR Staff: Not Eligible
11	046-5111	Leland Duck House (Current)	8027 Winston Drive	*No Data*	DHR Staff: Not Eligible
12	046-5102	Dale and Helen Kelley House (Current)	7229 Windsor Boulevard	*No Data*	DHR Staff: Not Eligible
13	046-5575	Antioch Church Cemetery (Current Name), Cemetery, Antioch Road (Function/Location)	Antioch Road	*No Data*	DHR Staff: Not Eligible

☒ The following known archaeological resources are located on the property:

#	DHR ID	Site Name	Site Category	Time PEriod	Restricted
1	44IW0248	*No Data*	Domestic	18th Century (1700 - 1799)	Restricted: No release
2	44IW0286	*No Data*	Domestic	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1988)	*No Data*
3	44IW0251	*No Data*	Domestic, Subsistence/Agriculture	Historic/Unknown	Restricted: No release

NOTE:

1) *The information above is for planning purposes only. In most cases, the property has not been surveyed for historic resources. Undiscovered historic resources may be located on the subject property or adjacent properties and this supplemental information is not intended to satisfy the Corps' requirements under Section 106 of the National Historic Preservation Act (NHPA).*
2) *Prospective permittees should be aware that Section 110k of the NHPA (16 U.S.C. 470h-2(k)) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of Section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant.*

2. A search of the data supplied by the U.S. Fish & Wildlife Service, the Virginia Department of Conservation and Recreation and the Virginia Department of Wildlife Resources revealed the following:

☒ The following federally-listed species may occur within the vicinity of the subject property:

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

Please note this information is being provided to you based on the preliminary data you submitted to the Corps relative to project boundaries and project plans. Consequently, these findings and recommendations are subject to change if the project scope changes or new information becomes available and the accuracy of the data.

Appendix 2 - PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PJD: 04 May 2022

B. NAME AND ADDRESS OF PERSON REQUESTING PJD:
Mr. Dan Cox Timmons Group 1001 Boulders Parkway Suite 300 Richmond, VA 23225

C. DISTRICT OFFICE, FILE NAME, AND NUMBER:

NAO-2021-03069

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:

(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: Virginia County/parish/borough: Isle of Wig City: N/A

Center coordinates of site (lat/long in degree decimal format): 36.834931° / -76.780864°

Lat.: xx.xxx° Long.: yy.yyy°

Universal Transverse Mercator:

Name of nearest waterbody: Burnt Mills Swamp, Antioch Swamp, Pine Swamp

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: 04 May 2022

☑ Field Determination. Date(s): 03 March 2022

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.

Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
PJD figur			~247 acres	non-tidal wetlands	404
PJD figu			~33,547 linear ft.	non-tidal streams/ditc	404
PJD figu			~2.4 acres	other non-tidal waters	404

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.

2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there *"may be"* navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- [x] Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
  Map: cited PJD figures.
- [x] Data sheets prepared/submitted by or on behalf of the PJD requestor.
  - [x] Office concurs with data sheets/delineation report.
  - [ ] Office does not concur with data sheets/delineation report. Rationale: as modified.
- [ ] Data sheets prepared by the Corps: _____.
- [ ] Corps navigable waters' study: _____.
- [ ] U.S. Geological Survey Hydrologic Atlas: _____.
  - [ ] USGS NHD data.
  - [ ] USGS 8 and 12 digit HUC maps.
- [x] U.S. Geological Survey map(s). Cite scale & quad name: accessed via Google Earth Pro
- [x] Natural Resources Conservation Service Soil Survey. Citation: accessed via Google Earth Pro
- [x] National wetlands inventory map(s). Cite name: accessed via Google Earth Pro
- [ ] State/local wetland inventory map(s): _____.
- [ ] FEMA/FIRM maps: _____.
- [ ] 100-year Floodplain Elevation is: ____. (National Geodetic Vertical Datum of 1929)
- [x] Photographs:
  - [x] Aerial (Name & Date): Google Earth Pro, Bing, ArcGIS Pro, Digital Globe, etc.
  - or
  - [x] Other (Name & Date): various dates
- [ ] Previous determination(s). File no. and date of response letter: _____.
- [x] Other information (please specify): LiDAR, AGCP Regional Supplement, USGS National Map, APT

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

KNEPPER.DAVID.A.1229503576 Digitally signed by KNEPPER.DAVID.A.1229503576 Date: 2022.05.04 15:41:43 -04'00'

Signature and date of Regulatory staff member completing PJD

Signature and date of person requesting PJD (REQUIRED, unless obtaining the signature is impracticable)[1]

[1] Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

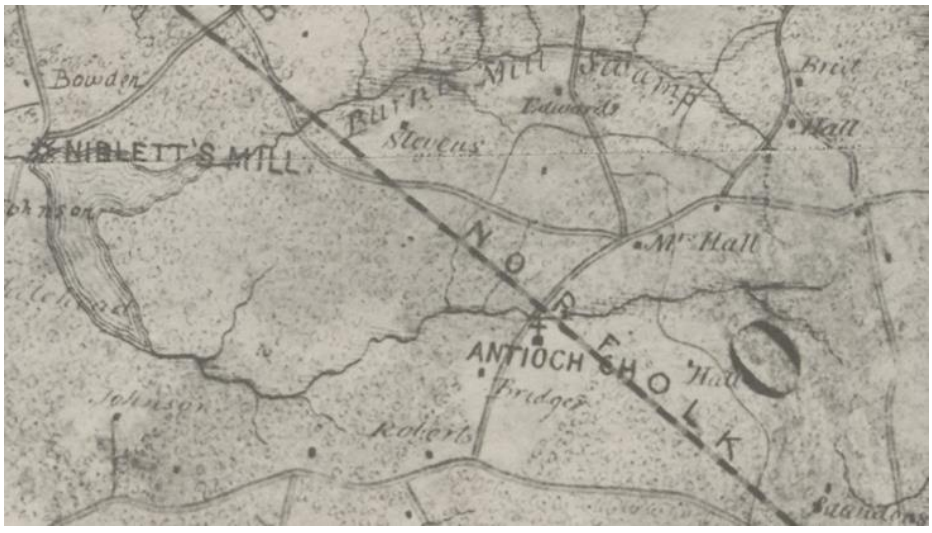
REPORT >

Phase I Archaeological Survey of the Carver Solar Project Area

LOCATION > Isle of Wight County, Virginia

DATE > August 2022

PREPARED FOR >
Carver Solar I, LLC



PREPARED BY >
Dutton + Associates, LLC

Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

PHASE I ARCHAEOLOGICAL SURVEY OF THE CARVER SOLAR PROJECT AREA

ISLE OF WIGHT COUNTY, VIRGINIA

PREPARED FOR:
CARVER SOLAR I, LLC
1105 NAVASOTA ST
AUSTIN, TX 78702

***PREPARED BY*:**
DUTTON + ASSOCIATES, LLC
1115 CROWDER DRIVE
MIDLOTHIAN, VIRGINIA 23113
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PRINCIPAL INVESTIGATOR
HOPE SMITH PHD.

AUGUST 2022

ABSTRACT

From March 23 through June 3, 2022, D+A completed Phase I archaeological survey of the proposed ±309.5-hectare (±765-acre) Carver Solar project area. The archaeological survey specifically covered the ±241-hectare (±596.1-acre) fenced area of the proposed facility, which is where ground disturbance is planned for solar array installation. Survey consisted of systematic pedestrian survey and subsurface testing of areas deemed to have potential for the presence of archaeological deposits. The survey was also guided in part by the Phase IA archaeological assessment titled, Phase IA Cultural Resource Assessment of the ±379.3 Hectares (±937.3 Acre) Carver Solar Project Area (2021), which was prepared for the original proposed project area.

The project area is comprised of pine forests, poorly drained lowlands, and agricultural fields. Antioch Swamp runs east-west between the discontiguous parcels which comprised the project area. Likewise, Windsor Boulevard (Route 460) runs northwest-southeast through the parcels and Winston Drive runs southeast-northwest through two parcels in the eastern portion of the project area. Burnt Mill Swamp is north of the project area, and Blackwater Road is south of the project area. At the time of the survey, a large number of the project area parcels located south of Route 460 had recently been plowed and surface visibility was excellent. Some project area parcels were in pasture or winter wheat, with woodlands typically lining streams and wetlands. For most larger forested areas, timber harvesting had occurred within the last decade and in many areas visible evidence of soil disturbance such as push piles, slash, and exposed soils were still evident.

Archaeological field survey consisted of a combination of systematic pedestrian survey and subsurface shovel testing. Pedestrian survey was conducted when agricultural fields were plowed and surface visibility was greater than 50% per the Virginia Department of Historic Resources (VDHR) survey guidelines. Pedestrian survey was conducted along transects varying between 7.5 meters (25 feet) and 15 meters (50 feet) apart. For areas where surface visibility was less than 50% and where the potential for archaeological deposits was present, systematic shovel testing was conducted. A total of 261 shovel test pits were excavated.

A total of fourteen archaeological sites were identified during the survey. Four sites were identified on project area parcels north of Route 460 and the remaining ten sites on parcels south of Route 460. All identified sites date to the historic period, although some prehistoric lithic material was recovered in isolated locations in too few numbers to be classified as archaeological sites. Of the newly identified sites, the majority represent late nineteenth to mid twentieth century domestic sites with a wide date range of artifacts and no remaining structural components (Sites 44IW0367, 44IW0368, 44IW0370, 44IW0371, 44IW0372, 44IW0373, 44IW0374, 44IW0376, 44IW0377, 44IW0378, and 44IW0379). Several of these sites are illustrated on historic mapping and aerial imagery of the project area and represent common site types in the area and throughout the region. As such, these sites offer limited research value and are ***recommended as not eligible for listing in the NRHP.***

Previously identified site 44IW0248, a light scatter of eighteenth-century artifacts, was determined by VDHR to not be eligible for listing in the NRHP. A sherd of tin-glazed earthenware was the only related artifact that was recovered during the current effort. Previously recorded site 44IW0286 was not reidentified and is presumed to be located outside of the current proposed

project's limits of disturbance. This site was also previously determined by the VDHR to not be eligible for listing in the NRHP.

Sites 44IW0366, 44IW0369, and 44IW0375 contained pre-Civil War archaeological material and represent antebellum settlement and occupation in the area. Site 44IW0366 contains eighteenth and early nineteenth century domestic artifacts and represents early settlement and occupation of the area. Sites 44IW0369 and 44IW0375 both represent early nineteenth century domestic sites. Both sites are associated with early documented structures with supporting oral history. ***Based on the dates and types of material observed, D+A recommends Field Sites 44IW0366, 44IW0369 and 44IW0375 potentially eligible for listing in the NRHP.*** *Avoidance or further study is recommended. No ground disturbance will take place in the location of Site 44IW0375, so this site will be avoided.*

A summary of all identified sites and their potential NRHP status is provided in the table below

All identified sites and their NRHP recommendation.

Temporary Site #	Temporal Affiliation	NRHP Recommendation	Treatment
44IW0366	Mid-18th – 19th century domestic	Potentially eligible	Avoidance or Phase II Evaluation
44IW0367	Late 19th – 20th century domestic	Not eligible	No further work
44IW0368	Late 19th – 20th century domestic	Not eligible	No further work
44IW0369	Late-18th – 19th century domestic	Potentially eligible	Avoidance or Phase II Evaluation
44IW0370	Late 19th – 20th century domestic	Not eligible	No further work
44IW0371	Late 19th – 20th century domestic	Not eligible	No further work
44IW0372	Late 19th – 20th century domestic	Not eligible	No further work
44IW0373	Late 19th – 20th century domestic	Not eligible	No further work
44IW0374	Late 19th – 20th century domestic	Not eligible	No further work
44IW0375	Early 19th century domestic	Potentially eligible	Avoidance or Phase II Evaluation
44IW0376	Late 19th – 20th century domestic	Not eligible	No further work
44IW0377	Late 19th – 20th century domestic	Not eligible	No further work
44IW0378	Late 19th – 20th century domestic	Not eligible	No further work
44IW0379	Late 19th – 20th century domestic	Not eligible	No further work

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1. INTRODUCTION

From March 23 through June 3, 2022, Dutton +Associates, LLC (D+A) conducted a Phase I cultural resource survey (Phase I) of the ±379.3-hectare (±937.3-acre) Carver Solar project area. This survey consisted of both architectural and archaeological investigations to identify cultural resources greater than 50 years in age and assess their potential eligibility for inclusion in the National Register of Historic Places (NRHP). This volume contains the results of the archaeological survey. The architectural survey is being submitted as a separate volume.

The project area consists of discontiguous parcels in Isle of Wight County in Zuni (Figures 1-1 and 1-2). It is roughly bounded on the south by Blackwater Road, bisected by Windsor Boulevard (Route 460), and bounded to the north by Burnt Mill Swamp. The archaeological survey area consisted of the portions of the property where ground disturbance could potentially take place. This survey area was located within the parcel boundaries of the project and excludes all wetlands (Figure 1-3).

Hope Smith, PhD., served as the Principal Investigator, prepared the research design, and coauthored the report. Dara Friedberg, M.S., conducted background research for the project and coauthored the report. Copies of all field notes, maps, correspondence, and research materials are on file at D+A's main office in Midlothian, Virginia.

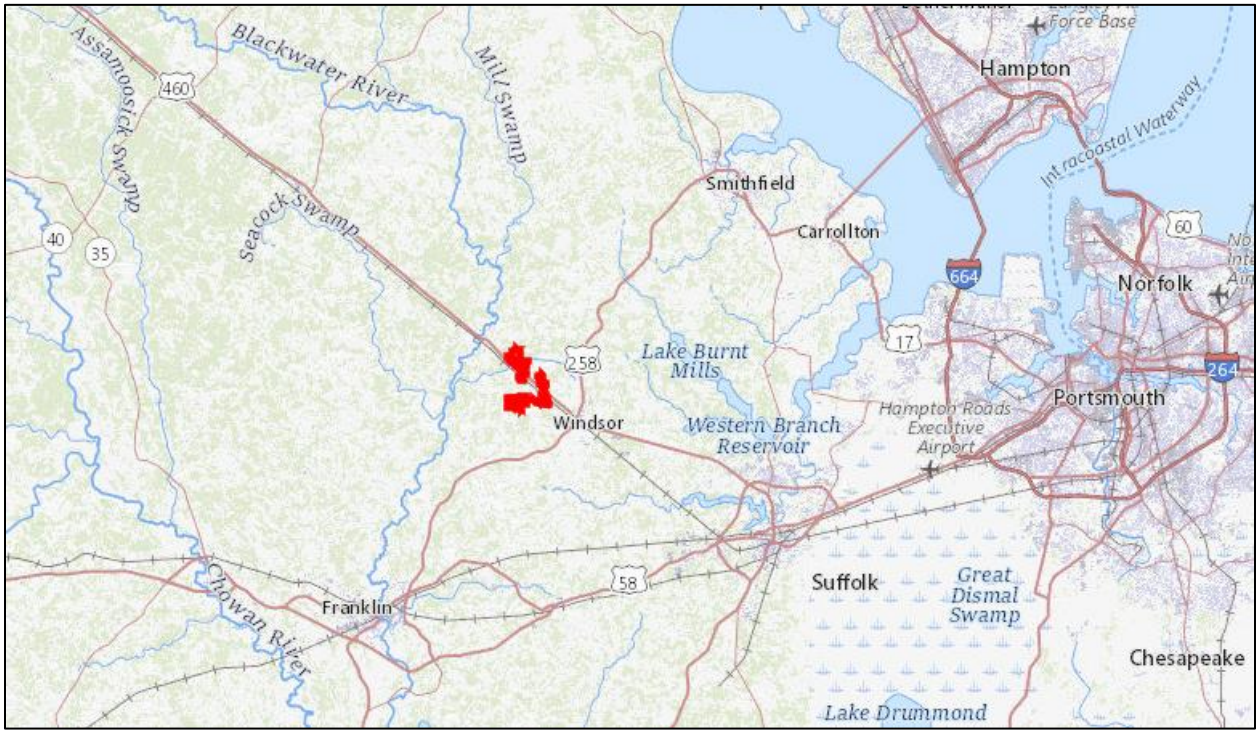

Figure 1-1: General location of the project area. Source: USGS the National Map 2022

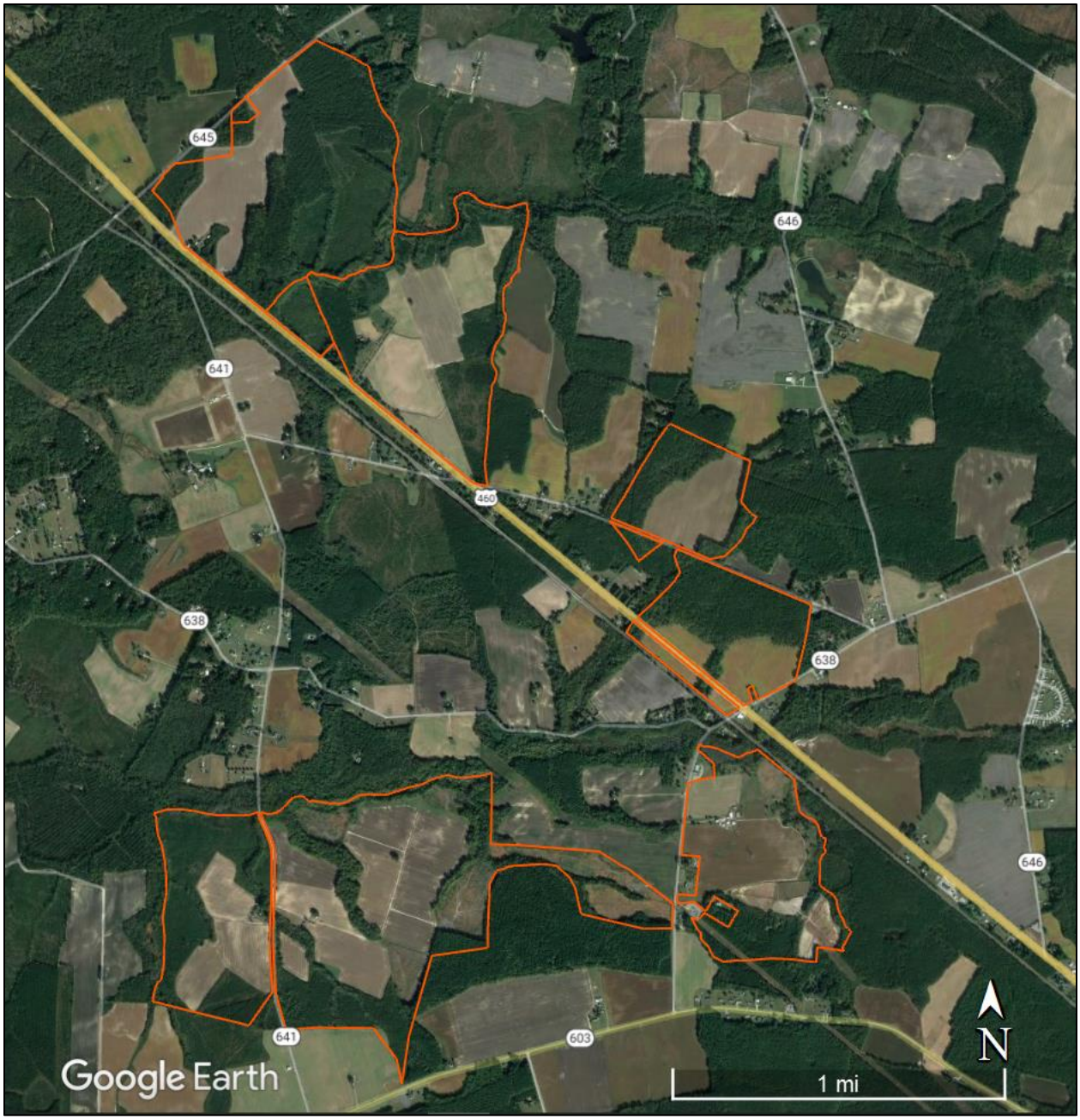

Figure 1-2: Aerial view showing parcels of entire project area.

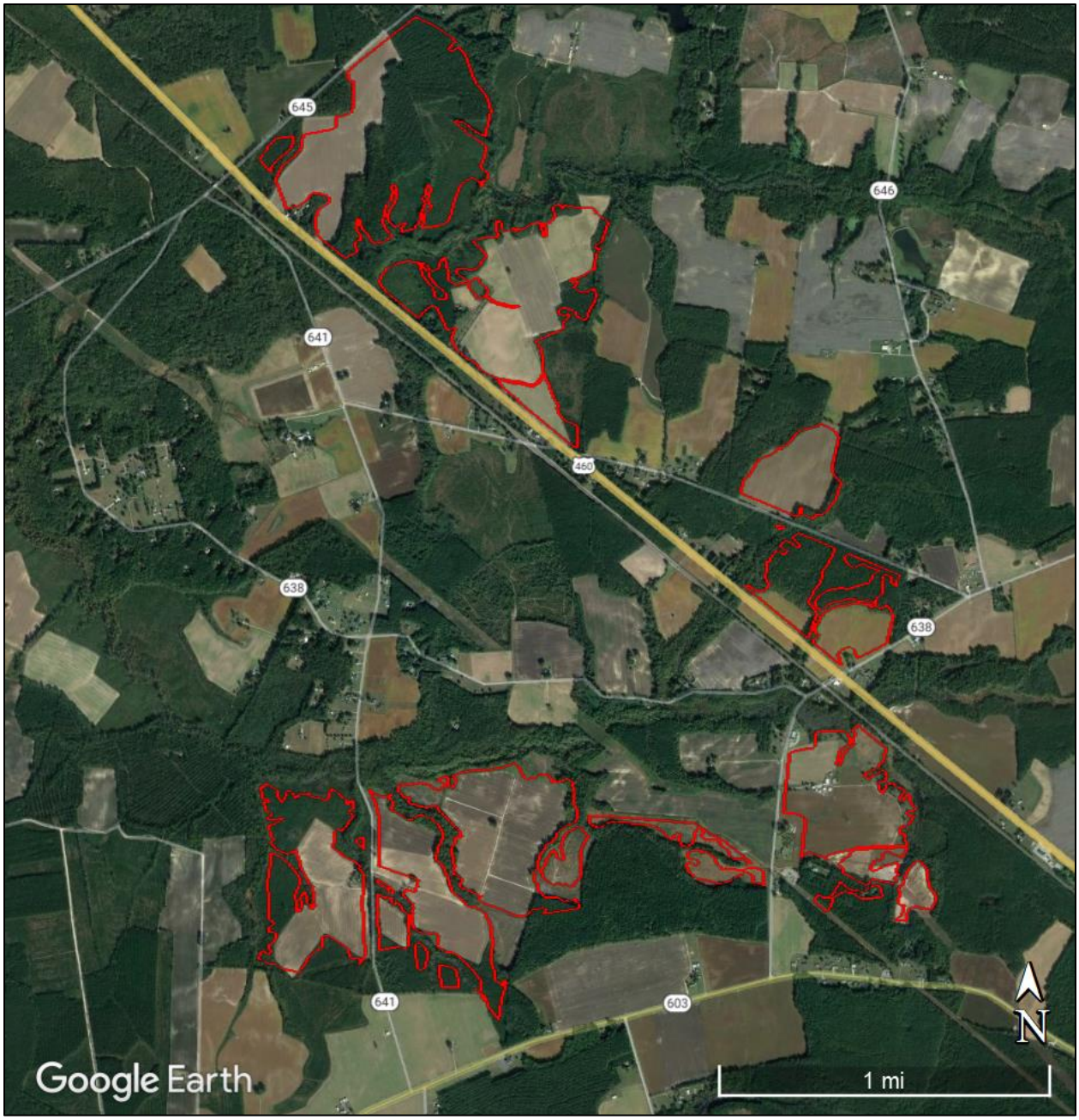

Figure 1-3: Aerial view of archaeological survey area shown in red. Source: Google Earth 2019

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2. RESEARCH DESIGN

The Phase I cultural resource survey of the Carver Solar project area was undertaken in order to confirm the existing condition of the property, note any surface evidence of cultural activity, recommend and implement an appropriate survey methodology for the property based upon the results of the background research and field reconnaissance, and identify the presence or absence of cultural resources on the property. The background research, field reconnaissance, and field survey methodologies are summarized below.

ARCHIVAL RESEARCH

In March 2022, D+A conducted background research with the goal of identifying all previously recorded historic properties located within and in the vicinity of the project area in accordance with VDHR's guidance document titled *Guidelines for Conducting Cultural Resources Survey in Virginia* (rev. 2017). Background research was conducted at the VDHR and on the internet and including the following sources:

- VDHR V-CRIS site files; and
- National Park Service, American Battlefield Protection Program, maps and related documentation.

As part of this Phase I study, D+A checked resource data at each of the above sources to verify accuracy and ensure the information was up to date at the time of the survey. In further preparation for the Phase I survey, D+A conducted additional review of the following documents and sources for information relative to unrecorded archaeological sites in the project area:

- USDA Historic Aerial Imagery;
- U.S. Geological Survey Topographic Maps;
- Previous historic resource survey documents; and
- Local historical society archives.

The additional review conducted in support of the Phase I survey was designed to identify all properties greater than 50 years of age located within the project area.

CONTEXT DEVELOPMENT

Information from the literature review and background search was used in conjunction with additional research to develop a cultural and historical context to place the project area and any identified historic resources within their appropriate context for evaluations of historical significance. This context was developed through review of previous cultural resource studies, published and unpublished manuscripts, historic maps, aerial photographs, local histories, and a variety of internet sources.

For the purposes of this effort, a comprehensive cultural context of Isle of Wight County was prepared summarizing general historical trends, settlement patterns, and development with a focus

on the vicinity of the project area. Further analysis and context development was undertaken for the defined survey area so that newly recorded resources could be effectively evaluated.

FIELD SURVEY

Archaeological Resources

At the outset of field investigations, a pedestrian survey of the project area was conducted to document existing conditions and to note surface evidence of cultural activity or material and identify areas with the potential for intact subsurface archaeological resources. For any newly encountered archaeological resources identified during the reconnaissance, photographs were taken of the general vicinity and of any visible features. A field map was prepared showing feature locations, permanent landmarks, topographic and vegetation variation, as well as sources of disturbance. Sufficient information was included on the map to permit easy re-identification of the resources.

Following the pedestrian survey, systematic shovel testing was conducted in accordance with a probability model submitted to VDHR and DEQ as part of the *Phase IA Cultural Resources Assessment of the ±379.3-Hectare (±937.3-Acre) Carver Solar Project Area.* This model divided the project area into areas of high, medium, and low potential, with no subsurface testing recommended for areas of documented or visible significant ground disturbance, slopes in excess of 15 percent, and areas in statutory wetlands or water saturated soils at the time of the survey. Shovel tests were excavated at a maximum of 15-meter (50-foot) intervals along transects spaced 15 meters (50 feet) apart. The shovel test interval may be extended in areas where soils and topography indicate that the potential for archaeological deposits to be present was considered low. The soil excavated from all shovel tests was passed through 0.63-centimeter (1/4-inch) mesh screen and all shovel tests were approximately 0.38 meters (15 inches) in diameter and excavated to sterile subsoil or the practical limits of excavation. Isolated positive shovel tests were bracketed with radial shovel tests (half the distance to the next shovel test in all four directions) until two negative shovel tests in each direction were documented.

For any archaeological resources identified during the survey, photographs were taken of the general vicinity and of any visible features. A field map was prepared showing site limits, feature locations, permanent landmarks, topographic and vegetational variation, sources of disturbance, and all surface and subsurface investigations. GPS coordinates for all identified site locations were recorded and sufficient information was included on maps to permit easy relocation of sites. Notes were taken on surface and vegetational conditions, soil characteristics, dimensions and construction of features evident, and the amount and distribution of cultural materials present. All subsurface archaeological excavations were backfilled and returned to pre-survey conditions.

LABORATORY ANALYSIS

All artifacts recovered in the course of the survey were provenienced in the field and recorded. Following fieldwork, the artifacts were transported to the D+A laboratory facilities where they were cleaned, sorted, and identified. After processing, all artifacts were inventoried using

Microsoft Excel. A computer-printed artifact inventory of prehistoric and historic artifacts is included as an appendix to this report.

Identification of diagnostic artifacts was made by consulting existing comparative collections and available regional literature regarding artifact types. Artifacts were assigned dates through the comparison of identified artifacts with other material culture classes having documented use-popularity patterns. Ceramics and glass provided primary chronological information. All artifacts were placed in polyethylene re-sealable storage bags and placed in acid free boxes suitable for permanent curation. At the conclusion of the survey, arrangements will be made with the client regarding final deposition of the artifacts.

REPORT AND RECORD PREPARATION

Information from field survey was used in conjunction with background research and context development to assess each identified cultural resource for potential NRHP-eligibility. A results section was prepared that summarizes the field findings, assessment of significance and NRHP-eligibility. The results of the study are accompanied by maps and photographs as appropriate and were synthesized and summarized in this report along with the research design, archives search, and cultural contexts. All research material and documentation generated by this project are on file at D+A's office in Midlothian, Virginia. VDHR site forms (Virginia Cultural Resources Information System (V-CRIS) were completed for all cultural resources, 50 years of age or older, identified during the survey. Site forms for archaeological sites are include as an appendix to this report.

QUALIFICATIONS AND STANDARDS

The D+A personnel who directed and conducted this survey meet the professional qualification standards of the Department of the Interior (48 FR 44738-9). All work was conducted in accordance with the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:44716-44742, September 29, 1983), and VDHR's *Guidelines for Conducting Historic Resource Survey in Virginia* (rev. 2017).

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3. ENVIRONMENTAL CONTEXT

PHYSICAL DESCRIPTION AND LOCATION

The Carver project area is situated in the Coastal Plain physiographic region of Virginia in a rural area with a modest amount of commercial and residential development nearby. Land use consists of planted pine woodlands and agricultural fields. The project area is partially bordered by Route 460. It is intersected to the northwest by Route 645, to the southeast by Route 638, and to the southwest by Route 641. This environmental context chapter details the geology and soils of the entire lease area, which extends beyond the area to be disturbed by the development of the solar field (Figure 3-1).

Figure 3-1: Aerial view of the Carver project area. Source: Google Earth 2022

GEOLOGY AND TOPOGRAPHY

The project area is predominantly flat, with gentle slopes leading into drainage ways. Landforms are well defined only where several drainages bound upland areas on multiple sides; for example, the southern section of the project area on either side of Barrett Town Road contains several landforms dissected by Antioch Swamp and its tributaries. Low relief and gentle slopes are associated with the Upland subprovince of the Coastal Plain physiographic region. The region is underlain by unconsolidated and poorly consolidated Coastal Plain sediments, and the project area specifically is underlain by the Charles City formation, which dates to the Quarternary Period. A dendritic drainage pattern occurs throughout this region with flat topography and shallow, sluggish drainage ways, often bordered by broad wetlands or floodplains. Elevation ranges from 10 meters (33 feet) above mean sea level (AMSL) in the eastern side of the project area to 26 meters (85 feet) AMSL in the southern portion of the western side of the project area.

HYDROLOGY

Runoff from the northern parcels drains north and south into Burnt Mills Swamp, which empties to Antioch Swamp. Runoff from the central and southern parcels drains directly to Antioch swamp and its several unnamed tributaries. Water from Antioch Swamp flows sequentially into the Chowan River, the Albemarle Sound, and ultimately the Atlantic Ocean.

PEDOLOGY

The project area is dominated by loamy marine deposits. The most abundant soil types in the project area are Kinston loam, Myatt fine sandy loam, Slagle fine sandy loam, and Uchee loamy sand (Figure 3-2, Table 3-1). Approximately 46% of the survey is poorly drained or somewhat poorly drained. The remaining 56% of the project area is well drained or moderately well drained. Slopes range from 1% to 8% grade (Figure 3-3).

Table 3-1: Unit summary of soils within the Carver project area. Source: USDA

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Chipley sand	Moderately well drained	1.0	0.1%
5A	Emporia fine sandy loam, 0 to 2 percent slopes	Well drained	59.2	5.0%
5B	Emporia fine sandy loam, 2 to 6 percent slopes	Well drained	35.3	3.0%
6	Kenansville loamy sand	Well drained	7.5	0.6%
7	Kinston loam	Poorly drained	263.1	22.2%
9	Myatt fine sandy loam	Poorly drained	170.2	14.4%
10	Nawney loam	Very poorly drained	67.6	5.7%
12A	Peawick silt loam, 0 to 2 percent slopes	Moderately well drained	4.4	0.4%
12B	Peawick silt loam, 2 to 6 percent slopes	Moderately well drained	0.4	0.0%
18A	Slagle fine sandy loam, 0 to 2 percent slopes	Moderately well drained	161.1	13.6%
18B	Slagle fine sandy loam, 2 to 6 percent slopes	Moderately well drained	23.8	2.0%
18C	Slagle fine sandy loam, 6 to 10 percent slopes	Moderately well drained	9.0	0.8%
19A	Uchee loamy sand, 0 to 2 percent slopes	Well drained	116.0	9.8%
19B	Uchee loamy sand, 2 to 6 percent slopes	Well drained	76.4	6.5%
20B	Uchee-Peawick complex, 2 to 6 percent slopes	Well drained	140.5	11.9%
20C	Uchee-Peawick complex, 6 to 10 percent slopes	Well drained	6.8	0.6%
23	Yemassee fine sandy loam	Somewhat poorly drained	42.1	3.6%
W	Water		0.5	0.0%
Totals for Area of Interest			**1,184.9**	**100.0%**

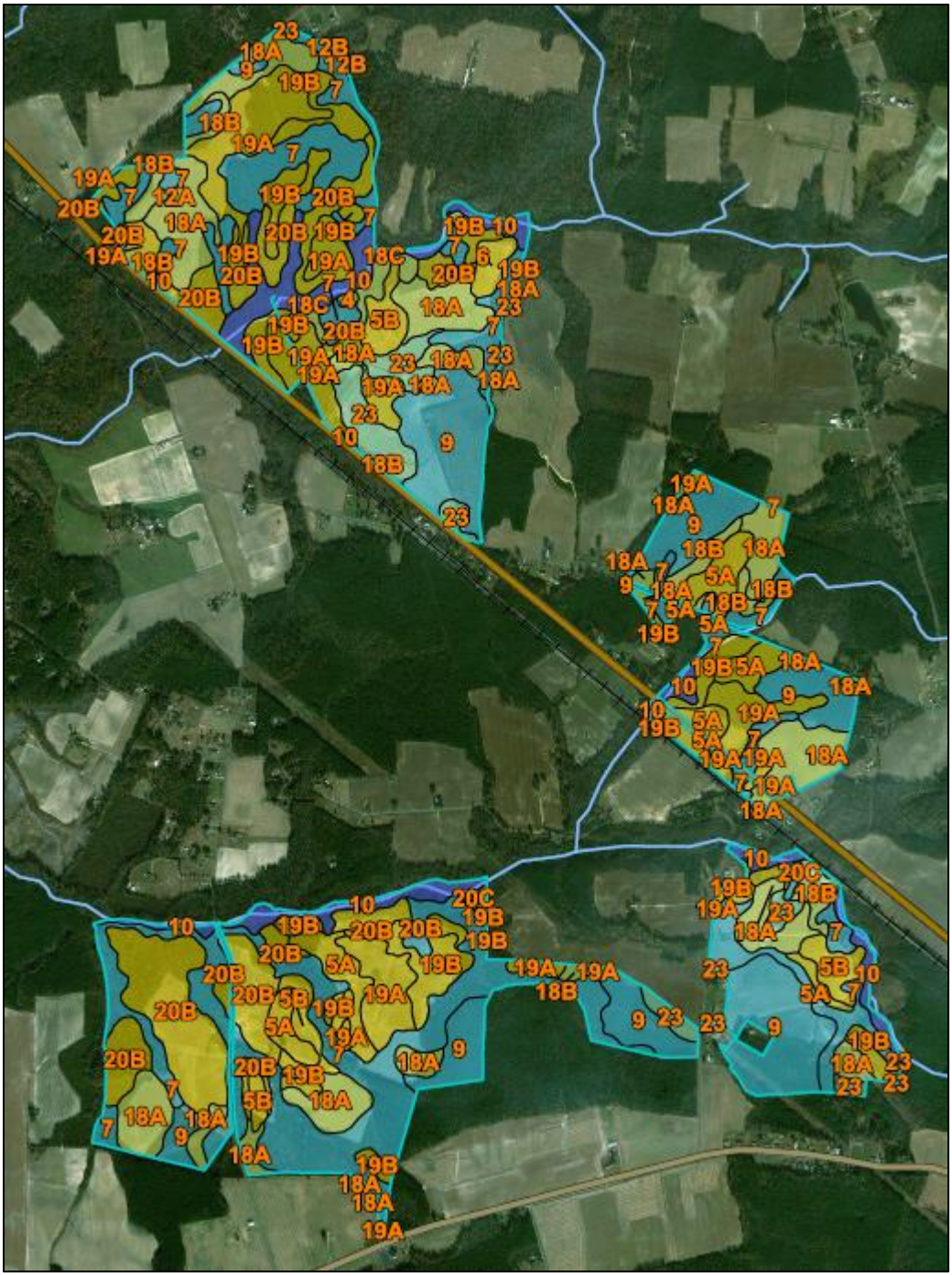

Figure 3-2: Soils map of the Carver project area, showing drainage class. Source: USDA

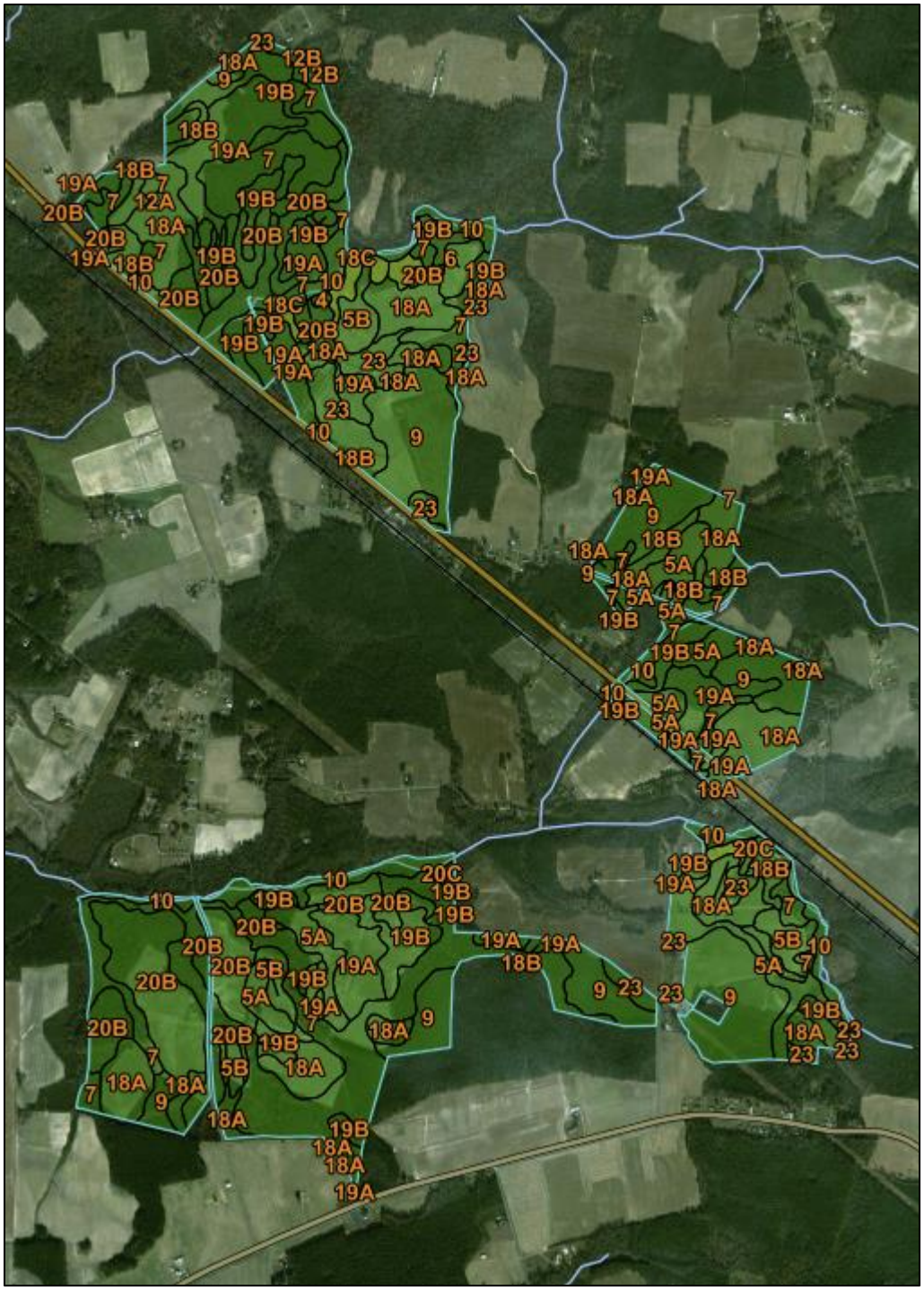

Figure 3-3: Soils map of the Carver project area, showing representative slope. Source: USDA

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4. PREVIOUS INVESTIGATIONS

This section includes a summary of all the cultural resource management events that have taken place within the project area registered at VDHR through March 2022. It also lists all previously identified architectural resources and archaeological sites located within the project area, as well as within one mile of the project area.

PREVIOUS SURVEYS RELEVANT TO THE SITE

Research at VDHR reveals that eight surveys have been conducted within one mile of the project area (Figure 4-1; Table 4-1). These surveys were conducted between 1996 and 2020. Five surveys have been conducted within the project area.

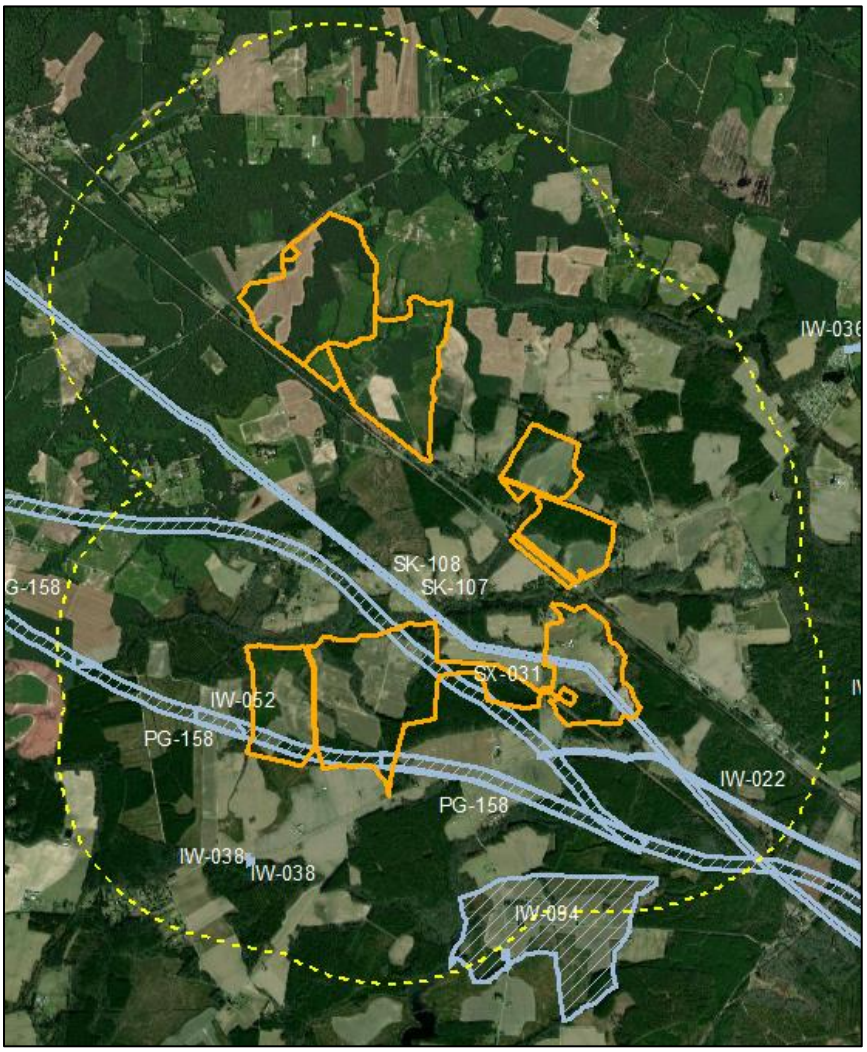

Figure 4-1: Previous surveys (gray) conducted within 1.0 mile (yellow) of the project area (orange). Source: V-CRIS

Table 4-1: Surveys conducted within a mile of the project area. Bolded surveys are within the project area.

Report Number	County	Report Title	Report Author	Author Affiliation	Report Year
PG-158	**Prince George**	**Results of the Archaeological Identification Survey of Approximately 3.18 Miles of the Proposed Route 460 PPTA Project in Isle of Wight and Southampton Counties and Supplemental Evaluation Testing at Site 44PG0504 in Prince George County, Virginia**	**Thomas Fugate**	**Gray and Pape, Inc.**	**2009**
SK-107	**Suffolk**	**A Phase I Cultural Resources Survey of the Proposed Approximately 60-Mile Dominion Virginia Power Carson-Suffolk 500 kV Transmission Line in Dinwiddie, Prince George, Sussex, Southampton, and Isle of Wight Counties, and the City of Suffolk, Virginia**	**Aimee Leithoff, Mike Klein, Sandra DeChard, Emily Lindveit, Ellen Brady**	**Cultural Resources, Inc.**	**2009**
IW-022	Isle of Wight	Phase I Cultural Resources Survey of Proposed Improvements to Route 603, in Isle of Wight County, Virginia	R. Taft Kiser, Robin L. Ryder, Mary Ellen Bushey, Douglas C. McLearen, Christopher P. Egghart, Luke Boyd	Virginia Commonwealth University Archaeology Research Center	1996
IW-038	Isle of Wight	Archaeological Survey of Two Proposed Temporary Sediment Basins Associated With the Route 603 Widening Project	Kenneth E. Stuck	Virginia Department of Transportation (Highways and Transportation)	2004
IW-052	**Isle of Wight**	**Final Letter Report: Results of the Archaeological Identification Survey of Approximately 6.06 Miles of the Proposed Route 460 PPTA Project, Isle of Wight and Southampton Counties, Virginia**	**Thomas Fugate**	**Gray and Pape, Inc.**	**2008**
SK-108	**Suffolk**	**Additional Phase I Archaeological Survey Addendum to: A Phase I Cultural Resources Survey of the Proposed Approximately 60-Mile Dominion Virginia Power Carson-Suffolk 500 kV Transmission Line in Dinwiddie ... City of Suffolk, Virginia**	**Aimee J. Leithoff, Ellen M. Brady**	**Cultural Resources, Inc.**	**2009**
SX-031	**Sussex**	**Archaeological Survey Route 460 Location Study, Sussex, Southampton, Isle of Wight Counties and City of Suffolk, Virginia**	**Lee Tippett, Megan Rupnik, Daniel Gregory, Tom Fugate**	**Archaeological Survey Route 460 Location Study, Sussex, Southampton, Isle of Wight**	**2006**

Report Number	County	Report Title	Report Author	Author Affiliation	Report Year
				Counties and City of Suffolk, Virginia	
IW-094	Isle of Wight	Phase I Cultural Resources Survey of the ±121.4-Hectare (±300-Acre) Windsor Solar Project Area, Isle of Wight County, Virginia	J. Hope Smith, Dara Friedberg	Dutton & Associates	2020

PREVIOUSLY IDENTIFIED ARCHAEOLOGICAL SITES WITHIN ONE MILE

There are 29 previously recorded archaeological sites located within one mile of the project area, three of which are located within the project area: Sites 44IW0248, 44IW0286, and 44IW0296 are located within the project area (Figure 4-2, Table 4-1). Site 44IW0248 is an eighteenth-century farmstead which has been determined not eligible for inclusion in NRHP. Sites 44IW0286 and 44IW0296 are both artifact scatters with wide occupation date ranges and have not been evaluated by DHR. Ten sites have been determined not eligible for inclusion in the NRHP. The remaining have not been evaluated.

Table 4-2: Previously identified archaeological sites located within 1.0 mile of the project area. Resources highlighted in orange are within the project area.

DHR ID	Site Types	Time Periods	Evaluation Status
44IW0253	Cemetery	20th Century (1900 - 1999)	N/A
44IW0252	Cemetery	20th Century (1900 - 1999)	N/A
44IW0024	Dwelling, single	<Null>	N/A
44IW0251	Outbuilding	Historic/Unknown	DHR Staff: Not Eligible
44IW0168	Farmstead	19th Century (1800 - 1899), 20th Century (1900 - 1999)	N/A
44IW0167	Not recorded	19th Century (1800 - 1899), 20th Century (1900 - 1999)	N/A
44IW0231	Dwelling, single	19th Century: 4th quarter (1875 - 1899), 20th Century (1900 - 1999)	DHR Staff: Not Eligible
44IW0173	Farmstead	19th Century (1800 - 1899), 20th Century (1900 - 1999)	DHR Staff: Not Eligible
44IW0257	Camp, temporary	Prehistoric/Unknown (15000 B.C. - 1606 A.D.)	DHR Staff: Not Eligible
44IW0248	Farmstead	18th Century (1700 - 1799)	DHR Staff: Not Eligible
44IW0170	Farmstead	19th Century (1800 - 1899), 20th Century (1900 - 1999)	N/A
44IW0172	Farmstead	19th Century (1800 - 1899), 20th Century (1900 - 1999)	N/A
44IW0171	Farmstead	20th Century (1900 - 1999)	N/A
44IW0174	Farmstead	Prehistoric/Unknown (15000 B.C. - 1606 A.D.), 19th Century (1800 - 1899), 20th Century (1900 - 1999)	N/A

DHR ID	Site Types	Time Periods	Evaluation Status
44IW0280	Artifact scatter	Early National Period (1790 - 1829), Antebellum Period (1830 - 1860), Civil War (1861 - 1865), Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945)	N/A
44IW0295	Artifact scatter	World War I to World War II (1917 - 1945), The New Dominion (1946 - 1988)	N/A
44IW0282	Artifact scatter	Early Woodland (1200 B.C. - 299 A.D.), Middle Woodland (300 - 999 A.D.)	N/A
44IW0296	Artifact scatter, Other	Late Archaic Period (3000 - 1201 B.C.), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1988)	N/A
44IW0286	Artifact scatter	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1988)	N/A
44IW0287	Artifact scatter	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 - 1988)	N/A
44IW0288	Artifact scatter	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1988)	N/A
44IW0294	Dwelling, single	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1988)	N/A
44IW0312	Artifact scatter	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945)	DHR Staff: Not Eligible
44IW0313	Artifact scatter	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945)	DHR Staff: Not Eligible
44IW0314	Artifact scatter	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945)	DHR Staff: Not Eligible
44IW0169	Artifact scatter, Farmstead	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)	DHR Staff: Not Eligible
44IW0315	Artifact scatter	World War I to World War II (1917 - 1945)	DHR Staff: Not Eligible
44IW0025	Dwelling	<Null>	N/A
44IW0281	Earthworks	Civil War (1861-1865), Reconstruction and Growth (1866-1916)	N/A

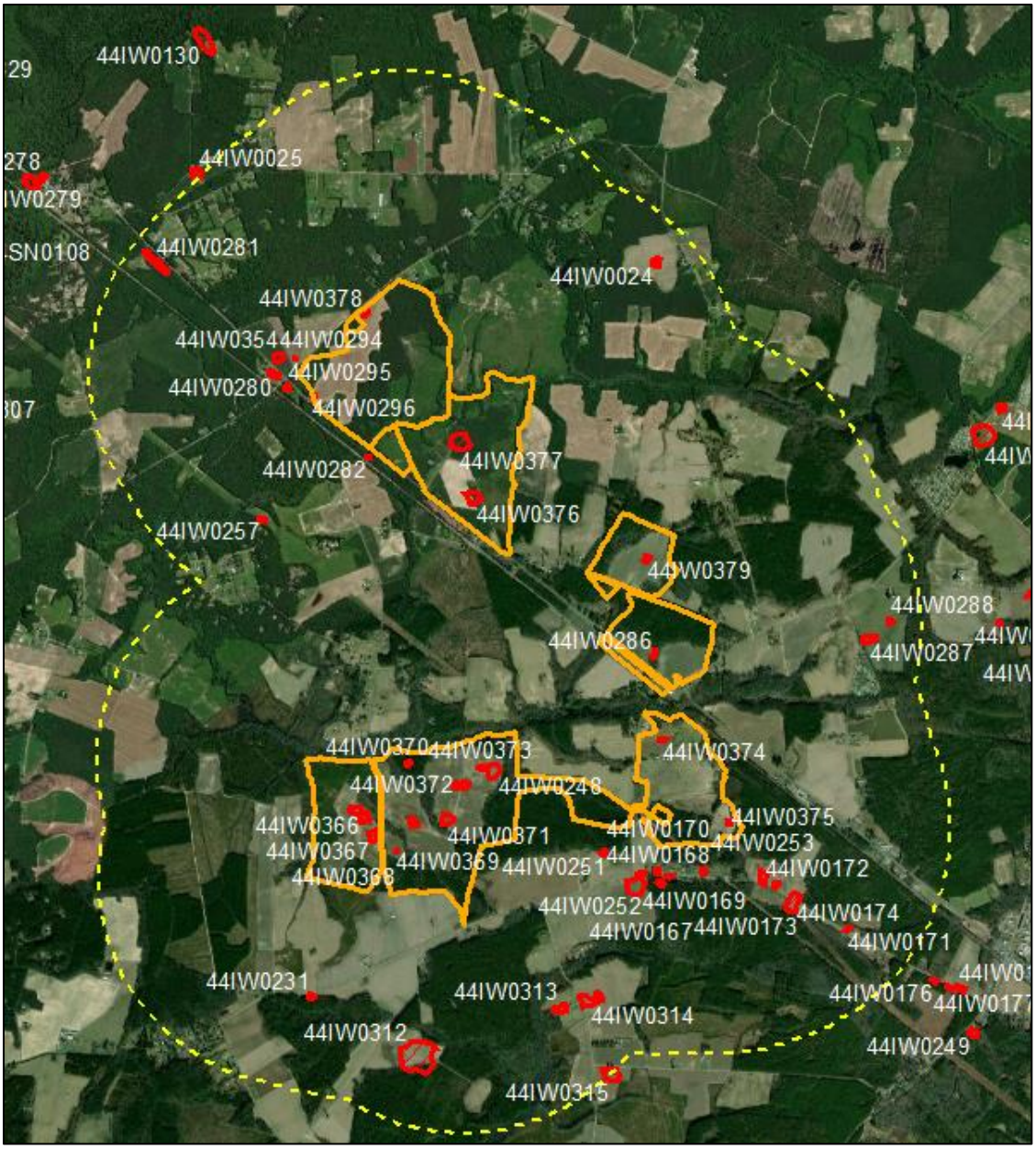

Figure 4-2: Map detailing all archaeological resources (red) within 1.0 mile (blue) of the project area (orange). Source: V-CRIS

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5. CULTURAL CONTEXT

The following section provides a brief summary of the general overarching regional prehistoric and historic themes relevant to Virginia and Isle of Wight County. The primary emphasis of this context focuses on the anthropological and material culture trends in prehistory and history, and describes how people throughout time could have left their archaeological mark on the landscape of the project area specifically. Prehistoric and historic occupation statistics and trends were analyzed, as were historic maps and available first-hand accounts which aided in establishing the appropriate cultural context for the project area as defined by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and the Virginia Department of Historic Resources' *How to use Historic Contexts in Virginia: A Guide for Survey, Registration, Protection, and Treatment Projects* (VDHR 2017).

PALEOINDIAN PERIOD (PRIOR TO 8000 B.C.)

Recent archaeological findings in Virginia have found the first Paleoindians are projected to have arrived in southeastern North America between 15,000 and 11,000 years ago, or approximately 13000 to 9000 B.C. (McAvoy and McAvoy 1997). Three of the earliest archaeological sites associated with Paleoindian occupation in Virginia are the Cactus Hill site (VDHR #44SX0202) located along the Nottoway River in Sussex County, the Thunderbird Site (VDHR #44WR0011) in Warren County, and the Saltville site (VDHR #44SM0037) in Smyth County. These early populations coincided with the late glacial era when sea levels were approximately 230 feet below their present-day level (Anderson et al. 1996:3). The Laurentide Ice Sheet covered much of northern North America, lowering temperatures in the region and creating an ideal environment for a boreal forest (Delcourt and Delcourt 1981). Paleoindians apparently survived in this environment through opportunistic hunting and gathering of smaller mammals, fish, and wild plants (Anderson 2001). Seasonably mobile, these Paleoindians utilized different food sources at different times of the year, an extensive subsistence pattern that required a large territory.

Accordingly, the Paleoindians may have maintained a central base camp located either in a diverse ecozone where flora and fauna were easily procured or near lithic sources that contained cryptocrystalline stone. Wider ranging satellite camps would then have been seasonally occupied to exploit other natural resources, be they lithic material, flora, or fauna (Anderson et al 1996; Daniel 1996; Binford 1980). Most Paleoindian sites are small and scattered, suggesting that the groups lived in small familial bands distributed across the landscape. The lack of status items among their archaeological remains suggests that these groups recognized little differentiation in status, and probably employed an egalitarian social structure. Ethnographic analogies suggest that Paleoindians might have maintained this rough equality by shunning aspiring leaders, and methods of property redistribution.

The Paleoindians relied upon durable and easily-shaped cryptocrystalline materials such as chert and jasper for their tools. They fashioned these rocks into a variety of instruments, among which were scrapers, gravers, and adzes. Paleoindian projectile points tended to be fluted and bifacially sharpened. Due to time and rising sea levels, many Paleoindian material culture finds are limited to isolated projectile points. Researchers differentiate the Paleoindian Period into three smaller

periods reflecting changes in the morphology of projectile points. These periods include the Early Paleoindian (9500-9000 B.C.), the Middle Paleoindian (9000-8500 B.C.), and the Late Paleoindian (8500-8000 B.C.).

During the Early Paleoindian, Paleoindians produced large fluted Clovis points, a style widespread throughout North America, which could be affixed to a spear shaft. Sites from this period are found throughout the eastern seaboard in very low densities. Regions depicting greater concentrations of these sites are in Tennessee, the Cumberland and Ohio River Valley, western South Carolina, the northern Piedmont of North Carolina, and southern Virginia (Anderson 1990:164-71; Daniel 1996; Ward and Davis 1999).

The Middle Paleoindian saw a modification of Clovis points, such as the disappearance of the fluting in some cases and the addition of "ears" at the base of the point. The appearance of these new types, such as the Cumberland, Simpson, Clovis variants, and Suwanee points, might reflect changes in subsistence patterns as the result of rising global temperatures. During this time, it is theorized that American Indians began to radiate out from their previous range of occupation to exploit resources from more distant environments (Anderson 1990; Anderson et al. 1996; Ward and Davis 1999:31).

Changes to the projectile points intensified during the final centuries of the Paleoindian Period resulting in an increased number of changes in projectile point morphology. The Dalton and Hardaway types and other variants allowed late Paleoindian peoples to hunt new species.

The Paleoindian's scattered settlement pattern and simple culture contribute to the limited number of associated sites in the region, fewer than 75 sites have been identified in present-day Virginia and only 25 have been positively identified in the entire Chesapeake (Turner 1989; Dent 1995). Those Paleoindian sites that have been located tend to be quarry sites, which groups frequently visited and areas where several bands gathered (Meltzer 1988; McAvoy 1992). Many sites were likely destroyed when warming global temperatures melted the glaciers and inundated the low-lying Paleoindian settlements.

ARCHAIC PERIOD (8000 TO 1200 B.C.)

Dramatic climatic changes beginning about 10,000 years ago prompted a reconfiguration of prehistoric people's subsistence strategies and social organization. Specifically, global temperatures began rising with the dawn of the Holocene geological period, simultaneously shrinking the glaciers and raising sea levels. In North America, the Laurentide Ice Sheet gradually receded northward, making the southeastern portion of the modern-day United States warmer and drier. The boreal forest of the Pleistocene era slowly gave way to a mixed conifer and northern hardwood forest. The area began to assume its modern-day climate and floral and faunal species. This warming also resulted in dramatic hydrological changes for coastal Virginia. As the sea level gradually climbed, the land was flooded; as a result, the lower reaches of the Susquehanna River flooded to form the Chesapeake Bay.

These climatic changes created new food sources for prehistoric people. The warmer, drier climate led to a greater biodiversity, especially floral, as spruce and fir forests gave way to nut- and fruit-

bearing trees (Aaron 2009:17). This allowed humans to rely more heavily on gathering wild plants, nuts, and berries. Indeed, archaeologists have discovered tools, such as nutting stones and pestles, for processing vegetable materials. The creation of the Chesapeake Bay, furthermore allowed Archaic people to exploit seafood, such as anadromous fish and shellfish. The appearance of shell middens during the period testifies to the importance of mollusks to the Archaic diet (Dent 1995).

To exploit these new resources, Archaic people likely intensified their seasonal movement, splitting their time between a semi-permanent base camp and smaller, dispersed hunting and gathering camps. Bands of as many as 30 people may have gathered in the base camp for part of the year, and then dispersed into "microbands," composed of a single family or two, in other seasons (Griffin 1952; Anderson and Hanson 1998; Ward and Davis 1999). The range of band movement would have occurred over relatively large regions. These larger base camps are theorized to have been located along rich environmental areas near the Fall Line or along main rivers.

New subsistence patterns also required new technologies and the adaption of existing technologies to be suitable to existing game. "The spear thrower [called an atlatl] added range and power to the hunter's arm. The axe enabled people to fell trees. The mortar and pestle made it easy to pound and grind nuts, seeds, and roots" (quoted in Aaron 2009:18). With new technologies, smaller game could be more easily hunted and plants could be processed more effectively. The resulting products of these technologies differentiate the Archaic Period into three smaller periods. The period also saw innovations in projectile point manufacturing. In a further divergence with the paleoindians who relied heavily on cryptocrystalline lithics, Archaic people utilized more materials, such as quartzite and quartz.

The Early Archaic (8000-6500 B.C.) is characterized by projectile points with corner and side-notches, rather than hafting the points to a wood shaft by fluting as the Paleoindians did. The resulting points, such as the Kirk Stemmed and Notched, Palmer Corner-Notched, Fort Nottoway, Kessell, Charleston, and Amos, are thus readily distinguishable from Paleoindian points (Custer 1990). Early Archaic people hunted caribous, elk, moose, deer, and bear (Egloff and Woodward 1992:12). Additionally, there appears to be an increase in population at this time.

The Middle Archaic (6500-3000 B.C.) is defined primarily by the appearance of stemmed projectile points which were fitted into a hold in the spear shaft. Therefore, points such as the LeCroy, Stanly, Morrow Mountain, and Guilford are diagnostic of middle Archaic assemblages. Some evidence also points to the use of grinding technology to make atlatls, or spear throwers, in this period. Mortar and pestles also began to appear during the Middle Archaic, as did axes. The ability to more easily clear forests, resulted in a change in hunting as deer, bear, turkey, and other animals came to the cleared land to eat the new, low-lying growth (Egloff and Woodward 1992:14-15).

Researchers have also pointed out that contexts from this period contain a larger amount of "expedient" stone tools, owing in part to the rapid environmental changes of the Climatic Optimum, which dates from 6000 to 2000 B.C. (Wendland and Bryson 1974; Claggett and Cable 1982; Ward and Davis 1999). These tools were makeshift and less formal, allowing their owners to use them for a wider variety of activities than tools designed for specific uses. The greater

density and disbursement of archaeological sites from this period indicates a consistent rise in American Indian populations.

By the Late Archaic (3000-1200 B.C.), a more congenial climate and more abundant food sources led to dramatic population increases, there are estimates of tens of thousands of Virginia Indians during this time (Egloff and Woodward 1992:20). To be certain, this apparent increase might be exaggerated because late Archaic people had a richer material culture than previous peoples and hence left more archaeological evidence of their existence (Klein and Klatka 1991). Nonetheless, the greater number of late Archaic sites relative to earlier periods suggests that the human population did in fact expand over the course of the Archaic Period. According to Barber et al. (1992), late Archaic sites were more than twice as numerous as middle Archaic sites. As humans occupied the land more densely, they also became more sedentary and less mobile, perhaps owing to the greater reliance on plant-based food resources compared to hunting and fishing. Late Archaic people settled along fertile flood plains (Egloff and Woodward 1992:20).

American Indians from this region may also have begun to domesticate plants such as goosefoot, squash, and gourds (Yarnell 1976:268; Chapman and Shea 1981:70). They also used squash and gourds for food storage, in addition to earthen pits (Egloff and Woodward 1992:22). The projectile point technology of the Late Archaic Period is dominated by stemmed and notched point forms, many with broad blades, likely used as projectiles or knives. These points diminish in size towards the latter portion of this period (Dent 1995; Justice 1995).

It should also be noted that prehistoric sites that consist of lithic debitage, no diagnostic artifacts, and an absence of ceramic artifacts likely date to the Archaic Period. These sites are described in the records as "Prehistoric/Unknown," however they are most likely to date to this period despite not having a specific temporal designation.

WOODLAND PERIOD (1200 B.C. TO 1600 A.D.)

The American Indians of the Woodland Period began to maintain a greater reliance on horticulture and agriculture based on the cultivation of maize, imported from Mesoamerica via the Mississippi Valley, as well as squash, beans, and other crops. This increased sedentism and the nucleating of societies (Klein and Klatka 1991; Mouer 1991). Populations during this time began to consolidate into villages near rivers and floodplains with fertile soil, favorable terrain, and access to fauna. Satellite procurement camps are far less frequent than in the Archaic Period.

The Woodland Period is defined foremost by the development of a ceramic technology for storing and cooking food. Although Archaic people had carved out vessels from soft soapstone, prehistoric Americans did not begin shaping ceramic vessels until around 1200 B.C. The earliest pottery produced on the coastal plain, the Marcey Creek Plain, and other types, in fact resembled those soapstone vessels, suggesting that they were used for similar purposes. Woodland peoples, however, modified the square- or oval-shape soapstone inspired vessels. They began decorating the pieces with cord and tempering them with soapstone and other types of grit to make them stronger. Examples include Selden Island ceramics (tempered with soapstone) and Accokeek pieces (which used sand and grit for tempering). Anthropologists divide the period up into smaller periods based on changing projectile points and ceramics, as well as settlement patterns.

The beginning of the Early Woodland (1200 B.C.-A.D. 300) is defined by the appearance of ceramics from prehistoric archaeological context. Ceremonialism associated with the burial of the dead also appears at about 500 B.C. with stone and earth burial cairns and cairn clusters in the Shenandoah Valley (McLearen 1992; Stewart 1992). Early Woodland settlements in the Piedmont region of Virginia are located along rivers as well as in interior areas and there is evidence to suggest the Piedmont areas developed a more sedentary lifestyle during this time (Klein and Klatka 1991; Mouer 1991). Many Early Woodland sites in the Piedmont are permanent or semi-permanent villages that are large and intensively occupied. This corresponds with the domestication of weedy plants such as the goosefoot and sunflower along intentionally cleared riverine areas.

During the Middle Woodland (A.D. 300-1000), there is an increase in sites along major trunk streams and estuaries as people move away from smaller tributary areas and begin to organize into larger groups (Hantman and Klein 1992). The Middle Woodland diet becomes more complex as people begin to exploit nuts, amaranth, and chenopod seeds in addition to fish, deer, waterfowl, and turkey. Corn by this time had transformed into the large ears familiar today. The bow and arrow replaced spears for hunting (Egloff and Woodward 1992:25). With more specialized crafts and increased trade came status. Evidence of rank societies emerges more clearly with the spreading of religious and ritual behavior including symbols and regional styles apparent in ceramic styles and other sociotechnic and ideotechnic artifacts.

Variance in ceramic manufacture is a hallmark of the Middle Woodland Period. Pope's Creek ceramics are associated with the beginning of this period, and Mockely ceramics with the later. Pope's Creek ceramics are tempered with medium to coarse sand, with occasional quartz inclusions, and interior scoring has also been recorded (Stephenson 1963:94; McLearen and Mouer 1989). The majority of Pope's Creek ceramics have net-impressed surfaces (Egloff and Potter 1982:99; McLearen and Mouer 1989:5). Shell-tempered Mockley ceramics first appeared around 200 A.D. in Virginia to southern Delaware. There was a variation in surface treatments for Mockley that included plain, cord-marked, and net-impressed (Egloff and Potter 1982:103; Potter 1993:62).

By the Late Woodland Period (A.D. 1000-1606), the use of domesticated plants had assumed a role of major importance in the prehistoric subsistence system. The arrival and cultivation of beans joined corn and squash as the three major crops (Egloff and Woodward 1992:26). The adoption of agriculture represented a major change in the prehistoric subsistence economy and settlement patterns. Expanses of arable land became a dominant settlement factor, and sites were located on fertile floodplain soils or, in many cases, on higher terraces or ridges adjacent to them.

Virginia Indians became more settled and developed strong identities to their local settings. They began to organize into villages and small hamlets with more substantial housing that may have been placed in rows around a plaza (Egloff and Woodward 1992:26). These villages were highly nucleated and occasionally fortified with palisades. The fortifications demonstrate inter-group conflict.

Most of the coastal Virginia Indians, with the exception of the Meherrins and the Nottoways, were Algonquian-speaking people. The majority of this population of approximately 14,000 to 21,000 were brought under the rule of Wahunsunacock (Chief Powhatan), who formed the Powhatan chiefdom by the early seventeenth century (Egloff and Woodward 2000:43).

SETTLEMENT TO SOCIETY (1607 – 1750)

Upon the arrival of Europeans to Virginia, American Indian towns and villages lined the James River (Figure 5-1). The vicinity of present-day Isle of Wight County was occupied by the Warraskoyak living in the two major villages of Mathomank, near present-day Burwell's Bay, and Mokete, at Pagan Point. Though the tribes' primary villages were along the James River, they used interior lands up to at least 20 miles inland (King 1993:1). They lived under the wider rule of Wahunsunacock, commonly known to the English as Chief Powhatan.

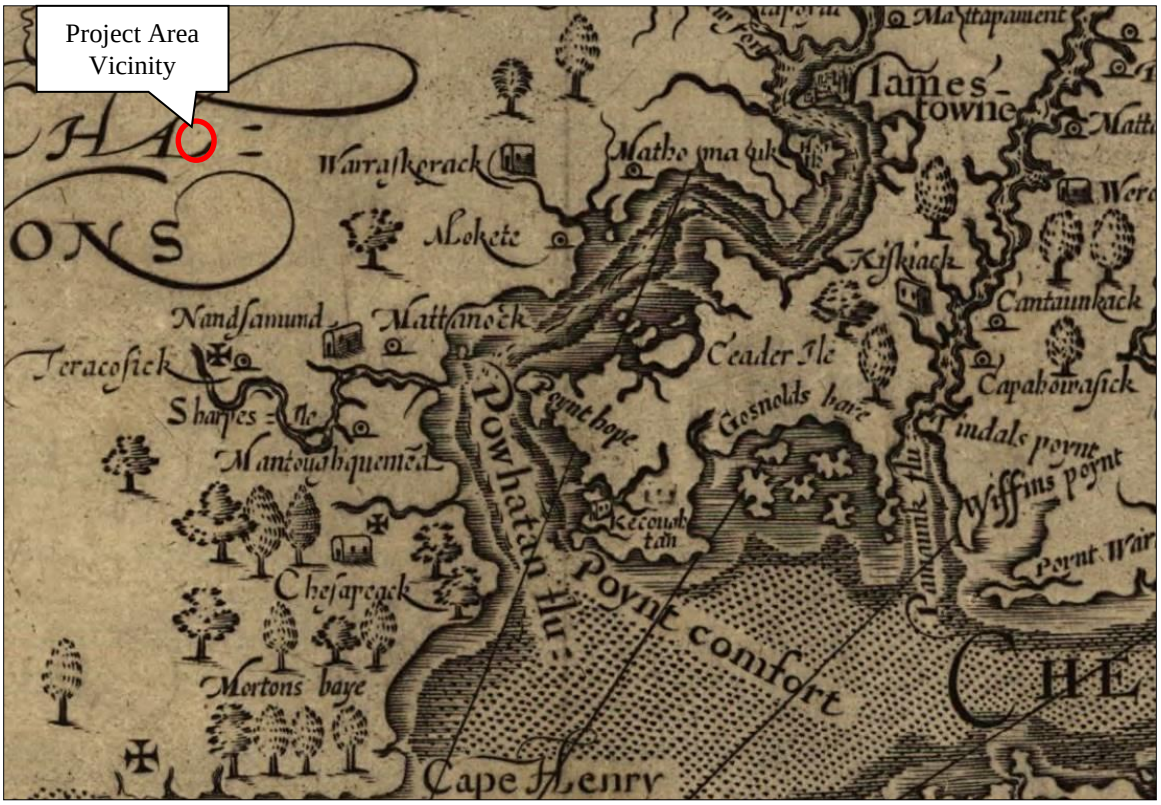

Figure 5-1: Detail of *Virginia*, by John Smith, depicting the general vicinity of the project area. Source: Library of Congress

On April 26, 1607, three ships commanded by Capt. Christopher Newport and sponsored by the proprietary London Company section of the Virginia Company made their first landfall in North America at Cape Henry, in the northeastern part of present-day Virginia Beach. The crew landed just temporarily and soon left the cape to seek a site further inland which would be more sheltered from ships of competing European countries. They sailed roughly 50 miles up the James River to where they established a fort at Jamestown in May 1607. Life at Jamestown was initially harsh, with the settlers suffering from starvation, disease, and attack by natives peoples.

In the spring of 1608, Capt. John Smith was driven by the necessity of finding food for the famished settlers. He crossed the James River into what is now Isle of Wight County and obtained bushels of corn from the Warraskoyak. While these American Indians initially acted kindly to the suffering settlers, years later they nearly killed every colonist on the south side of the James River (Morrison and Gwaltney 2006). The new settlers made some attempts to make use of the land to aid in their survival and in 1608 they began keeping hogs on Hog Island; a garrison was also placed on the island to warn Jamestown of approaching European enemies.

The Virginia Company's search for an income producing product in the colony came to fruition with John Rolfe's successful experimentation with tobacco in the early 1610s. The crop became the dominant crop of the colony and determined the pattern of nearly every aspect of life, encompassing the economy, the cultural landscape, and social relations (Kulikoff 1986; Moore 1976). Increased growth of the labor intensive crop also led to more land hungry planters and increased use of indentured servants followed by enslaved individuals.

Within a few decades, additional settlers arrived and conditions in Virginia became more favorable. Settlement spread out through the area with homes and plantations clustered along the banks of rivers and other navigable streams (Turner 1984:101-115). The first English settlement in the future Isle of Wight County was initiated by Capt. Christopher Lawne and Sir Richard Worsely in 1619. They settled on the south side of the James River at Lawne's Creek, now the dividing line of Isle of Wight and Surry counties. Initially known as Lawne's Plantation, the London Company changed the name of the area to Isle of Wight Plantation in 1625. Throughout the early 1620s, settlements ranged along the south side of the James River such as Warrsquoyacke (also known as Edward Bennett's Plantation) and Basse's Choice on the Pagan River (Morrison and Gwaltney 2006). While the south side of the James River was rich, the lands were fringed by swamps and the harbors were fewer and shallower making the area a bit less desirable (Rouse 1968:17). The project area would have remained the frontier.

The continued spreading of European settlement increasingly stressed relations between them and American Indians. Wahunsunacock died in 1619 and control over the chiefdom was passed to his brother Opechancanough who planned to eradicate the English from Virginia (Tyler 1990:13). The murder of the Nemattanew in early March 1622 provided pretext for a mass attack. On the morning of March 22, members of the Powhatan Confederacy and the Chickahominy Tribe killed English colonists along a 70-mile stretch on both sides of the James River. The result was a loss of more than a quarter of the total European population. By this time there had been 1,240 new residents of Virginia, so the massacre resulted in a loss of approximately 348 people; 53 of those killed lived in Isle of Wight County. Some English were saved through the actions of the Virginia Indian Chanco who warned Richard Pace, a resident of Surry County (King 1993:4). For the next decade, Virginia was in a state of open warfare between the two entities.

Despite this setback, the colonists persevered and completed expeditions against the American Indians taking all land and resources they were able. English settlement continued to spread and some individuals were able to gain vast tracts of land, first along the major navigable waterways and then on the interior lands. In Virginia, the head right system was followed in the early distribution of land. During the first hundred years of settlement, a grant of fifty acres was given for the importation of every emigrant (Morrison and Gwaltney 2006). In this way, the size of land

granted varied greatly. Using this system, many patents were distributed. The river front on the James was largely settled in the 1630s (Atkins 2008).

By 1634, the population of the Virginia Colony had grown to the point that King Charles I directed the formation of eight shires or counties. One of these counties was Warroaquyoake, now Isle of Wight. To the east was Nansemond County. The boundary between the two counties was disputed until 1674 when the Virginia House of Burgesses established "a southwest by south line be designed, runned and plainly marked from the river side of the plantation of Hayes, extending to the creek at or near the plantation called Nevill Oyster Bank; thence a line or lines up Col Pitt's creek to the head of his lands; thence in a southwest half a point westerly line" (quoted in Morrison and Gwaltney 2006). To the west was James City County, which spanned the James River. This became Surry County in 1652.

The region of the project area is also home to a change in drainage to the James River and to the Blackwater River. Waterways draining into the Blackwater River drained into the Albemarle Sound in North Carolina. The Sound, unlike the Chesapeake Bay, had no ports which placed a constraint on settlement and early planters trying to get products to markets. It is likely for this reason that the land was worth less than that closer to the James River. In the 1690s, the average land values were 51.1 pounds of tobacco per acre along the James and only 16.9 pounds around the Blackwater (Atkins 2008). Land was first settled along the James River and its tributaries after which colonists were forced to move farther inland (Figure 5-2).

The colony and county continued to grow in population. This growth saved the colony when Opechancanough planned a second uprising in 1644. Although more than 500 settlers lost their lives, by this time the colony was well established and the loss did not seriously threaten its survival (Whittenburg and Coski 1989:21). The resulting treaty, Treaty of 1646, saw the loss of Virginia Indian's land between the York and Blackwater rivers (Egloff and Woodward 2000:45).

Lands on the south side of the James River had ample forests. This would lead to a second good produced by the region: timber. Timber was exported as early as the European settling of the colony when Captain Newport took oak poles back to England for ships' masts in 1607 (Rouse 1968:33). This industry continues to the present day. The original use of Hog Island to keep hogs portended to another industry in the region: the raising of hogs. Many dwellings had large, deep, brick cellars which could be used for the storage of bacon and lard, among other things. As such, a trade in bacon began and continued to the present. Bacon was traded in the West Indies for sugar, coffee, and rum (Morrison and Gwaltney 2006).

The relative calm that had settled within the colony would soon be disrupted with Bacon's Rebellion in 1676. Nathaniel Bacon and his followers led a revolt against their perceived aggressors, American Indians, and the Governor of Virginia, Sir William Berkeley. A later owner of a portion of the project area would participate in the Rebellion. William West was "a rebel absconding, who took up arms against the Indians by whom his father had been most barbarously murdered" (Boddie 1938:162). Unrest would repeat in the region in the early eighteenth century. Slave insurrections were planned in 1709 and 1710 in Surry and Isle of Wight counties. In the 1709 plan, the foiled uprising involved both enslaved Africans and American Indians (Holloway n.d.).

However, despite unrest between European settlers and American Indians, land continued to be granted and the first grants in the general vicinity of the project area occurred in the late seventeenth century. It appears that the project area was part of land granted to several individuals. This includes Robert Ruffin and William Oldis with their 2,050 acres patented in 1669 and again in 1674; Col. Robert Pitt, Capt. Joseph Bridger, and William Burgh with their combined 3,000 acres of land patents in 1664; and George Peirce with his 2,500 acres patented in 1681 (Figure 5-3). Later, William West and Capt. Henry Applewhaite would purchase portions of these patents (*The Southern Roots* 2015).

The growth of population in the area is evidenced by the opening of an Episcopal church circa 1700. This early church, known as Isle of Wight Chapel, operated until the American Revolution and was eventually replaced by Antioch Congregational Christian Church (King 1993:317). With increased population throughout the region, new counties were established. Southampton County formed from Isle of Wight in 1749 with the Blackwater River serving as its boundary.

Figure 5-2: Detail of *Virginia and Maryland as it is planted and inhabited this present year 1670* depicting the vicinity of the project area. Source: Library of Congress

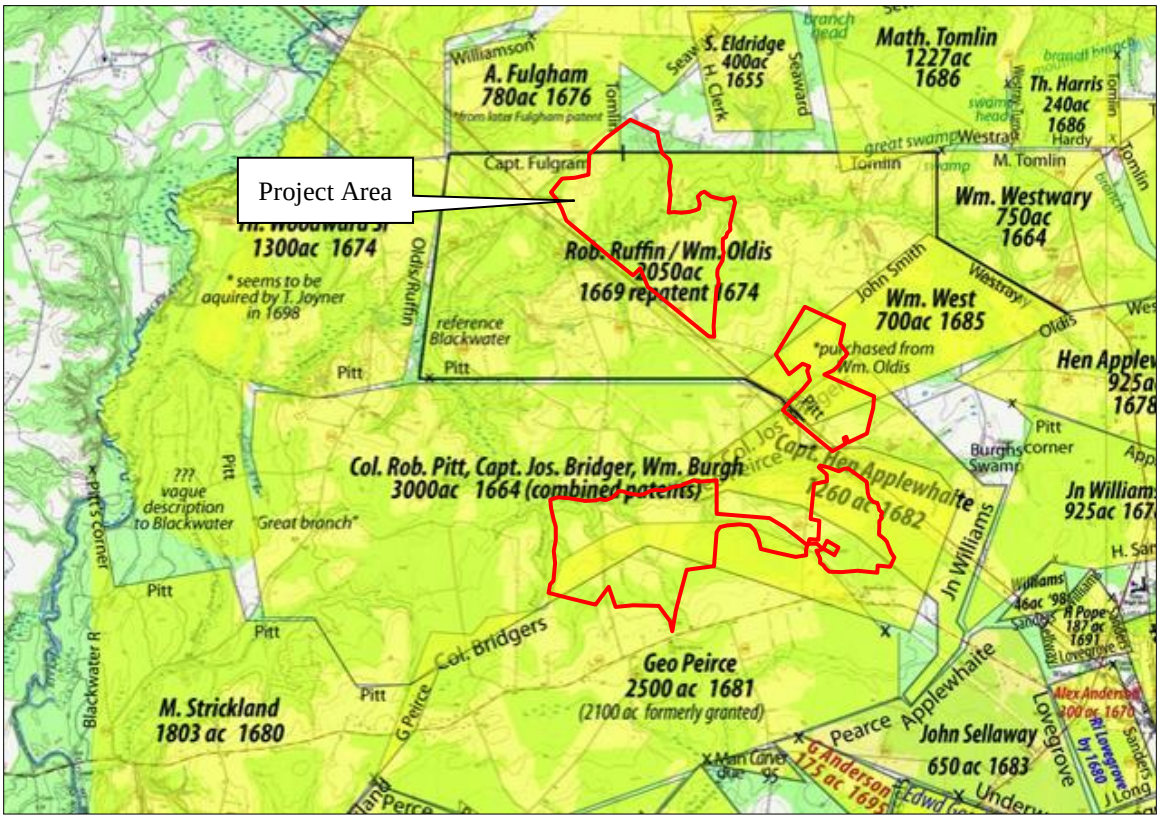

Figure 5-3: Map of early land grants in Isle of Wight County depicting the project area. Source: *The Southern Roots*

COLONY TO NATION (1750 – 1789)

By the mid-eighteenth century, the population continued to increase and colonists moved inland more. Smithfield, a settlement since circa 1740, officially became a town in 1752 and the main stage road from Norfolk to Richmond passed through it (Morrison and Gwaltney 2006).

The economy continued to grow as additional agricultural land was cleared and cultivated. Tobacco continued to be the principal crop during this period, however as the century entered the fourth quarter the tobacco economy began to falter. Severe soil depletion from continuous cultivation of tobacco, particularly in the sandy soils in the county that were not conducive for growing tobacco, coupled with the collapse of the European tobacco market precipitated a shift in the economy. Farmers began to focus more on corn, grains, and orchards for the production of liquors such as apple and peach brandy. The farms in Isle of Wight County were typically between 500 to 1,700 acres (David 2007:9). According to V-CRIS records, there was possibly an eighteenth century farm within the project area (VDHR #44IW0248). Additionally, a Works Progress Administration survey of historic properties indicate that Hall Home was constructed circa 1786 within or near the project area. This records also makes note of an old burying ground that had no markers and was under cultivation at the time of the survey (Jordan 1937).

To get their goods to market, in addition to waterways there were two early major routes within the County. Courthouse Highway (Route 258) connected Smithfield to the south end of the County

along its approximate midpoint. The Old Stage Road (Route 10) connected Smithfield to Surry County (David 2007:9).

While the market for crops grown in Virginia and throughout America was in high demand in European markets, tensions between the colonies and England began to put a strain on trade. At the end of the Seven Years' War (or the French and Indian War in North America) in 1763, the British government had an immense amount of debt. To pay it, Parliament imposed heavy taxes on its subjects and tightened the administration of trade and navigation acts (Salmon 1983:22). These actions sparked a strong response from the colonies. In 1774, the Virginia Convention adopted resolves against the importation of British goods and the importation of slaves. It also required each county to form a volunteer company of cavalry or infantry to prepare for an armed conflict.

Once the American Revolution was underway, it did not impact Isle of Wight County as it did nearby port towns, like Norfolk and Portsmouth. In addition to the "725 men of military age" who joined the fight, residents of the county provided relief vessels and financed privateering vessels (King 1993: 64; David 2007:9). Additionally, the seventeenth century fort on Burwell Bay was fortified and renamed Fort Boykin (David 2007:9). The British passed through the county twice under British Cavalry Colonel Tarleton. He and his men made a raid on Smithfield with the intent to destroy the records; the records were previously removed. The British left a wake of destruction wherever they went (Morrison and Gwaltney 2006).

EARLY NATIONAL PERIOD (1789 – 1830)

Following American independence, Virginia entered a period of considerable change. The intensive tobacco cultivation previously pursued in the area had succeeded in severely depleting the area's soils of much-needed nutrients, making the crop unprofitable and leading farmers to explore other options. Over time, farmers in southeast Virginia turned to corn and grains, cotton, orchards, livestock, and finally peanuts and soybeans (King 1993:192).

In addition to diversification, a more scientific method of farming was adopted to help restore the soil's nutritive qualities. In his 1817 series of essays entitled *Arator*, Caroline County's John Taylor demonstrated the benefits of four-field crop rotation, in which soils could be improved significantly by rotating corn, wheat, fertilizer, and clover. Similarly, Edmund Ruffin, of Prince George, Hanover, and Amelia counties, experimented with crop rotation, fertilizers, and farm machinery. In the early 1820s, he publicized the effectiveness of marl in reducing soil acidity, a technique that could triple the productivity of Tidewater soils. Plantations began to be replaced by smaller-scale farmsteads that were increasingly situated along the system of interior roads in the county. These changes would strengthen central Virginia's economy (McCartney 2009). The value of farmland in the region increased dramatically in the early nineteenth century. In the Antebellum Period, these practices had become accepted and widely used and by 1860 Virginia was in the best condition agriculturally of her history according to historian Avery O. Craven (Agee 1969:3).

The almost exclusively agrarian society was beginning to accommodate urban centers and small hamlets, although farming continued to be the primary means of livelihood (Traceries 1993).

While the population remained relatively steady, there was a shift to the southern half of the county as people were enticed by the open lands and inland roadways.

At the first federal census in 1790, Isle of Wight County had 9,028 residents. During this period the population rose slightly to 10,517, approximately 42 percent of whom were enslaves. There was also a growing free black population in the county (USCB). Throughout the nation, "Black labor became the foundation stone not only of the Southern social structure, but of Northern manufacture and commerce, of the English factory system, of European commerce, of buying and selling on a worldwide scale" (DuBois 2007).

By 1818, there was a post office in the present-day town of Windsor, east of the project area. According to V-CRIS records, Clements Farm was constructed within a portion of the project area circa 1820 (VDHR #046-5112). Adjacent to the project area, Antioch Congregational Christian Church (VDHR #046-5154), on Antioch Road, opened in 1828. Antioch Church would be the mother church for multiple churches in the county (King 1993:317, 432). With this shifting population, the distance to the courthouse in Smithfield proved to be too great and the courthouse was moved to a more central location in 1800. The new town, Isle of Wight, was located along Courthouse Highway, approximately six miles northeast of the project area (Figure 5-4) (David 2007:9-10).

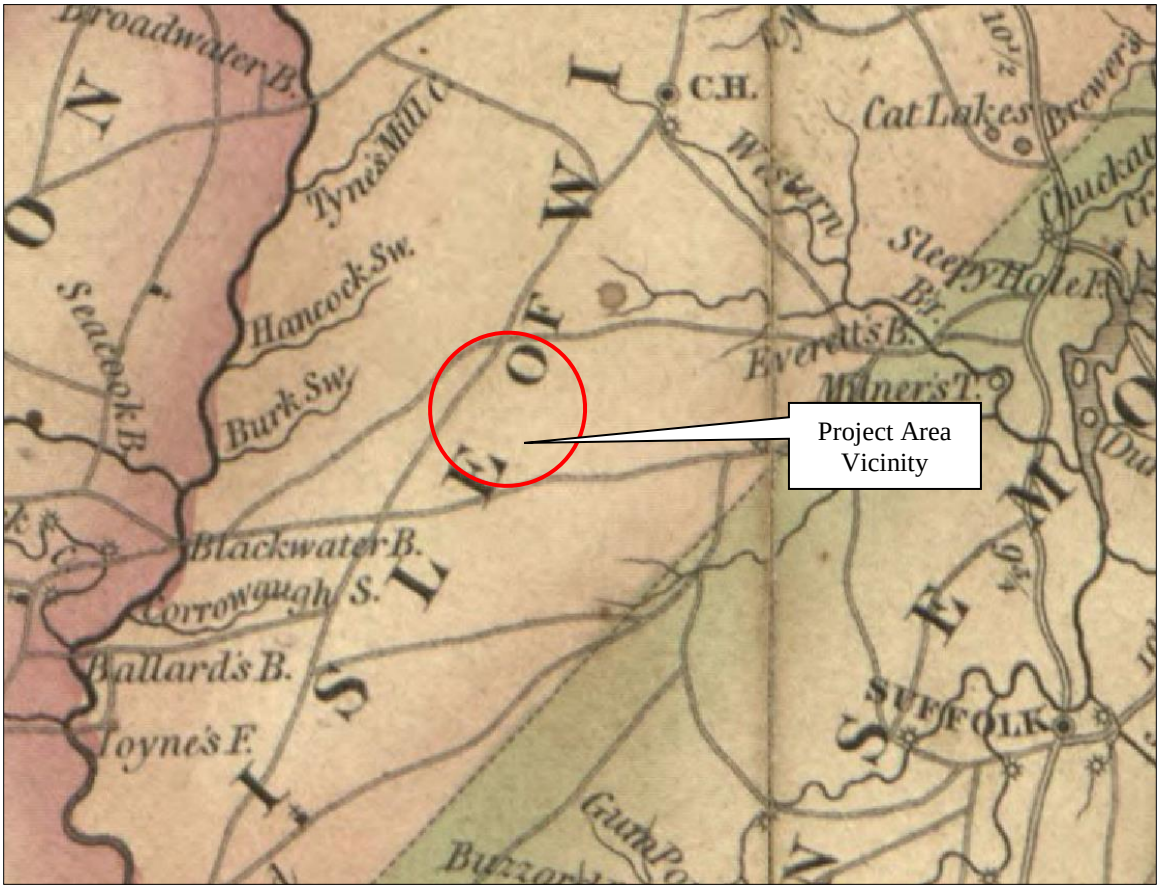

Figure 5-4: Detail of *A map of the state of Virginia*, 1827, depicting the vicinity of the project area. Source: Library of Congress

ANTEBELLUM PERIOD (1830 – 1860)

By the 1830s, a lasting migration from older settled regions of Virginia to lands opening in the west and an agricultural depression affected area's commerce and population. Between 1830 and 1850, the population of Isle of Wight County decreased 11 percent (USCB). Despite the drop in population, the enslaved and free black population remained about 50 percent of the total population. The high slave population led to unease and in 1831 there was an insurrection in nearby Southampton County known as Nat Turner's Rebellion. Troops from Isle of Wight, Nansemond, and Surry counties guarded the borders of the counties to prevent an escape of the insurgents to the Dismal Swamp (Drewry 1900:83). The insurrection prompted scared white citizens to strengthen rules regarding enslaved African Americans and free blacks (Atkins 2008).

Approximately 90 percent of the total population was involved in agriculture and identified as farmers (David 2007:10). The diversification of crops throughout the Commonwealth continued and by 1859 Virginia was producing only 28.4 percent of the nation's tobacco (Agee 1969:21). Crops that took its place of tobacco in southeast Virginia included cotton, corn, and peanuts. Grains and corn grown in the region were processed at mills. Before the Civil War, peanuts, also known as "goober peas" or "ground peas" were little known outside of the southern states (Morrison and Gwaltney 2006). Isle of Wight's first peanut export was in 1849; the county would eventually become the center of the peanut belt (David 2007:10). Additionally, the ham and bacon industry continued growing. Before the coming of the railroad, the bacon trade reached out 30 to 40 miles into surrounding counties and hogs were driven in by foot from as far away as Kentucky, Tennessee, and North Carolina (Morrison and Gwaltney 2006). The railroad would create a bigger market.

In 1833, the Portsmouth and Weldon Railroad was organized; it ran in the southern portion of the county. The Norfolk and Petersburg Railroad was chartered in 1851 and was completed in 1858. Land for this line was purchased in 1854. When it became apparent that a station would be erected in Corrowaugh, a couple of local residents purchased the surrounding land for the establishment of a town and Windsor became a railroad stop. With the railroad crops could be sent out to markets much quicker than by water and large quantities of lumber, bacon, and peanuts were sent to market (King 1993).

Forests in Isle of Wight County were rich with tall cedar, cypress, pine, oak, and other hardwoods. Lumbering prospered in the region and forests could be quickly cleared with products transferred to the large market in Norfolk. Homes were built, and families began to establish themselves in the growing community of Windsor (King 1993:122). The town of Zuni also grew around a passenger depot for the Norfolk and Western Railroad northwest of the project area (Monroe et al. 2005:48).

A Civil War era map depicts a project area that consisted of a mixture of forested land and cleared fields (Figure 5-5). The waterways of Burnt Mills Swamp and Antioch Swamp crossed or formed borders to the project area. Though early historical mapping can prove difficult in overlaying with modern maps due to artistic license and changes in road and waterway alignments, this 1864 map depicts buildings within and near the project area. Several homes were constructed during this period within and outside of the project area. This includes a dwelling at 23255 Barrett Town Road

(VDHR #046-5089) constructed circa 1850, which roughly corresponds with a building illustrated in the southern portion of the project area, and the James R. Cobb Farm (VDHR #046-0116) constructed circa 1830, which corresponds to the Roberts house near the southern portion of the project area. In the northern portion of the project area were two dwellings, one of which was identified as associated with the Stevens family. There is also a building within or near the center portion of the project area

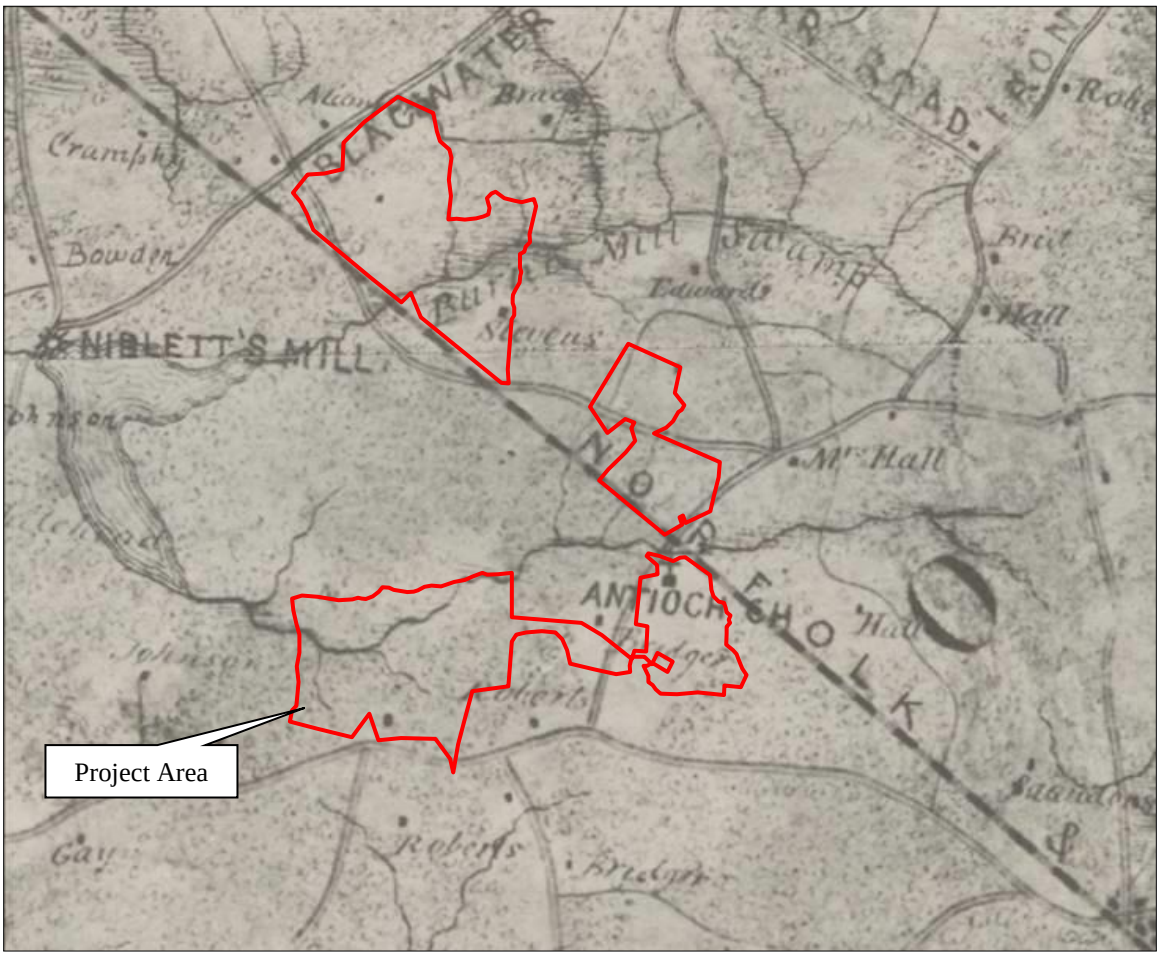

Figure 5-5: Detail of *Map of Isle of Wight and part of Nansemond*, 1864, depicting the project area. Source: Library of Congress

CIVIL WAR (1861 – 1865)

Prior to the Civil War, Isle of Wight County had the eighth largest number of free blacks of the 148 counties in the state of Virginia. It ranked 52nd among the number of slaves. When the vote for secession came to the county, it was unanimously approved (Morrison and Gwaltney 2006). On the shoreline of Isle of Wight County, two forts were constructed or reinstituted during the war, Fort Huger and Fort Boykin. Men of Isle of Wight County fought for the Confederacy and the Isle of Wight Grays formed under the command of Captain Watkins (King 1993:122).

No major battles took place in the county, although skirmishes did occur. As depicted on a 1906 map, there were a few skirmishes in the vicinity of the project area (Figure 5-6). In spring 1863,

the New York 99th Infantry took an active role in the defense of Suffolk and in May of that year there was a skirmish at Antioch Church (NYSDMNA n.d.). Throughout the war, Confederates defended the Blackwater River and there were two skirmishes at the bridge of Blackwater Road over the river in 1862 and 1863. In both cases, Federals drove Confederates away but did not destroy the bridge (VDHR 2000).

Additionally, Union forces occupied many areas of the state including in Isle of Wight County and, at times, Windsor:

> The Northern occupiers claimed this territory as their own, and so it was, in a strictly military sense: Union forces regularly patrolled it, could project their power at will anywhere within it, and were able to exclude Confederate power and authority from it (aside from the occasional Rebel cavalry). By that reckoning, the citizen there were – and they considered themselves to be – in enemy hands (quoted in Wills 2001:204).

According to one Union soldier "We've burned their fences, destroyed their railroad and thus lessened the value of their property" (quoted in Wills 2001:118). The time Federals spent in the area created a lasting impression on residents.

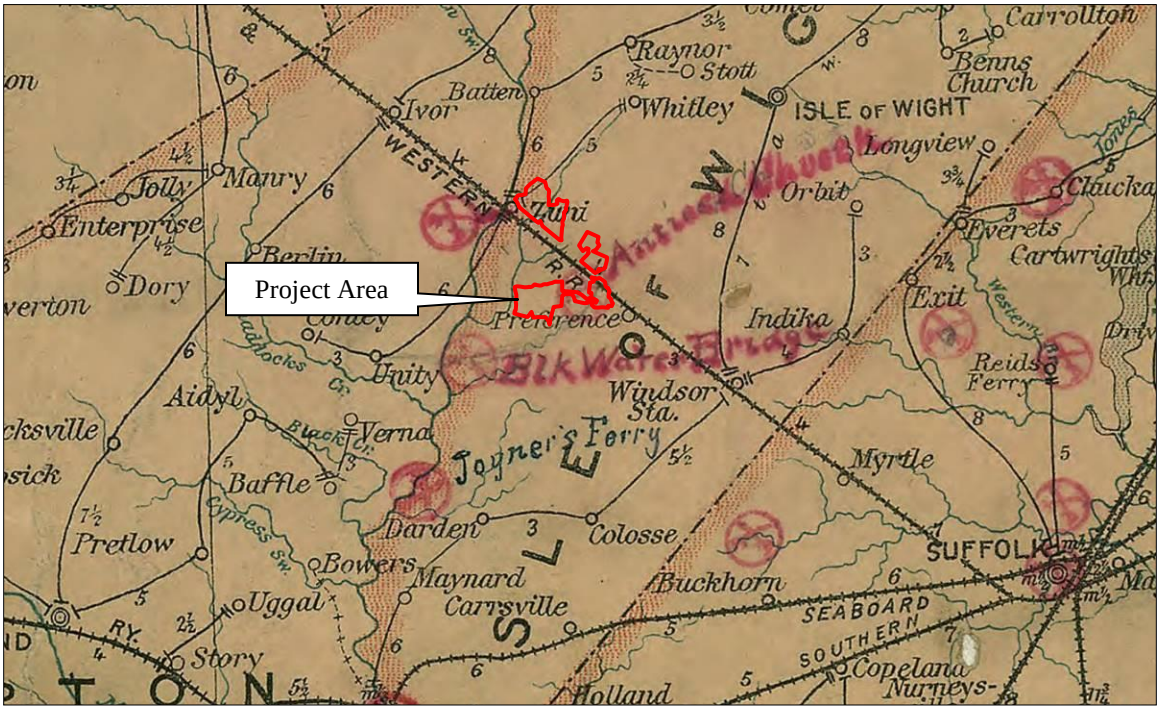

Figure 5-6: Detail of *Post route map of the states of Virginia and West Virginia.*, 1906, depicting the project area and the marked skirmishes. Source: Library of Congress

RECONSTRUCTION AND GROWTH (1865 – 1917)

The economy of Isle of Wight County, like the rest of Virginia, was devastated by the War Between the States. The land had been ransacked by occupying armies leaving farms and properties destroyed. There was an immense loss of draft animals and severe damage to farms,

mills, and manufacturing establishments. Mill-dams were cut, ponds drained, and railroad depots, bridges, and trestles burned. Farm animals in the track of armies had been seized or killed and other food products taken (Head 1908). Land was nearly worthless and many of the owners no longer had capital, farm animals, or farming tools. As white local farmers coped with labor shortages from the emancipation of their labor force and lack of funds to buy necessary materials, many fell into debt and were forced to forfeit their real and personal property or declare bankruptcy (McCartney 2009).

The biggest change in the south was the new freedom of thousands of enslaved persons. Many newly freed slaves stayed in the county as sharecroppers or tenant farmers and later as land owners. Sharecropping and tenancy became a way of life for much of rural Virginia. As these Americans began to put their lives back together, churches and schools began to be organized. South of the project area, local African Americans organized Morning Star Church in 1886 on land donated for this use (King 1993:320).

With its recovery, Virginia adopted a new constitution which provided for public schools. By 1871, Isle of Wight had 25 schools: 20 white and 5 "colored" (*The Teachers Guide* n.d.). Outside of the project area, the Faulk House, which had been constructed circa 1900 on Blackwater Road, became the Gay School and initially educated white children in the area. Sometime before 1940, this changed and the school was used for the education of African American children (V-CRIS #046-5029).

The longstanding agricultural economy of Tidewater Virginia began to recover. The production of peanuts increased, their cultivation improved, and, by the aid of special implements, their production was cheapened. The value of the crop was estimated to be not less than three million dollars for the nuts alone (Morrison and Gwaltney 2006). P.D. Gwaltney and Company was created in 1870 for the shipping of ham and peanuts. The company grew dramatically in the late nineteenth century and by 1898 it had become the largest peanut company in the world (David 2007:13). Added to this is the value of the peanut vines in serving as a forage crop for horses and cattle and nuts on the ground for hogs (Morrison and Gwaltney 2006).

In addition to peanuts, the county produced oats, potatoes, fruits, vegetables, and oysters (Morrison and Gwaltney 2006). Farmers were able to get goods to market on the newly repaired rail line. Following the war, the Norfolk and Petersburg Railroad was rebuilt and its stations repaired; the line was also extended west to the Mississippi Valley. The Atlantic, Mississippi and Ohio Railroad Company was formed from a merger between the Norfolk and Petersburg and other railroads in 1872. From this, the Norfolk and Western was organized in 1881 (Bamann and Hall 2006:3/14).

Timbering also prospered during this period with the creation of Camp Manufacturing Company at the south end of the County, opposite Franklin. Other lumber companies included Watkins Lumber Company, Cumberland Lumber Company, and Kirk Lumber Company (David 2007:13).

Finally, Smithfield's early trade in bacon and ham gave rise to attention in the feeding and slaughtering of hogs and curing of bacon. In the early twentieth century, Smithfield's shipment of cured hams was about 40,000 (Morrison and Gwaltney 2007). With these important industries, the

financial condition of Isle of Wight County improved at the closing of the nineteenth century and population between 1890 and 1900 increased 16 percent to 13,102 residents (USCB).

As the area recovered, by the turn of the century residents of Windsor felt that it should officially be a town. It was chartered in 1902 and Windsor Station became the Town of Windsor (History of Windsor n.d.) (Figure 5-7). With all of the early improvements made to the town, it was flourishing by 1907:

> It has a large, flourishing trade, many thousands bushels of peanuts and other farm products being annually shipped, and its people are well known for their hospitality.
>
> …It has four general stores, two groceries, two barber shops, one shoemaker, one millinery, three churches (Methodist, Baptist, and Christian), one high school, one peanut factory, one planning mill, two eating houses, one blacksmith shop, one bank, two telephone offices, one telegraph office (Western Union), two undertaking establishments, one livery stable, one furniture shop and one hotel.
>
> Its population is over four hundred and the value of its real and personal property is $800,000 and the aggregate amount of its annual business $250,000 (quoted in King 1993:126).

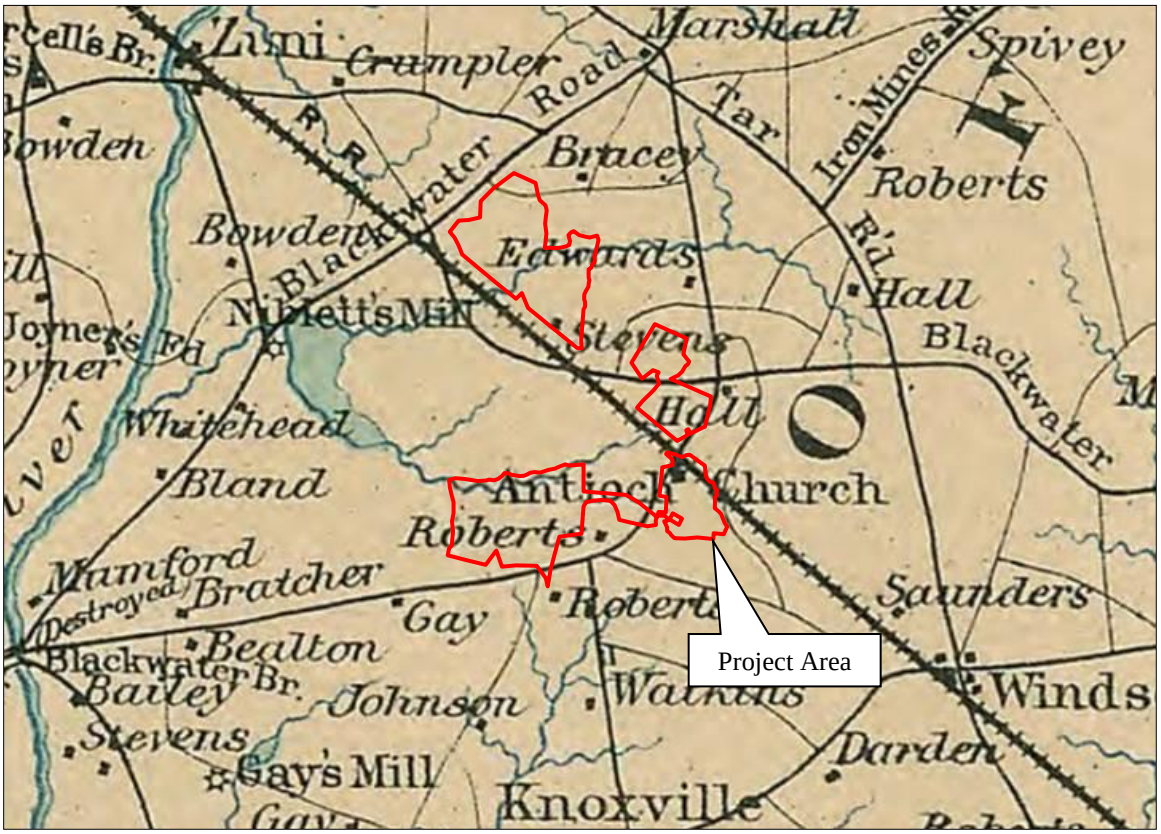

Figure 5-7: Detail of *Preliminary map of a part of the south side of James River, Va.,* 1891, depicting the project area. Source: Library of Congress

WORLD WAR I TO WORLD WAR II (1917 – 1945)

As the twentieth century continued, the number of farms in the Isle of Wight County steadily increased. The peanut industry took a downfall in 1921 when P.D. Gwaltney's factories were destroyed by fire. Although processing of the legume ended in Smithfield, neighboring Suffolk became a major peanut processing hub with the growth of Planters Peanuts (David 2007:18). With the loss of the peanut factories, in Isle of Wight County the primary industry transitioned to meat packing, most notably of ham (Morrison and Gwaltney 2007).

Additionally, during this time many farms were subdivided and new single family homes were constructed or new dwellings replaced older homes on farms (David 2007:18). As technological and transportation innovations were made, changes were brought to Windsor. Electricity came into the Town of Windsor in 1923 as did telephone service; a transmission line crosses the project area. The first gas station in Windsor was erected in 1924 (King 1993:127).

While the Great Depression affected urban areas by devastating businesses, the agricultural production of rural counties was not subjected to the same issues. The number of farms actually increased by six percent between 1930 and 1935. Agriculture remained the economic mainstay of Isle of Wight County and its commercial centers provided processing facilities for the products and access to export goods (David 2007:18).

A number of important transportation improvements happened during this period. In 1927, the James River Bridge was completed connecting Isle of Wight County with Newport News and Hampton. To ease travel as automobiles became more popular, roads were paved, beginning with Routes 665 and 667 in 1932 and 1933. The Commonwealth of Virginia would also build Highway 460, or Windsor Boulevard, which connects Suffolk, Windsor, and Petersburg (Monroe et al. 2005:51). At the new road, Lewis C. Johnson built a general store and three tourist cabins within the project area for travelers (V-CRIS #046-5101).

During World War II, with the proximity of Isle of Wight County to the military bases in southeast Virginia citizens were subjected to air raid warnings. An anti-aircraft gun site was set up at the northern end of King's Highway Bridge and the rail sidings near Windsor were used as a staging ground for munitions (Bradshaw n.d.; Monroe et al. 2005:51).

Topographic maps from this period illustrate the project area which remained a mix of forested land and fields that were crossed by minor drives (Figures 5-8 and 5-9). Buildings lined the major roadways in and out of the project area. During this period there were buildings in all sections of the project area. By 1945, a transmission line crossed the project area.

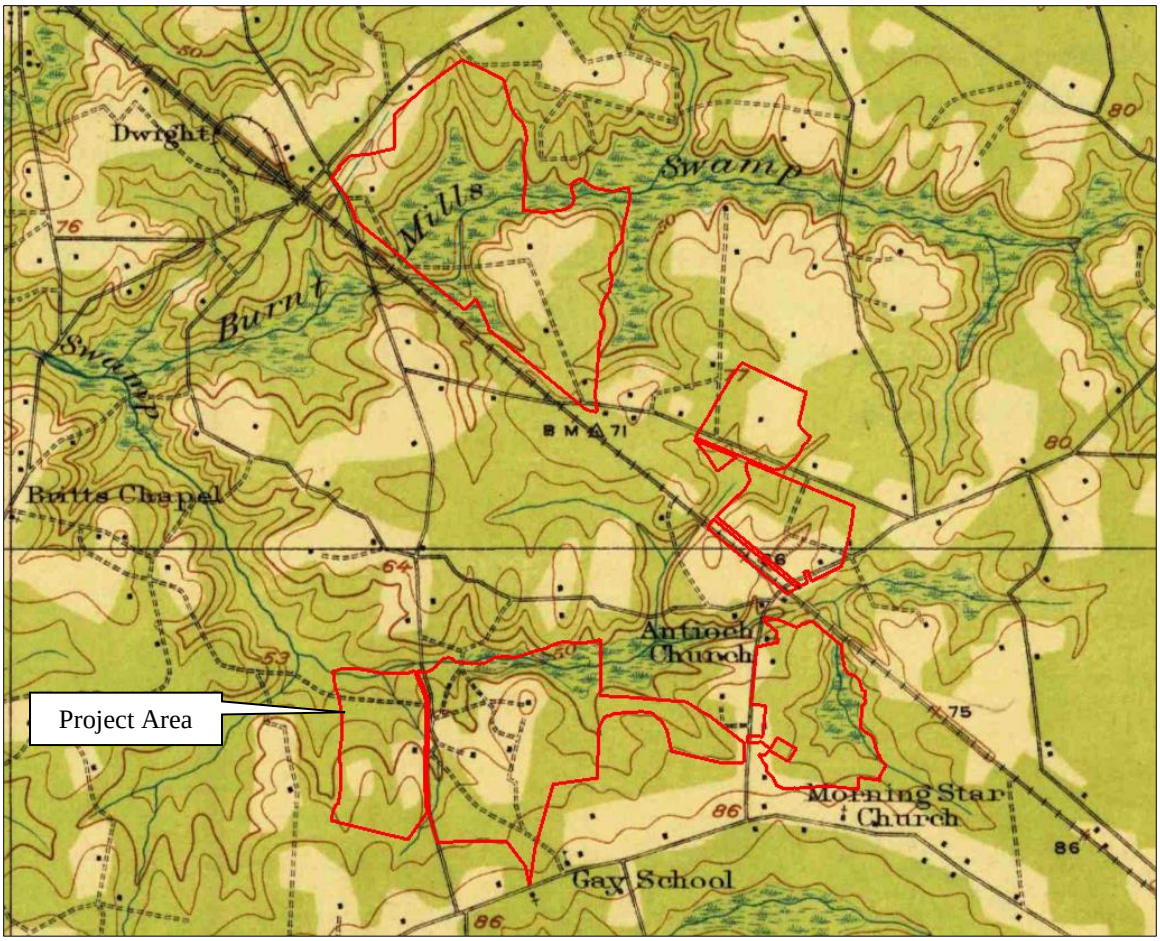

Figure 5-8: Detail of 1920 *Ivor Quadrangle*, depicting the project area. Source: USGS

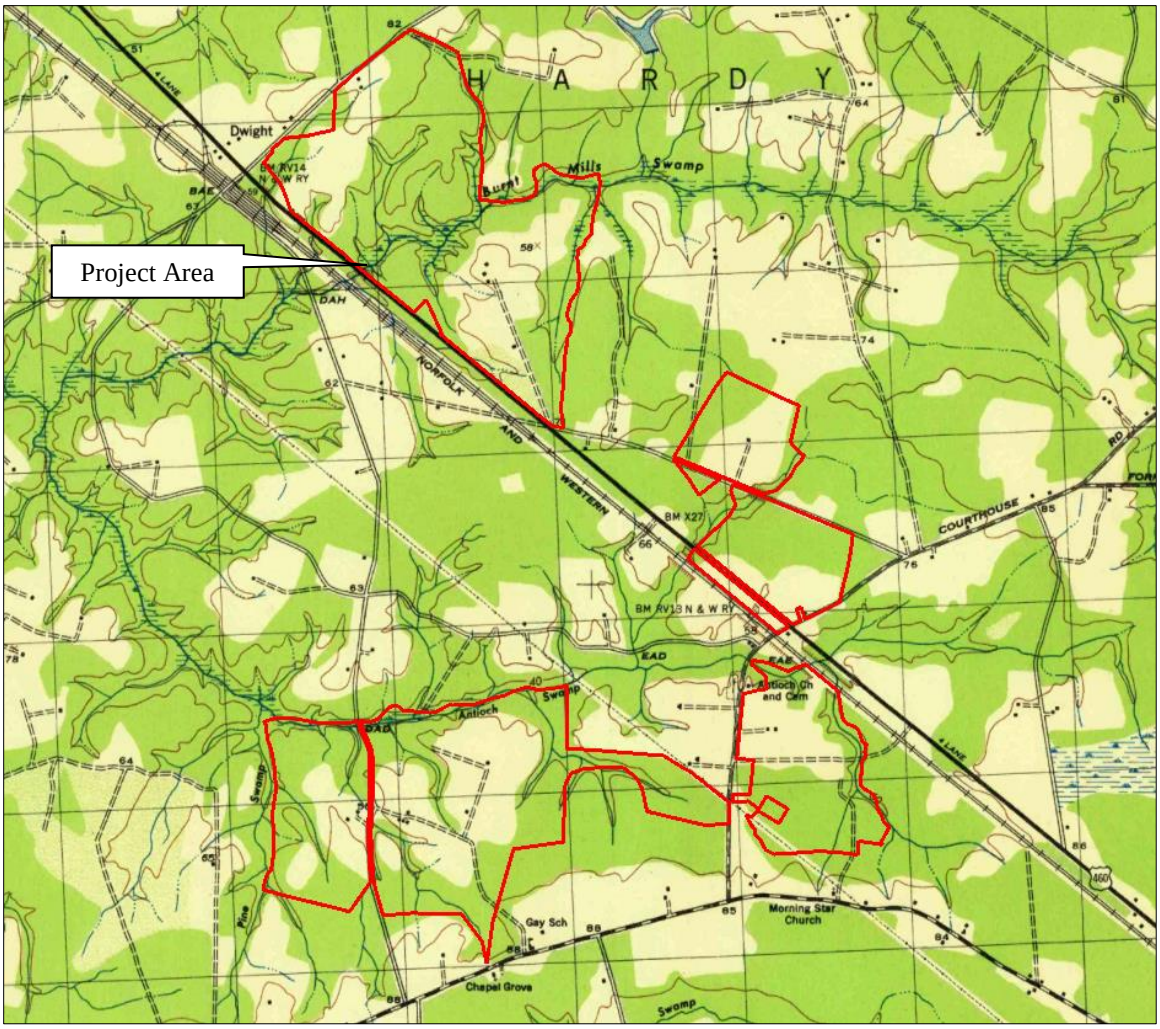

Figure 5-9: Detail of 1944 *Zuni Quadrangle*, depicting the project area. Source: USGS

NEW DOMINION (1945 – PRESENT)

The end of World War II brought with it a building boom that would begin to change the character of the earlier farmsteads within Isle of Wight County. Smithfield to the north became a bedroom community for the now burgeoning Newport News, Portsmouth, and Norfolk and developmental pressure was placed on farmsteads (David 2007:19). In the second half of the twentieth century, the Town of Windsor was improved and expanded as it annexed 2.82 square miles of surrounding land (History of Windsor n.d.). When schools around Windsor were consolidated, the Gay School was abandoned (Lowe 2003; V-CRIS #046-5029).

The face of agriculture also began to change. By the end of World War II, Virginia was no longer the leading producer of peanuts, a situation that would continue into the twenty-first century. In 2002, the end of government support and allotment forced many smaller farmers out of business. While peanuts are still a force in Western Tidewater, and they continued to be the most reliably profitable crop even for smaller-scale producers, China and Brazil are now the dominant players in the global peanut market (Bearinger n.d.).

Conversely, the meat packing and timbering industries in Isle of Wight County would continue to grow and the county would become home to two Fortune 500 companies: Smithfield Foods and International Paper Company. Despite all of the changes, agriculture continues to be an economic mainstay in Isle of Wight County with important crops being cotton, soy, and of course peanuts (Morrison and Gwaltney 2006). In the second half of the twentieth century and beyond, the project area remained relatively unchanged though there is evidence of logging in some portions (Figures 5-10 through 5-12).

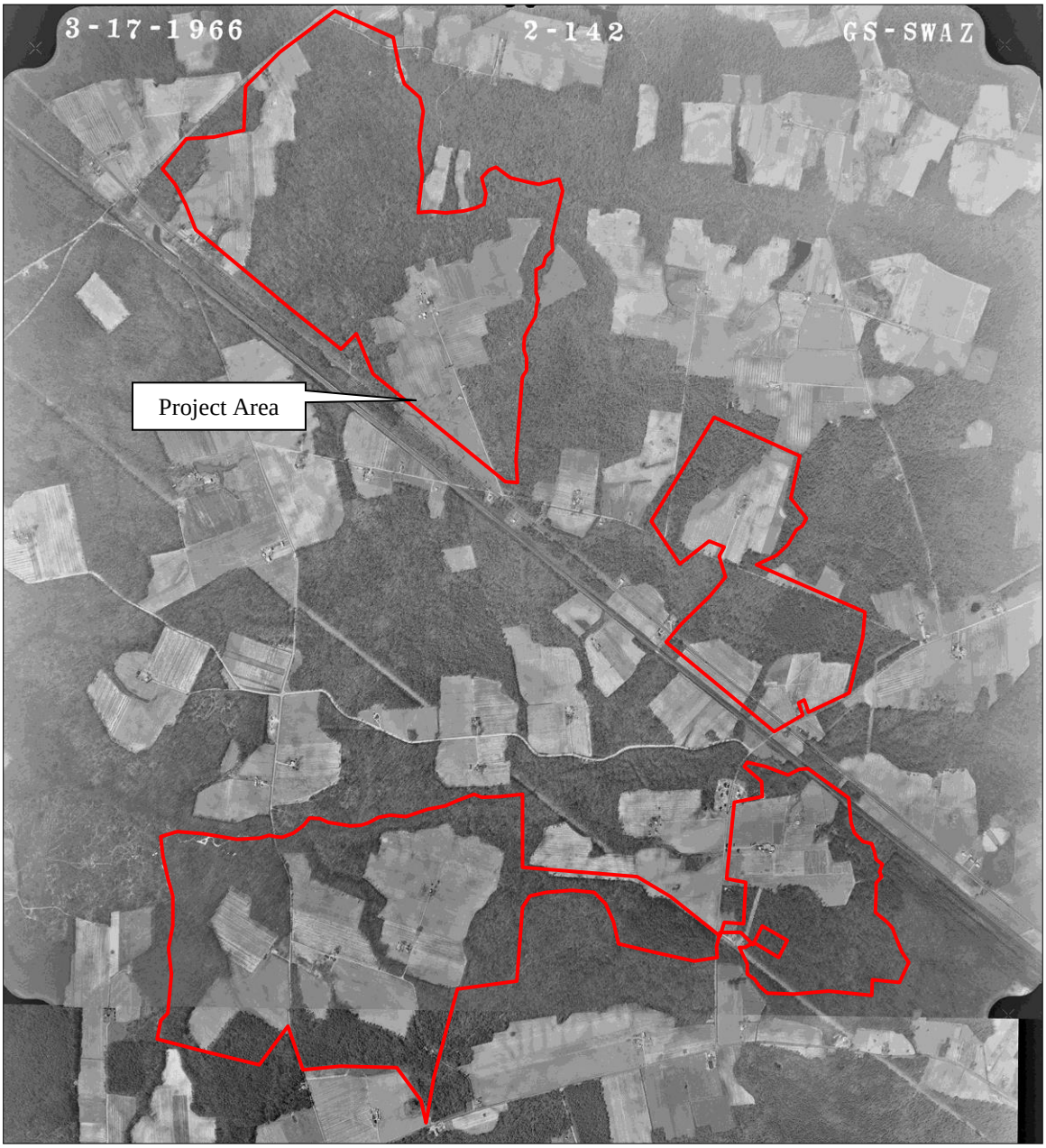

Figure 5-10: Detail of a 1966 aerial depicting the project area. Source: USGS

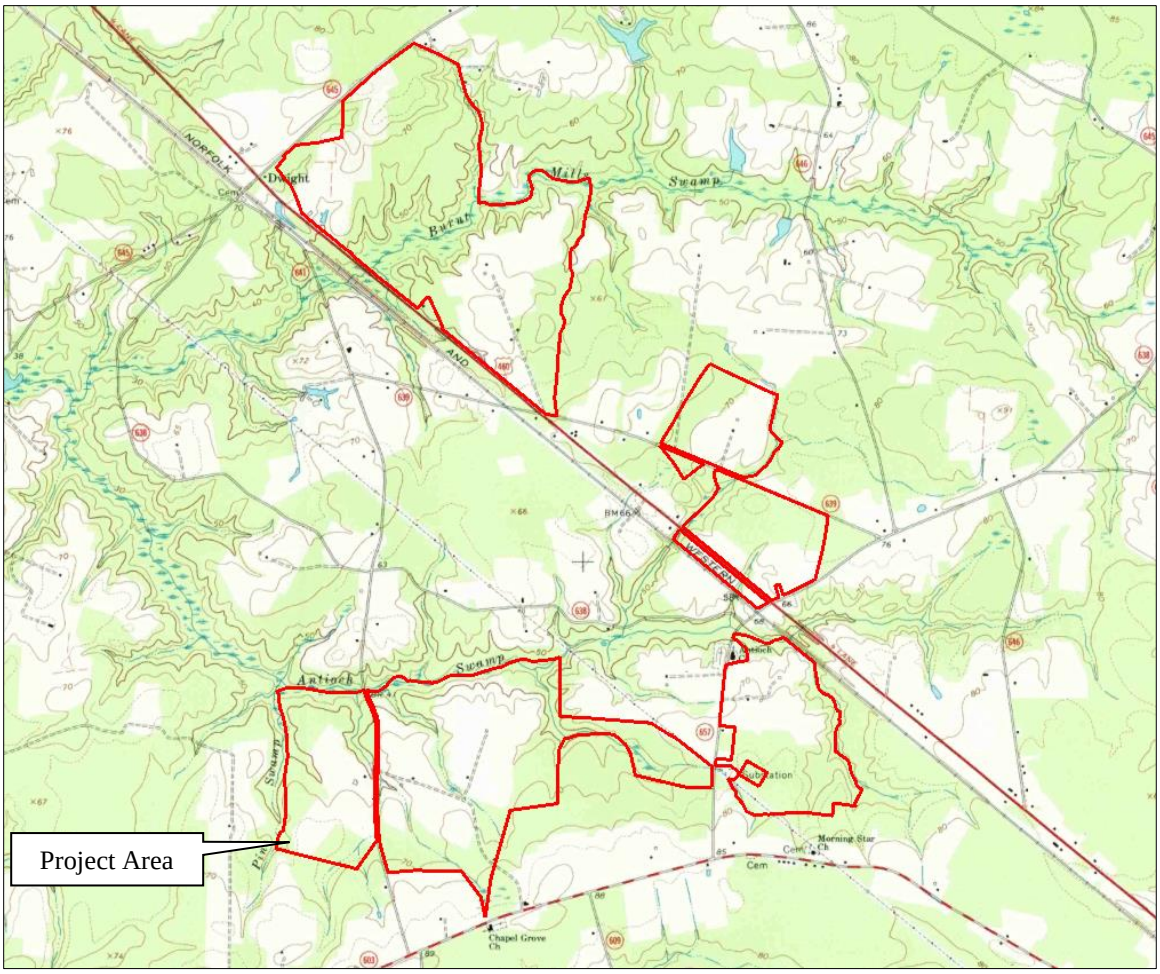

Figure 5-11: Detail of the 1984 *Zuni Quadrangle* depicting the project area. Source: USGS

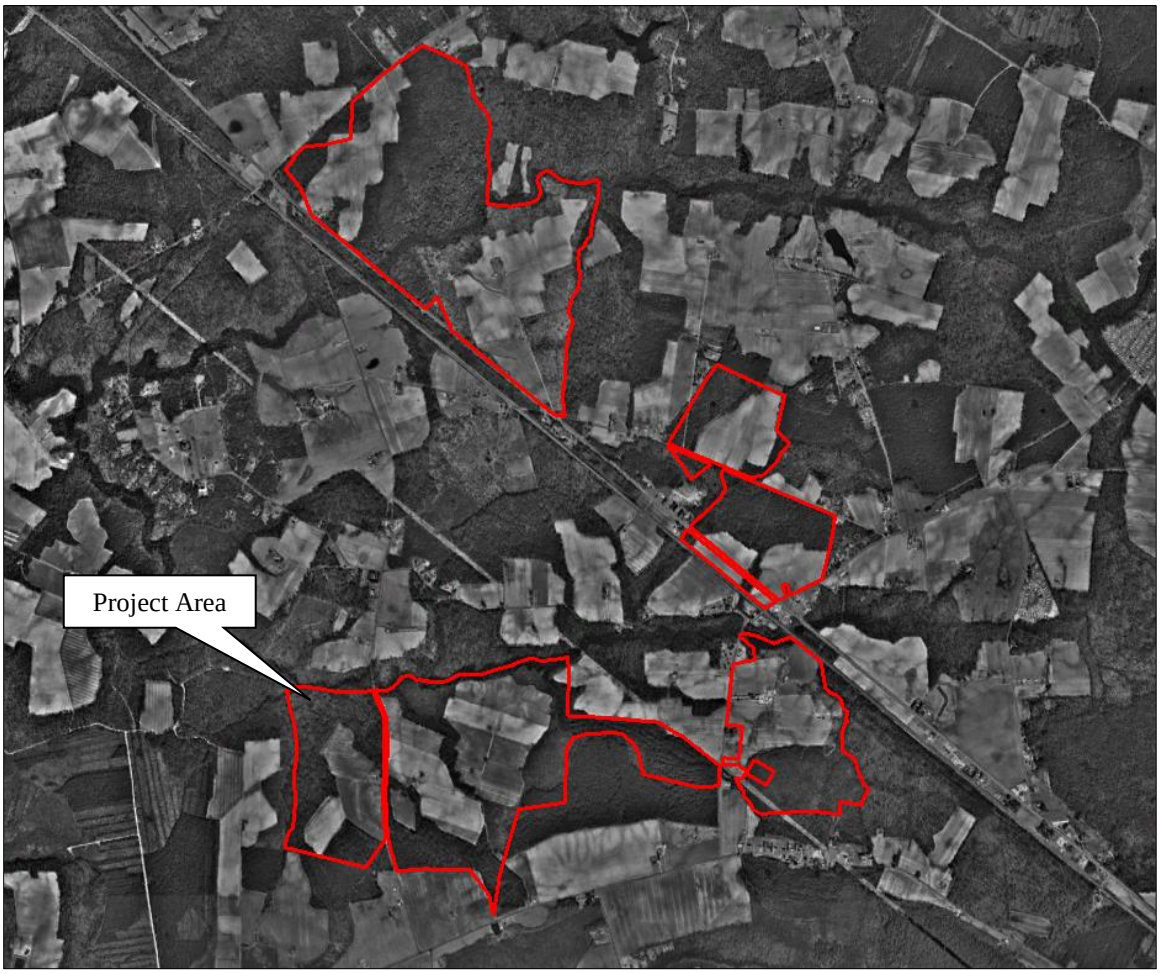

Figure 5-12: Detail of a 1994 aerial depicting the project area. Source: Google Earth

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6. ARCHAEOLOGICAL SURVEY RESULTS

From March 23 through June 3, 2022, D+A conducted archaeological fieldwork in the Carver Solar project area. This effort was conducted in accordance with a stratified sampling methodology that received prior approval from Virginia DEQ and VDHR. This strategy involved 100% systematic survey of the areas of high archaeological potential, 25% sampling of the moderate potential areas, and 10% sampling of the low potential areas, with walkover survey where possible of the areas that did not undergo systematic testing.

The survey area was divided into six different areas, labeled A through F based on location, where a total of fourteen previously unidentified archaeological sites were observed (Figure 6-1; 6-2).

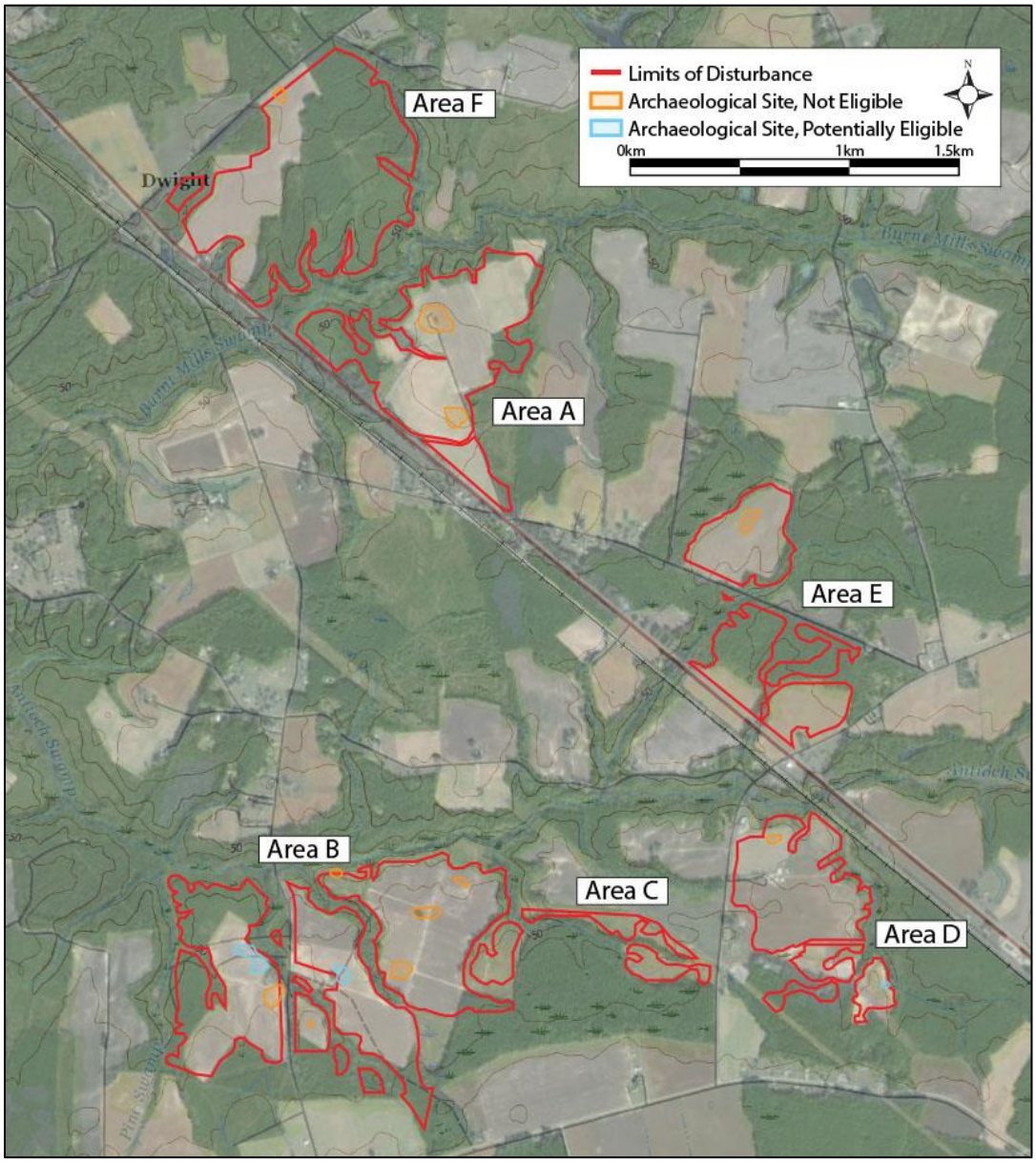


Figure 6-1: Aerial view of project area showing areas. Source: Google Earth 2019.

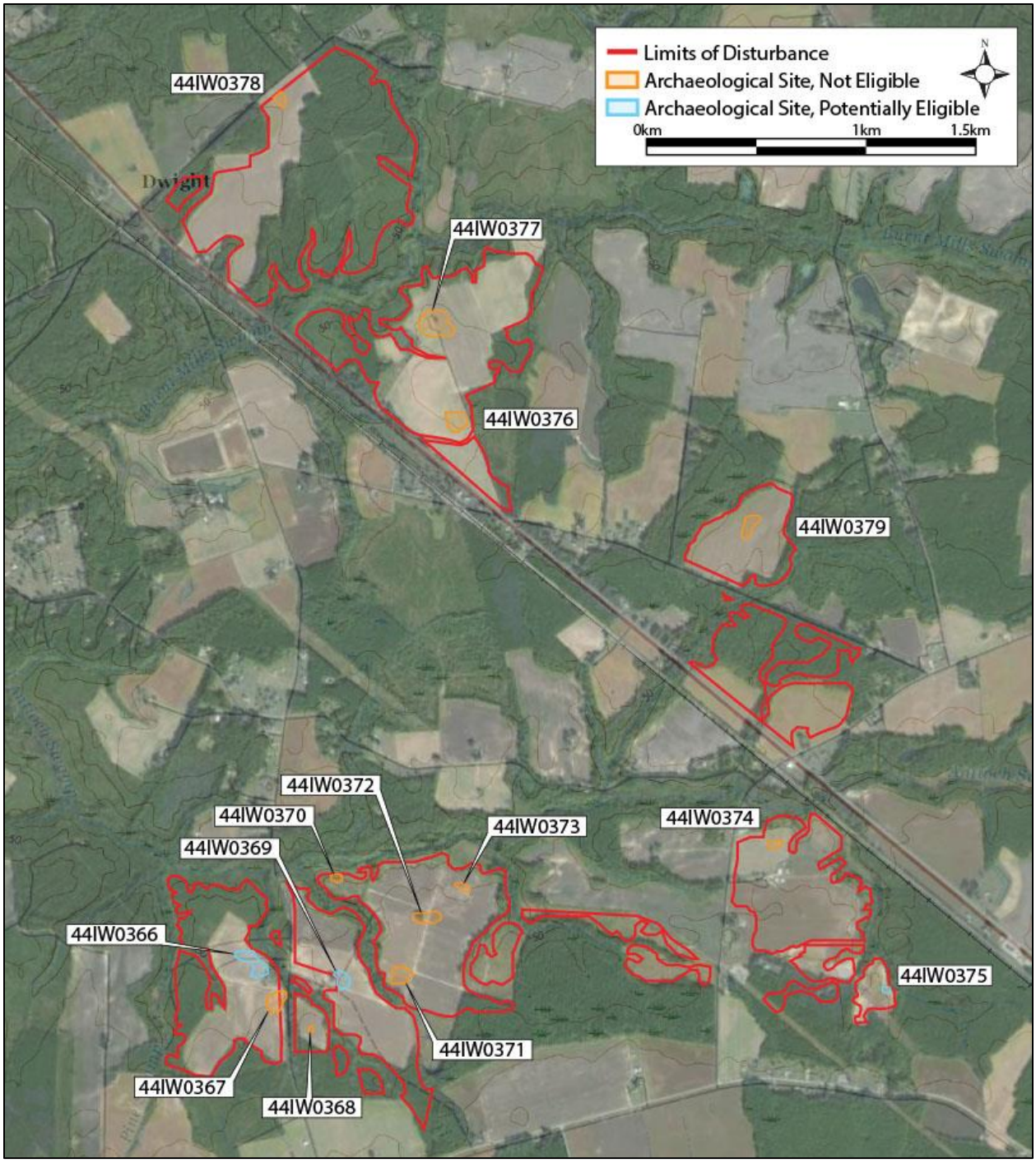


Figure 6-2: Aerial view of project area showing archaeological site locations. Google Earth 2019.

AREA A

This area consists of two tracts separated by US-460 (Figure 6-3). The larger parcel is roughly triangular in shape and is bounded to the south by US-460, to the west by Burnt Mills Swamp, and to the east by a parcel line that partially follows a small drainage.

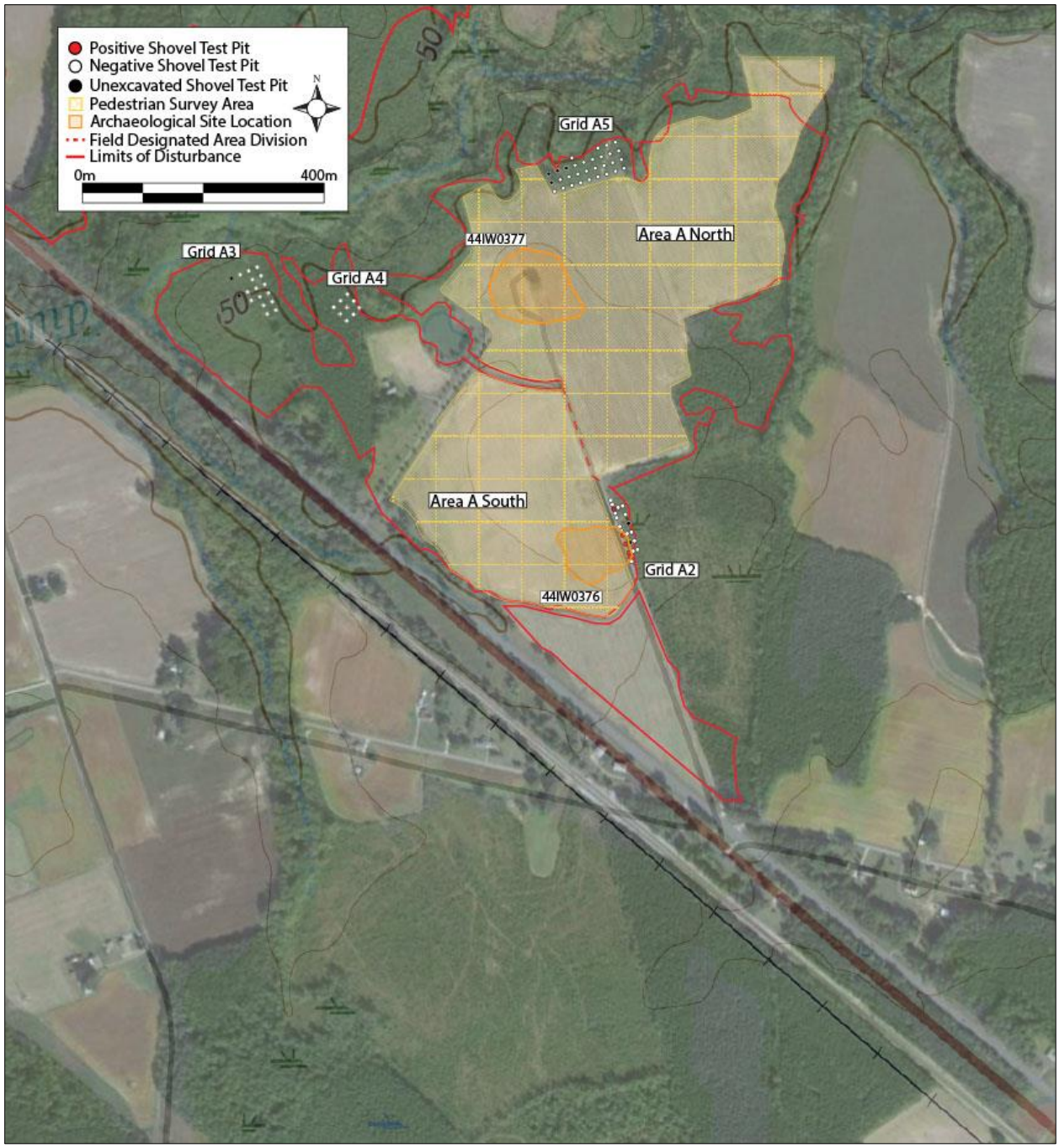


Figure 6-3: Area A pedestrian surveys, shovel test grids, and field sites.

A driveway leading to architectural resource # 046-5102 provides access to the center of the tract, and rough farm tracks provide access around the rest of the property. The southern parcel is set back from Ecella Road to the north and is bounded on the remaining sides by lot lines. In both tracts, testing was only conducted within the limits of disturbance, which avoided wetlands and was set back from roads and parcel boundaries.

Terrain consists of a broad, low upland terminating in a series of low finger ridges overlooking Burnt Mills Swamp and its tributaries to the northwest in both tracts. An artificial pond is located

just north of the house. Vegetation in the northern tract at the time of survey consisted of three fallow agricultural fields in the well-drained center of the property, and new growth pine around the poorly drained periphery. Sparse low weeds and grasses were growing in the agricultural fields, and ground surface visibility was good enough for systematic pedestrian survey. A stand of mature hardwoods is located in the southwest corner of the tract on a well-drained finger ridge overlooking the swamp. The southern tract was clearcut in 2019, and the entirety of the tract was covered in impenetrable new growth (Figures 6-4). Four grids were placed in the dense vegetation outside of the agricultural fields, discussed below.

Figure 6-4: Northeast corner of Area A, looking northwest into wetlands.

AREA A PEDESTRIAN SURVEY

At the time of survey there was over 70% surface visibility in agricultural fields, which make up most of Area A (Figures 6-5, 6-6). These agricultural fields were systematically pedestrian surveyed at no greater than 15-meter (50-foot) intervals; the fields were split into Area A North and Area A South. Two sites, Field Sites 11 and 12, were identified during pedestrian survey and are discussed in greater detail at the end of this section.

Figure 6-5: Vegetation and terrain in west-central portion of northeastern field in Area A, facing southwest.

Figure 6-6: Ground surface visibility in Area A.

GRID A2

This grid was placed along the edge of agricultural fields and Area A South (grid numbering began with A2, and no Grid A1 was designated). Vegetation in this area consists of dense briar thickets and mature pine trees (Figure 6-7). Disturbance from the nearby road and from logging activities was severe.

Figure 6-7: Dense vegetation in Grid A2, facing south.

A grid of 22 shovel test pits was laid out at 15-meter (50-foot) intervals in seven transects labeled (-A) through G (Figure 6-8). Two of these were unable to be excavated due to surface disturbance and impenetrable vegetation, and five shovel test pits were positive for cultural material. All positive shovel test pits were located at the side of the road that separates the agricultural fields from the wooded area and were included as a part of Site 44IW0376 which is discussed in greater detail below.

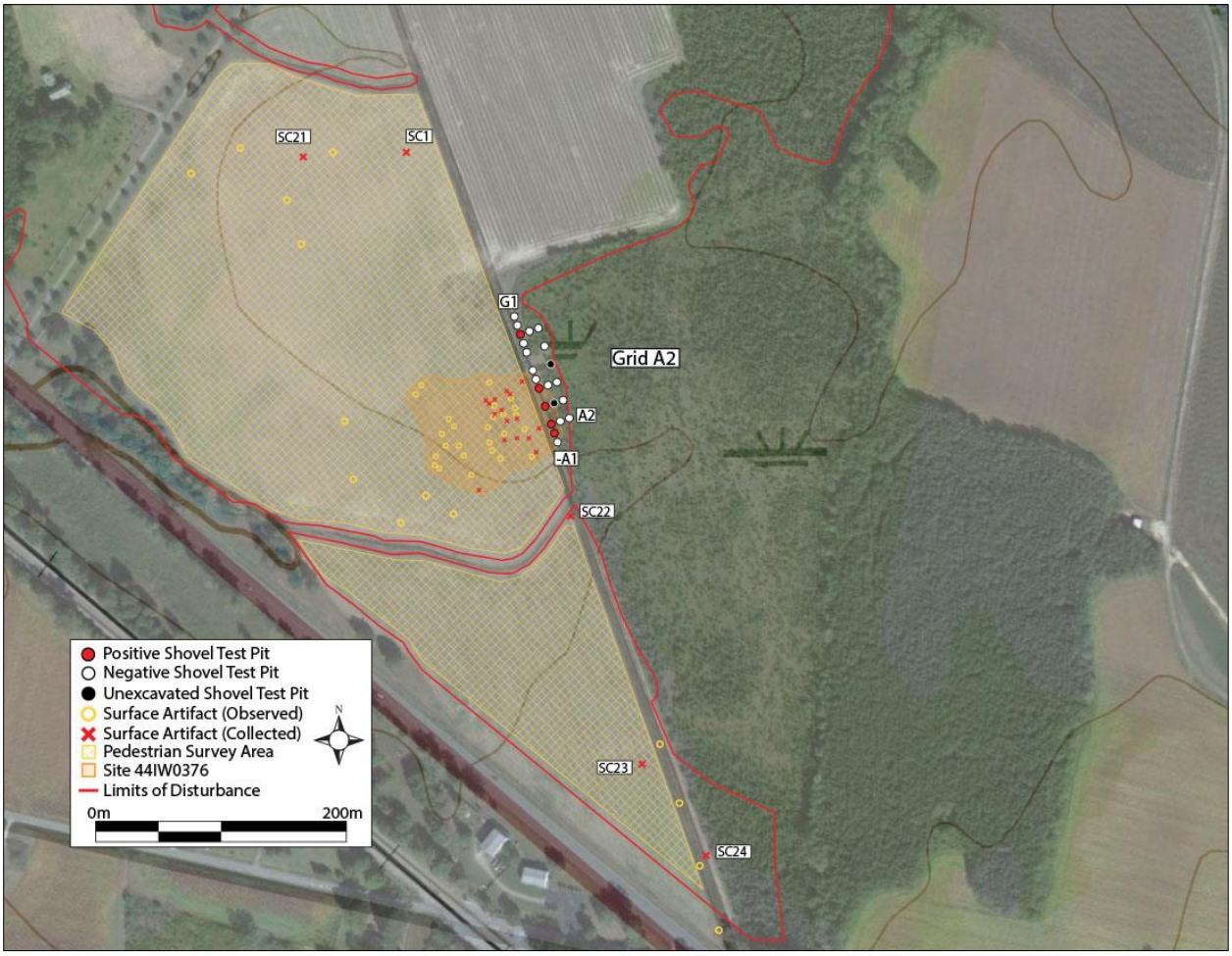


Figure 6-8: Aerial View of the Area A South pedestrian survey and shovel test Grid A2. Google Earth 2019.

Soils in this area are the same as those found in Area A4, discussed below.

GRID A3

This grid was placed in a wooded part of Area A, near the northern part of the overall project area and bordering Route 460 (Figure 6-9). Vegetation in this area consists of dense, often impenetrable briar thickets and mature pine trees.

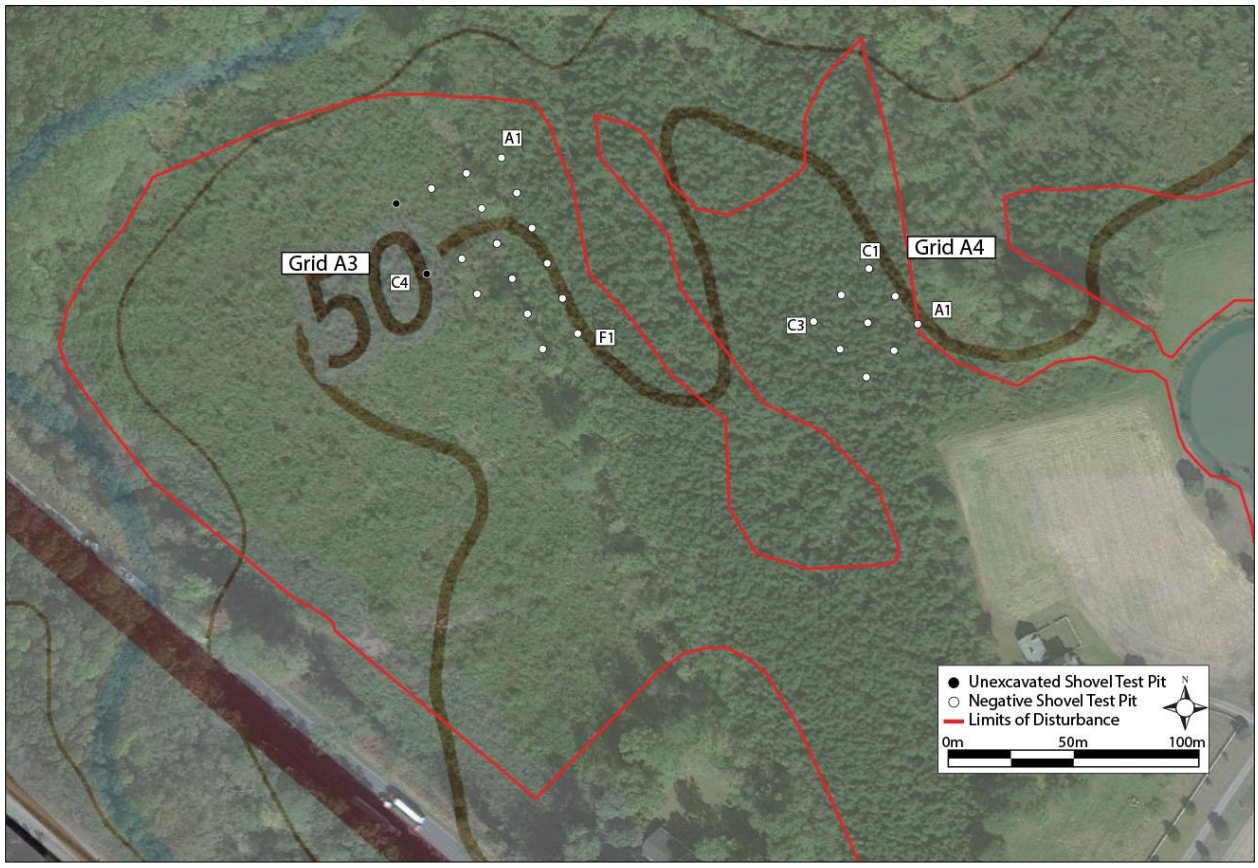


Figure 6-9: Aerial View of the Grid A3 and Grid A4 shovel test grids. Google Earth 2019.

A grid of seventeen shovel test pits was laid out at 15-meter (50-foot) intervals in six transects labeled A through F. Two of these were unable to be excavated due to surface disturbance and impenetrable vegetation. No historical surface features were observed, and no cultural material was found.

Disturbance from logging activities was severe. Soils in this area are the same as those found in Area A4, discussed below.

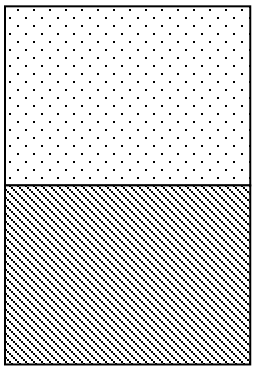
GRID A4

This grid was placed in a wooded part of Area A, near the northern part of the overall project area and bordering Route 460, just east of the Area A3 grid (see above). Vegetation in this area consists of dense, often impenetrable briar thickets and mature pine trees (Figures 6-10, 6-11). A grid of nine shovel test pits was laid out at 15-meter (50-foot) intervals in three transects labeled A through C. No historical surface features were observed, and no cultural material was found.

Figure 6-10: Dense vegetation in Grid A4, facing north.

Figure 6-11: South from B1, Grid A4.

Disturbance from logging activities was severe. Typical stratigraphy consisted of 10YR 3/1 very dark gray sand topsoil (A horizon) over 10YR 6/3 pale brown sandy clay subsoil (B horizon) (Figure 6-12).



10YR 3/1 sand
0-25 cm

10YR 6/3 sandy clay
25-34 cm

Figure 6-12: Soil profile of Shovel Test Pit B1 in Grid A4.

GRID A5

This area was placed in a wooded part of Area A, near the northern part of the overall project area, east of Area A4 and bordering the plowed field (Figure 6-13). Vegetation in this area consists of dense, often impenetrable briar thickets and mature pine trees (Figure 6-14). Disturbance from logging activities was severe.

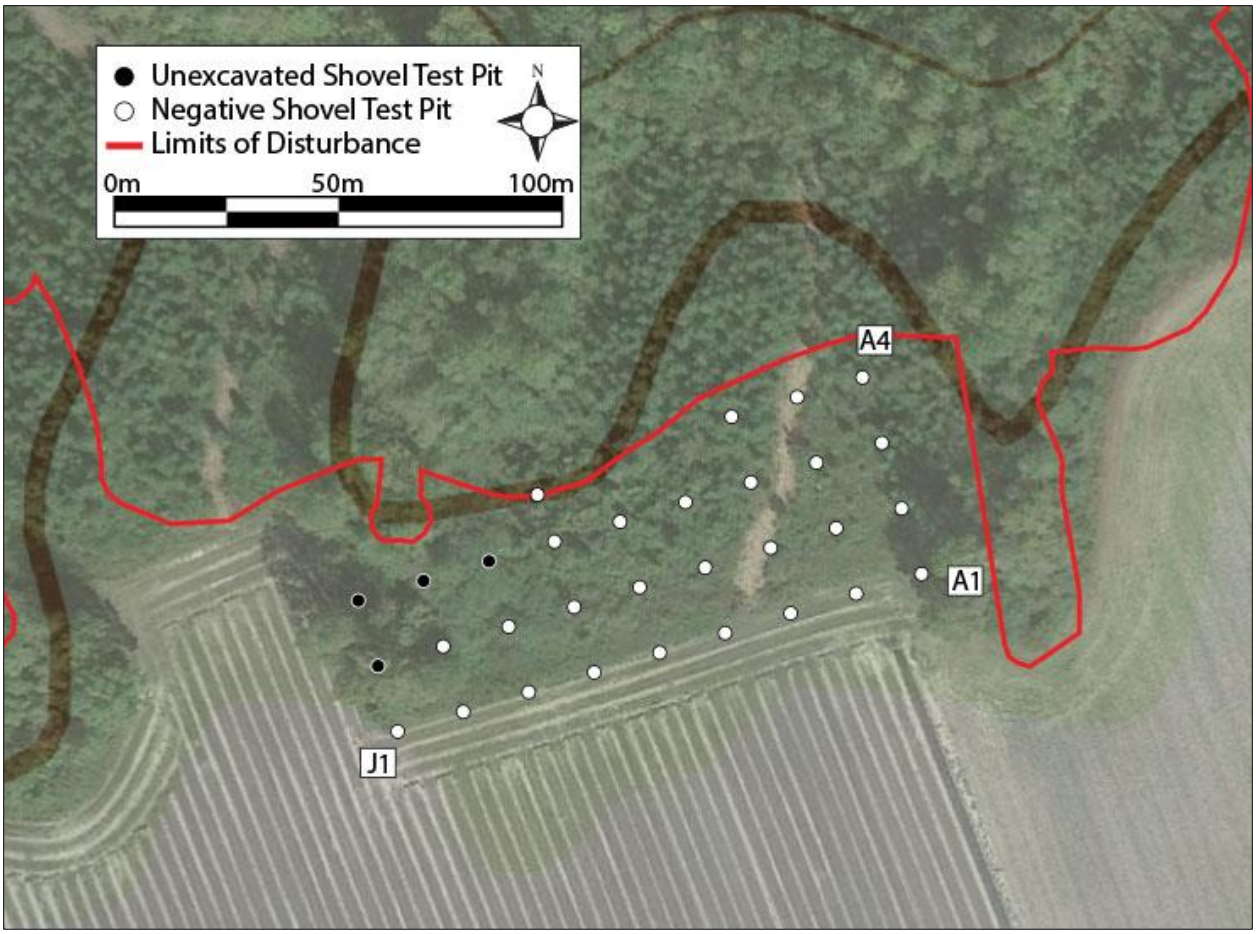


Figure 6-13: Aerial View of the Grid A5 shovel test grid. Google Earth 2019.

A grid of 31 shovel test pits was laid out at 15-meter (50-foot) intervals in seven transects labeled A through H. Four of these could not be excavated due to surface disturbance and impenetrable vegetation. No historical surface features were observed, and no cultural material was found.

Figure 6-14: Dense vegetation in Grid A5, facing east.

Soils in this area were the same as those found in Area A4.

SITE 44IW0376

This site was identified through systematic pedestrian survey in Area A South and shovel testing in Grid A2 (Figure 6-15). It consists of a scatter of early-twentieth century material measuring about 2.25 hectares (5.5 acres). Artifacts included whiteware, milk glass, colorless glass, screw top bottles, wire nails, and brick (Figure 6-16). Aerial imagery shows a building in this location until 2002.

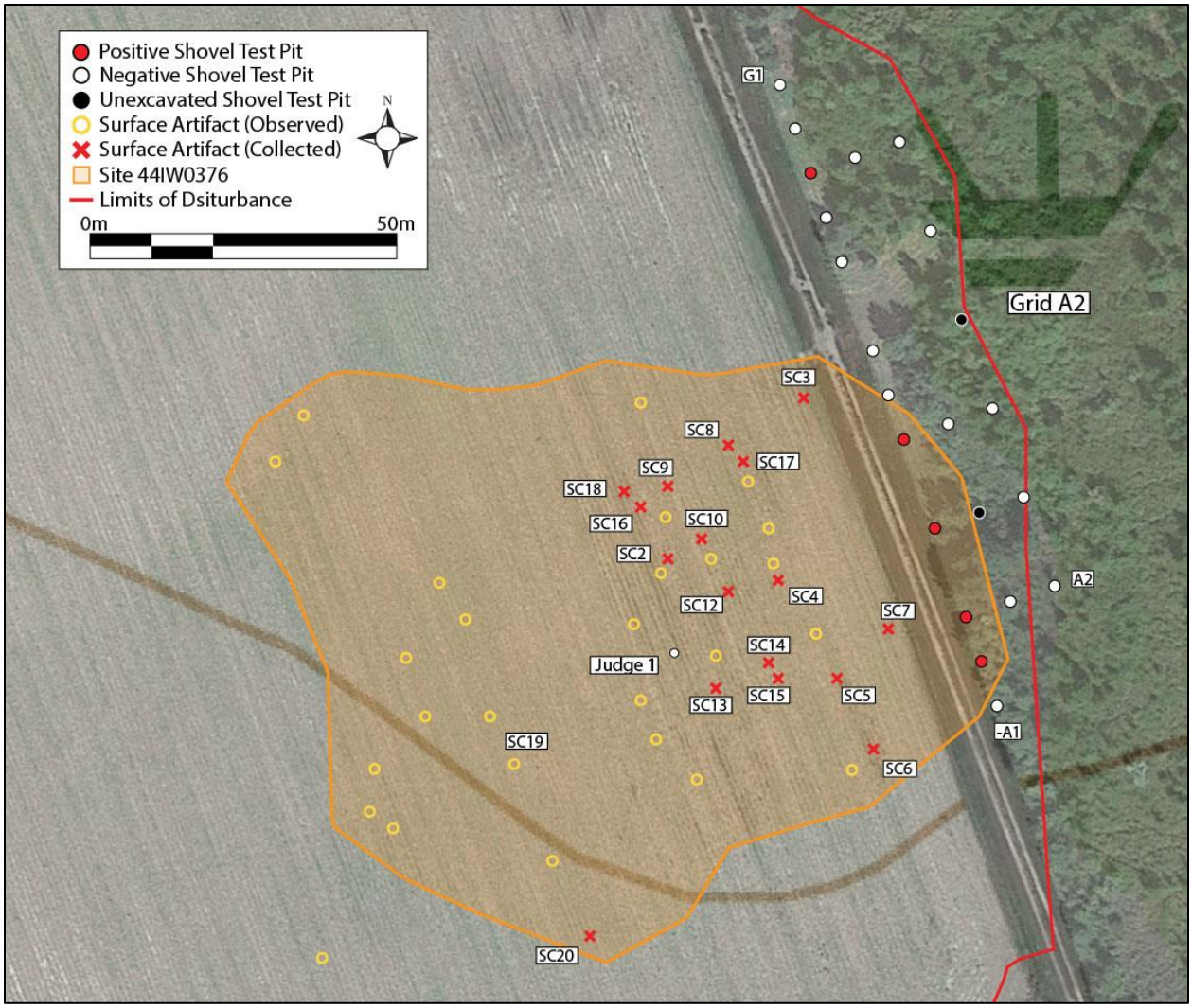


Figure 6-15: Aerial view of Site 44IW0376. Google Earth 2019.

Figure 6-16: Artifacts found in Site 44IW0376.

Stratigraphy in the site consisted of a deep plowzone of 10YR 3/1 very dark gray sand (Ap horizon) over 10YR 6/3 pale brown sandy clay subsoil (B horizon) (Figure 6-17).

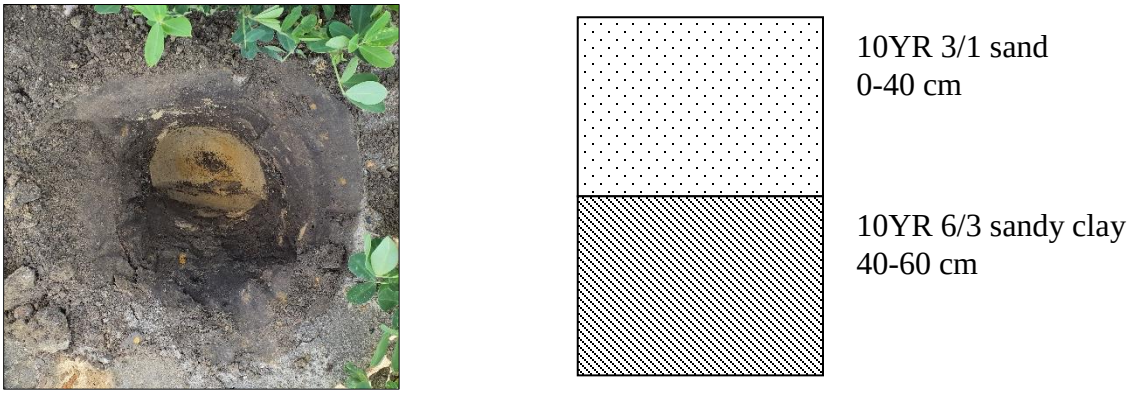


Figure 6-17: Soil profile of Judgmental Shovel Test 1 in Site 44IW0376.

Early-twentieth century farmsteads are well-represented in this region, and this site does not offer significant research potential. Therefore, it is recommended not eligible for inclusion in the NRHP, and no further work is recommended.

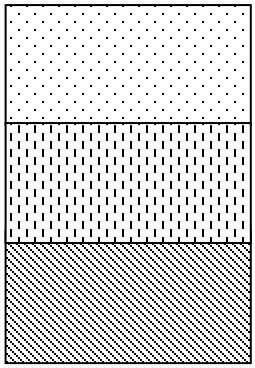
SITE 44IW0377

This site was identified through systematic pedestrian survey in Area A North (Figure 6-20). It consists of a scatter of mid-nineteenth through twentieth-century artifacts measuring

approximately 2.5 hectares (6.25 acres). Artifacts included pearlware, whiteware, cobalt glass, milk glass window glass, and brick and mortar (Figure 6-18). A building is depicted in this location on the 1864 map as associated with the Stevens family. Aerial imagery shows that a large farmstead with multiple outbuildings was present in this location in 1966, and although the main dwelling appears to have been demolished in the 1990s, the outbuildings stood until the early-2000s. Aerial images show large pushpiles of demolition debris, suggesting that little subsurface integrity remains.

Figure 6-18: Artifacts found in Site 44IW0377.

Soils in the plowed area appeared disturbed, exhibiting a potential buried A horizon. Typical stratigraphy consisted of 10YR 4/4 dark yellowish brown mottled with 10YR 5/8 yellowish brown sandy clay plowzone (Ap horizon) over 10YR 4/1 dark gray sandy clay over 10YR 5/3 brown sand subsoil (B horizon) (Figure 6-19.



10YR 4/4 mottled with
10YR 5/8 sandy clay
0-24 cm

10YR 4/1 sandy clay
24-44 cm

10YR 5/3 sandy
44-53 cm

Figure 6-19: Soil profile of Judgmental Shovel Test 1 in Site 44IW0377.

Due to the common nature of this site type and the level of subsurface disturbance, this site offers little research potential and is recommended not eligible for inclusion in the NRHP. No further work is recommended.

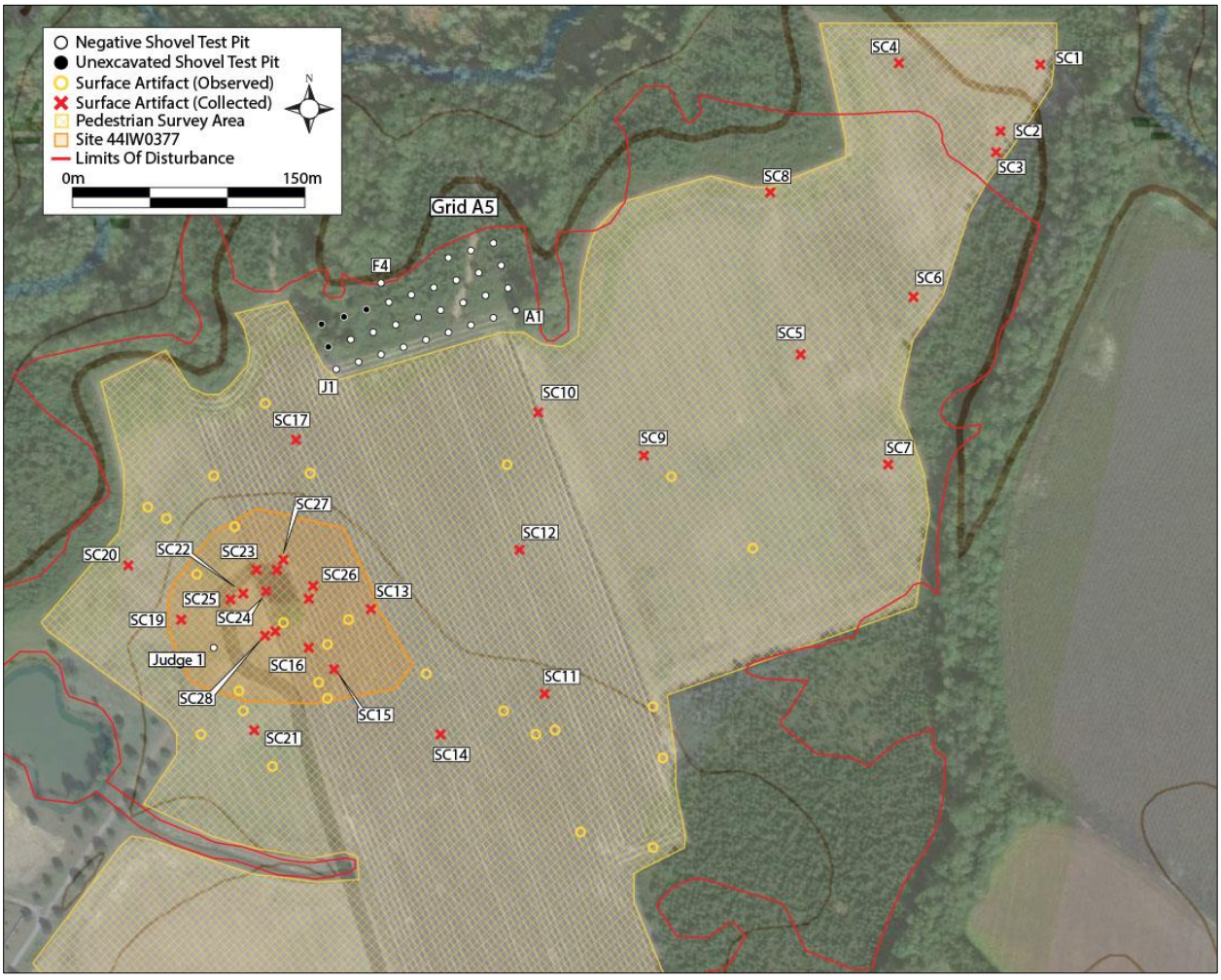


Figure 6-20: Site 44IW0377 in Area A North.

AREA B

This area consists of two tracts located to the east and west of Barrett Town Road (CR-641) (Figure 6-21). Both tracts are bounded to the north by Antioch Swamp. The western tract is bounded to the west by Pine Swamp, the south by a lot line, and the east by Barrett Town Road. The eastern tract is bounded to the west by the road, the east by a tributary of Antioch Swamp, and the south by a lot line. The limits of disturbance are set back from lot lines and wetlands. Farm roads provide access through both tracts. A historic house (Resource # 046-5089) is located on the front side of the eastern tract (Figure 6-22).

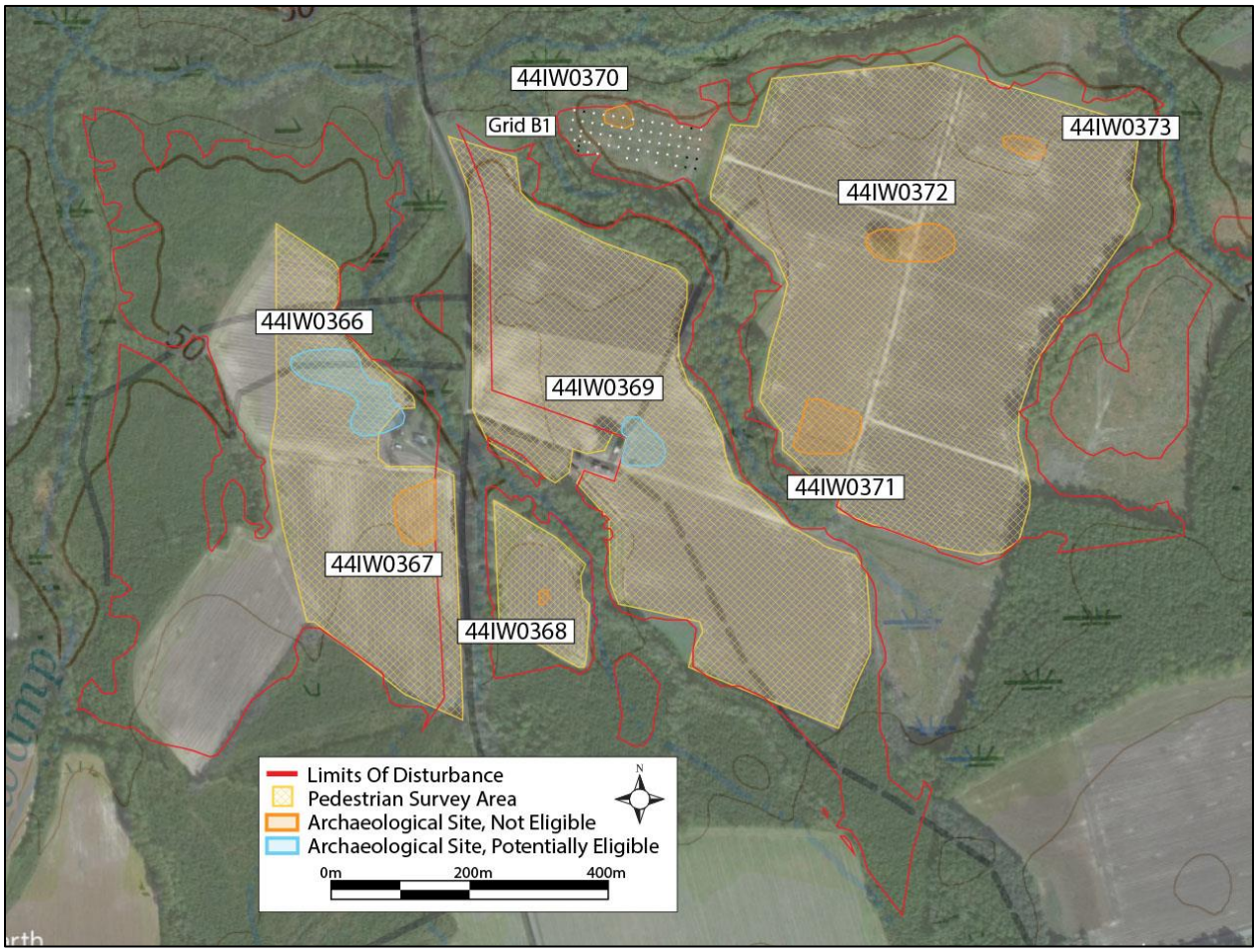


Figure 6-21: Aerial view of Area B pedestrian survey, shovel test grid, and field sites. Google Earth 2019.

Terrain consists of a series broad, low ridges overlooking Antioch Swamp and divided by tributaries of the swamp. The well-drained, level terrain of each ridge is used as an agricultural field. The northern ends of the ridges on the western tract and the southern base of the ridges on the eastern tract were formerly wooded and were clearcut in 2017. One short, wide ridge on the eastern edge of the eastern tract was clearcut in 2021. The drainages and wetlands are lined with mature hardwoods.

Figure 6-22: View southwest of Resource 046-5089 in eastern side of Area B.

AREA B PEDESTRIAN SURVEY

Ground surface visibility was excellent in the agricultural fields where planted crops had not yet sprouted, so systematic pedestrian survey was utilized across the fields (Figures 6-23, 6-24). Pedestrian survey was conducted in transects spaced no greater than 15 meter (50 feet) apart, with more intensive inspection being conducted around any observed cultural material. Eight sites were identified through systematic pedestrian survey: they are described below.

Figure 6-23: View west towards drainage in west side of Area B.

Figure 6-24: Vegetation and terrain on west side of Area B, facing south in center of southern field.

GRID B1

One high potential landform in Area B could not be pedestrian surveyed. This area was considered high probability for cultural activity due to its location on a broad, flat finger ridge overlooking the confluence of Antioch Swamp and one of its tributaries (Figure 6-25). Vegetation and surface disturbance in this area are both consistent with recent logging activities: the landform is covered by young tulip poplar saplings and tall grasses. (Figure 6-26).

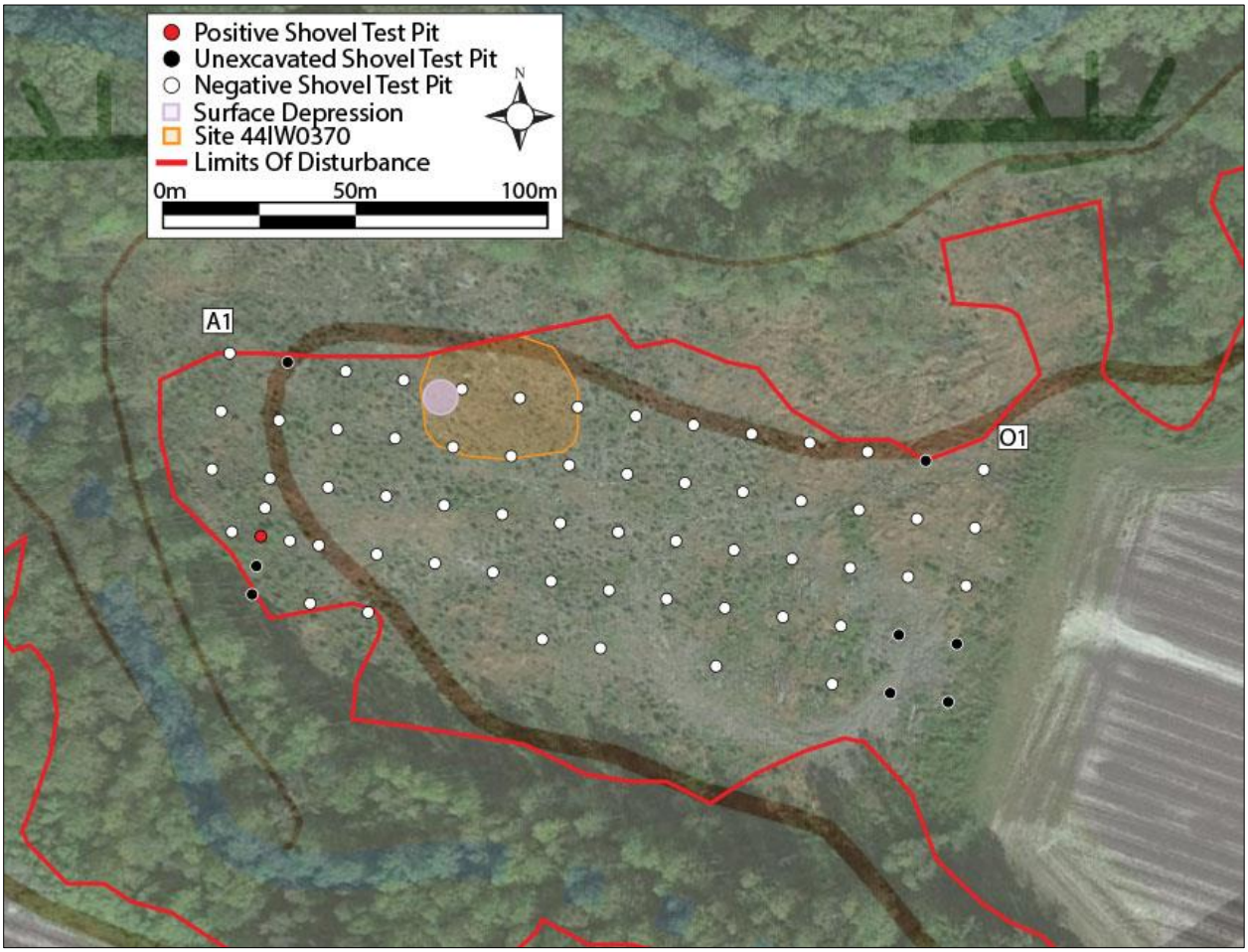


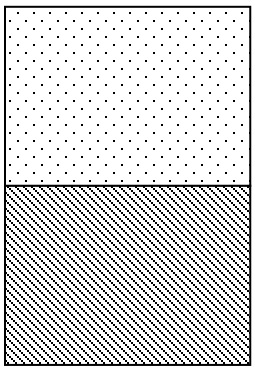
Figure 6-25: Aerial view of Grid B1 shovel test grid and Site 44IW0370. Google Earth 2019.

Figure 6-26: Clearcut finger ridge on eastern tract, facing east from Shovel Test J1.

A grid of 68 shovel test pits was laid out at 15-meter (50-foot) intervals in fourteen transects labeled A through O (excluding I). Eight of these could not be excavated due to slope and surface disturbance, and one shovel test pit was positive for cultural material. The artifact found in this shovel test pit was identified as fire cracked rock and was located outside of the boundary of Field Site 44IW0370. Radials were excavated around this positive shovel test pit, though no further cultural material was found in the soils.

Site 44IW0370 was identified during the excavation of this area. Only surface features, including a deep circular depression and a road cut, and a small cluster of early-twentieth century artifacts on the surface mark the site, as no shovel test pits revealed any subsurface cultural material within this site. These features and artifacts are discussed in depth below.

Soils are disturbed by erosion and tree removal and generally exhibited a two stratum profile of topsoil over subsoil. Typical stratigraphy consisted of a thin layer of 10YR 4/3 sandy loam topsoil (A horizon) over 10YR 6/4 yellowish brown clay sand (B horizon) (Figure 6-27).



10YR 4/3 sandy loam
0-13 cm

10YR 6/4 clay sand
13-25 cm

Figure 6-27: Soil profile of Shovel Test Pit J3 in Area B1 and Site 44IW0370.

SITE 44IW0366

This site is located on the western side of Area B behind Resource # 046-5277 (Figure 6-28). It covers approximately 0.89 hectares (2.21 acres) and was identified during pedestrian survey.

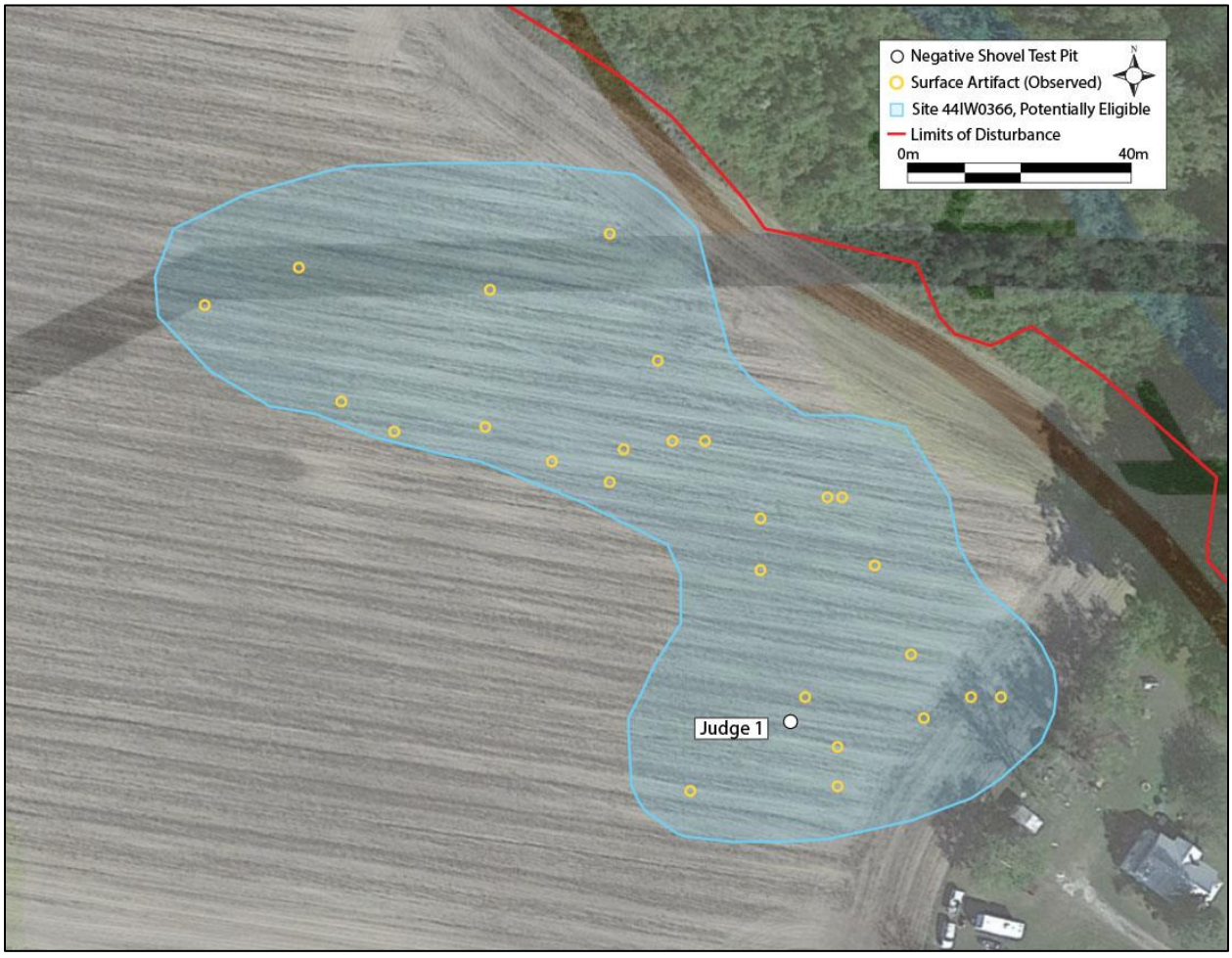


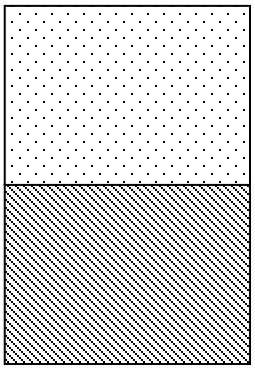
Figure 6-28: Aerial view of Site 44IW0366. Google Earth 2019.

Artifacts observed date from the mid-eighteenth to the early-twentieth century. These materials included coarse red earthenware, white clay pipe stems, Westerwald stoneware, cut nails, whiteware, milk glass, and solarized glass (Figure 6-29).

Figure 6-29: Artifacts found in Site 44IW0366.

Due to its large size and the presence of eighteenth-century artifacts, this site has the potential to provide important data pertaining to the eighteenth century in the region, and it is recommended potentially eligible for inclusion in the NRHP. Avoidance or further study is recommended.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 4/2 dark grayish brown sand plowzone (Ap horizon) over 10YR 5/4 yellowish brown sandy clay subsoil (B horizon) (Figure 6-30).



10YR 4/2 sand
0-36 cm

10YR 5/4 sandy clay
36-46 cm

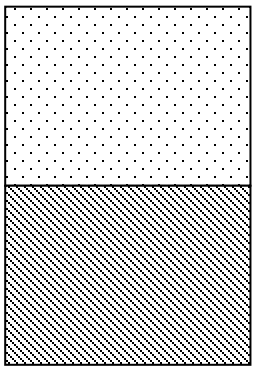
Figure 6-30: Soil profile of Judgmental Shovel Test 1 in Site 44IW0366.

SITE 44IW0367

This site is a small, diffuse scatter of late-nineteenth through early-twentieth century artifacts located in an agricultural field just south of Resource # 046-5277 (Figure 6-31). Artifacts included whiteware, porcelaneous, brick, and colorless glass. This site is likely associated with the nearby twentieth century dwelling. Due to its small size and recent date, this site is unlikely to yield new or important data, and it is recommended not eligible for inclusion in the NRHIP. No further work is recommended.

Figure 6-31: Aerial view of Site 44IW0367. Google Earth 2019.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 4/2 dark grayish brown sand plowzone (Ap horizon) over 10YR 5/4 yellowish brown sandy clay subsoil (B horizon) (Figure 6-32).



10YR 4/2 sand
0-36 cm

10YR 5/4 sandy clay
36-46 cm

Figure 6-32: Soil profile of Judgmental Shovel Test 1 in Site44IW0367.

SITE 44IW0368

This site was observed in a small field to the south of Resource #046-5277, on the other side of a drainage (Figure 6-33). This site is a small cluster of late-nineteenth through early-twentieth century artifacts, including whiteware, brick fragments, and solarized glass. One jasper tertiary flake was also observed in this area (Figure 6-34). Due to its small size and recent date, this site is unlikely to yield new or important data, and it is recommended not eligible for inclusion in the NRHIP. No further work is recommended.

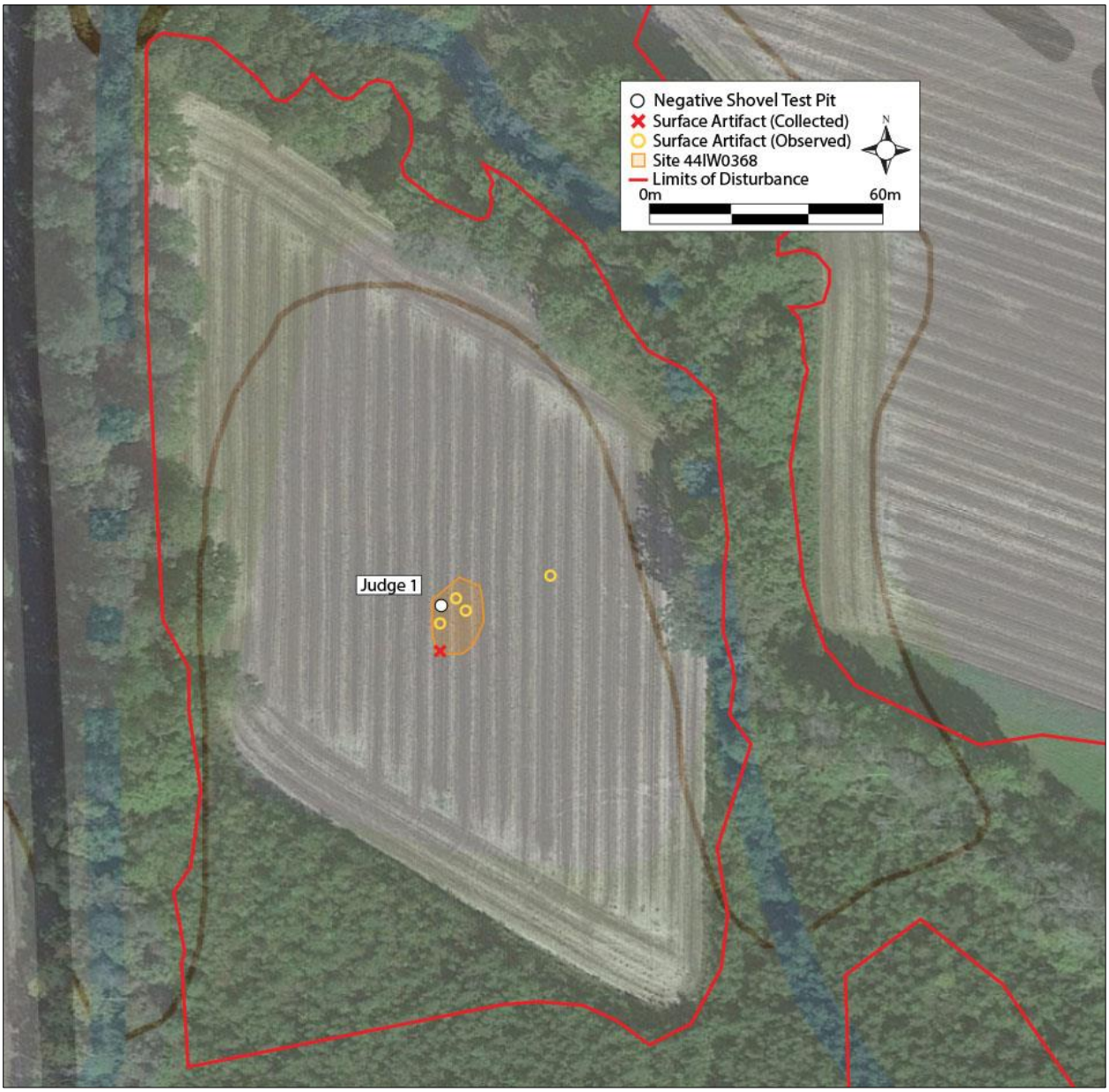
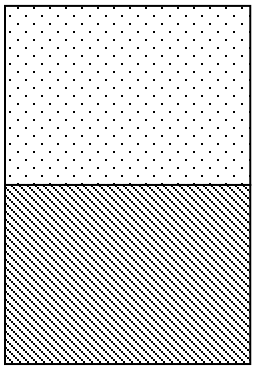


Figure 6-33: Aerial view of Site 44IW0368. Google Earth 2019.

Figure 6-34: Artifact found in Site 44IW0368.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 5/4 yellowish brown sand plowzone (Ap horizon) over 10YR 6/6 yellowish brown sandy clay subsoil (B horizon) (Figure 6-35).



10YR 5/4 sand
0-20 cm

10YR 6/6 sandy clay
20-30 cm

Figure 6-35: Soil profile of Judgmental Shovel Test 1 in Site 44IW0368.

SITE 44IW0369

This site is associated with Resource # 046-5089, and it consists of a scatter of domestic material located in front of the dwelling (Figure 6-36).

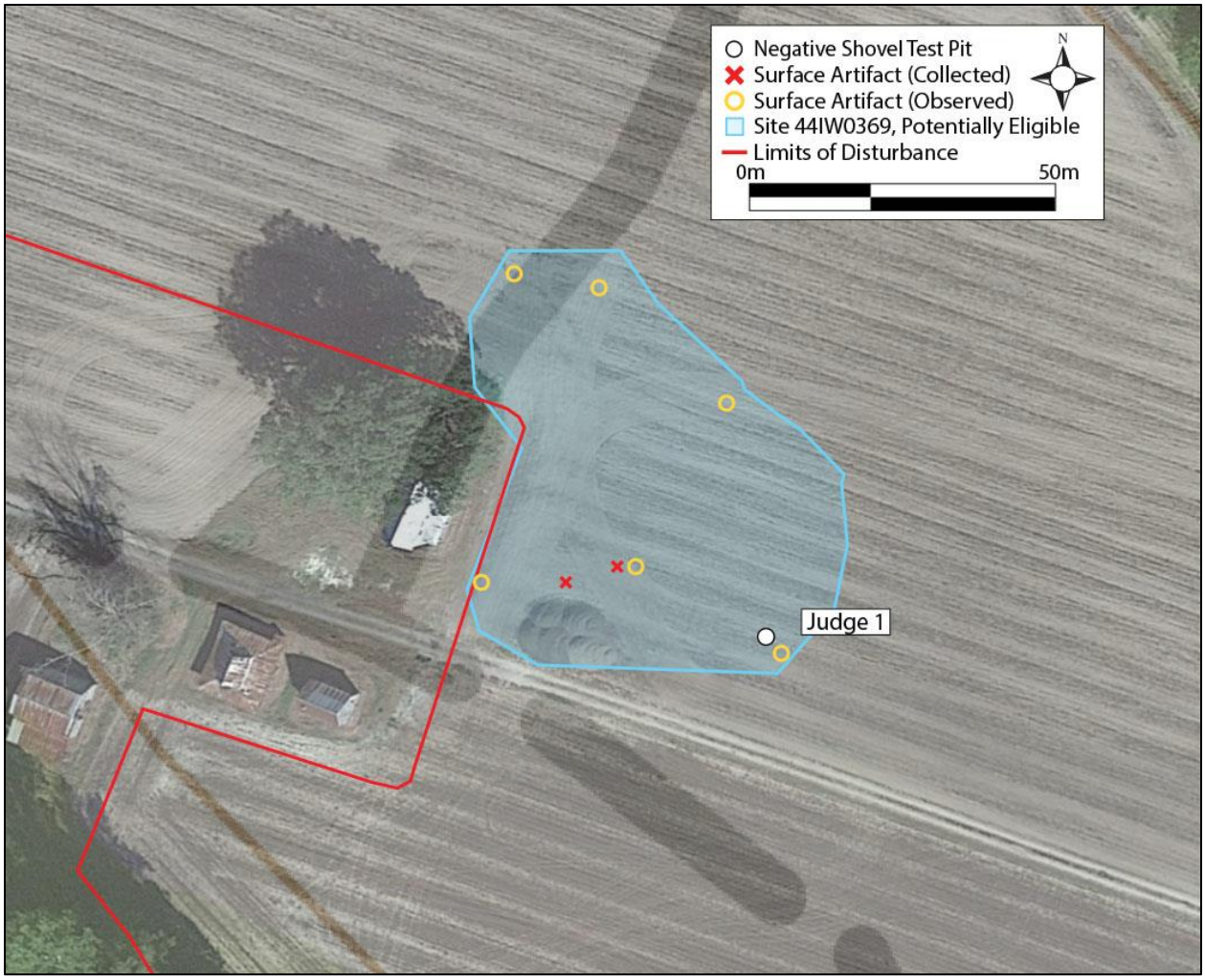
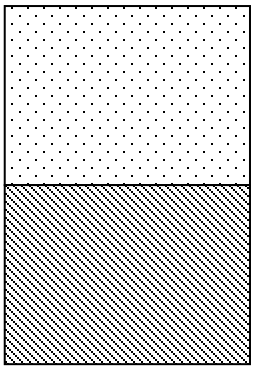


Figure 6-36: Aerial view of Site 44IW0369. Google Earth 2019.

As in Site 44IW0366, artifacts consist of a mixture of eighteenth and early-twentieth century material, including white salt-glazed stoneware and shell-edged pearlware (Figure 6-37). Due to its association with a potentially early-dating farm complex and the presence of eighteenth-century artifacts, this site has the potential to provide important data pertaining to the eighteenth century in the region, and it is recommended potentially eligible for inclusion in the NRHP. Avoidance or further study is recommended.

Figure 6-37: Artifacts found in Site 44IW0369.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 4/2 dark grayish brown sand (Ap horizon) over 10YR 5/4 yellowish brown sandy clay (B horizon) (Figure 6-38).



10YR 4/2 sand
0-34 cm

10YR 5/4 sandy clay
34-50 cm

Figure 6-38: Soil profile of Judgmental Shovel Test 1 in Site 44IW0369.

SITE 44IW0370

This site is located immediately south of Antioch Swamp and east of Barrett Town Road, on a narrow, flat landform, and covers approximately 0.1 hectare (0.2 acre) (Figure 6-39).

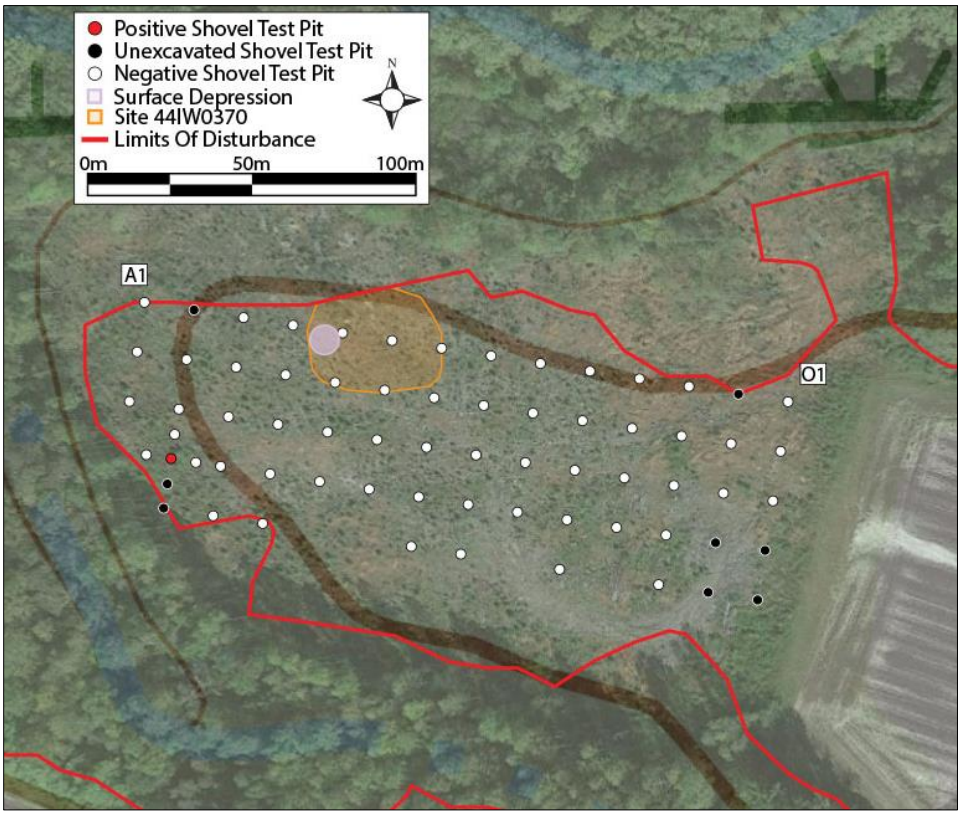


Figure 6-39: Aerial view with topographic overlay of Site 44IW0370.

The site was identified by the two main surface features that mark the site, a deep pit and a road cut (Figure 6-40). Both are located on the northern edge of the landform, overlooking the swamp. The road cut is deep and runs southeast to northwest to the swamp from the top of the landform, passing close to the pit. The pit is approximately ten feet in diameter with artifacts scattered on the edge (Figure 6-41). Artifacts found on the surface are primarily from the first quarter of the twentieth century, though no subsurface artifacts were found. No known historic maps indicate a structure in this location, though one topographic map from 1920 shows a road running through this area. Due to its recent date and the lack of subsurface integrity, this site does not offer significant research potential. Therefore, it is recommended not eligible for inclusion in the NRHP, and no further work is recommended.

Figure 6-40: Road cut leading towards Antioch Swamp, with Field Technicians to show depth, facing north.

Figure 6-41: Artifact scatter next to pit and road cut.

SITE 44IW0371

This site is in the projected location of a building depicted on a 1920 topographic map. It was found through systematic pedestrian survey, and it consisted of an approximately 0.6 hectare (1.5 acre) scatter of early-twentieth century artifacts, including whiteware, cobalt blue vessel glass, window glass, and canning jar lid liners (Figures 6-42, 6-43). This site is visible on a 1966 aerial image as a small farmstead with a dwelling and a cluster of outbuildings. By 1983 it appears to have been demolished. Early-twentieth century farmsteads are well-represented in this region, and this site does not offer significant research potential. Therefore, it is recommended not eligible for inclusion in the NRHP, and no further work is recommended.

Figure 6-42: Aerial view of Site 44IW0371. Google Earth 2019.

Figure 6-43: Artifacts found in Site 44IW0371.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 4/2 dark grayish brown sand (Ap horizon) over 10YR 5/4 yellowish brown sandy clay (B horizon) (Figure 6-44).

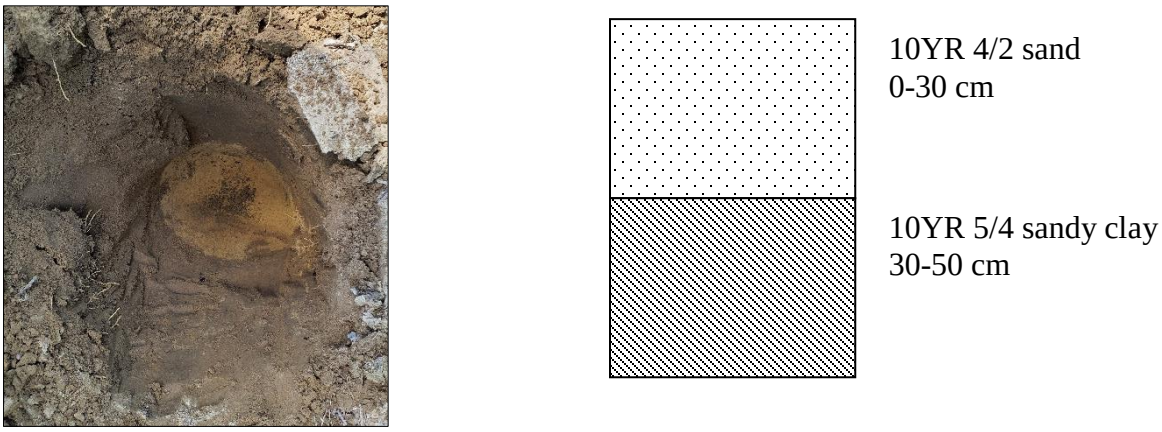


Figure 6-44: Soil profile of Judgmental Shovel Test 1 in Site 44IW0371.

SITE 44IW0372

This site is in the projected location of a building depicted on a 1920 topographic map. It was found through systematic pedestrian survey, and it consisted of an approximately 0.4 hectare (one acre) scatter of early-twentieth century artifacts located to the east and west of the farm road and including a mature hardwood and some associated rubble (Figure 6-45). Artifacts included whiteware, an aqua medicine bottle, canning jar lid liners, brick fragments, and plastic. This site is visible on a 1966 aerial image as a small farmstead with a dwelling and a cluster of outbuildings. By 1994 it appears to have been demolished. Early-twentieth century farmsteads are well-represented in this region, and this site does not offer significant research potential. Therefore, it is recommended not eligible for inclusion in the NRHP, and no further work is recommended.

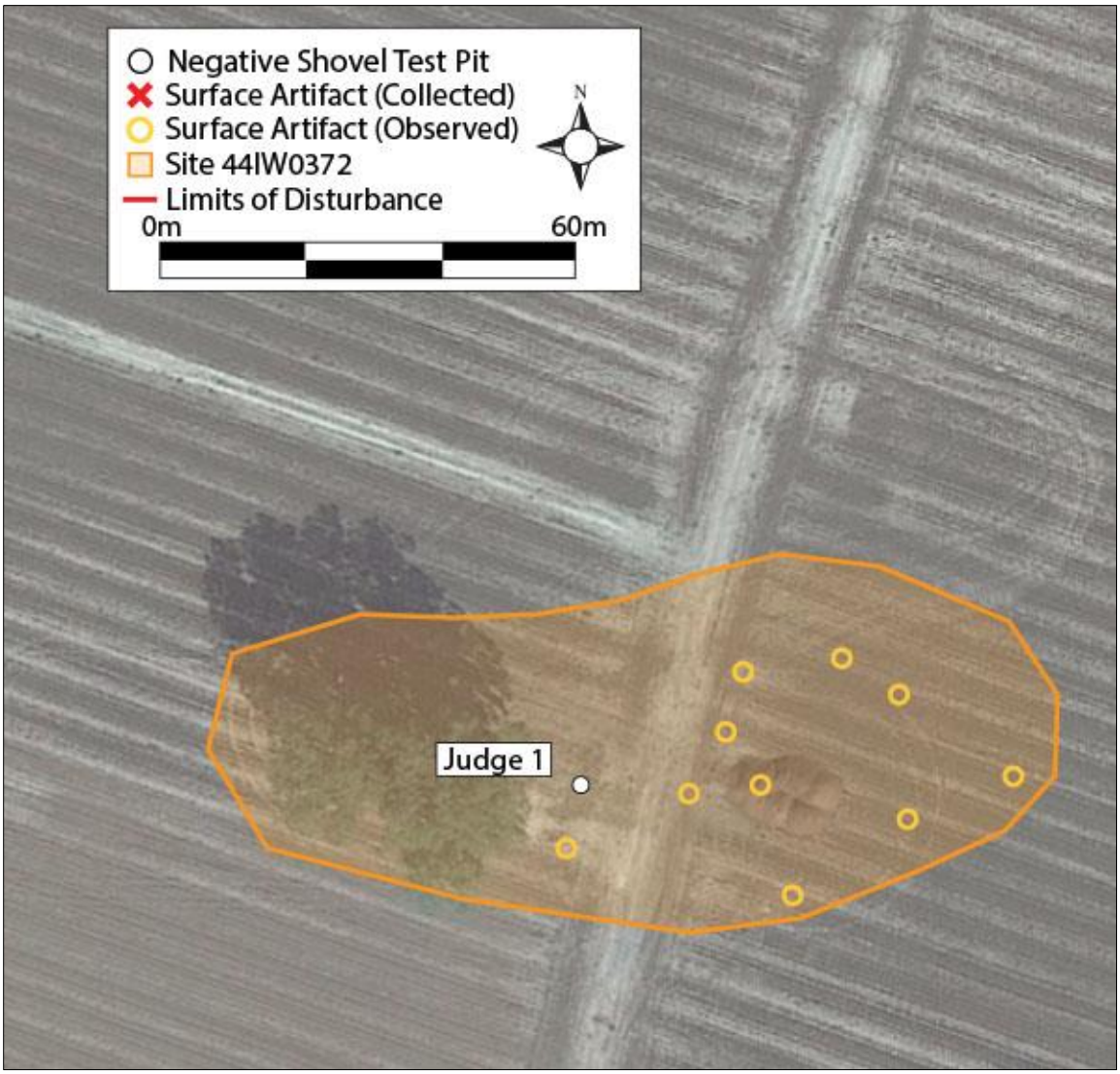
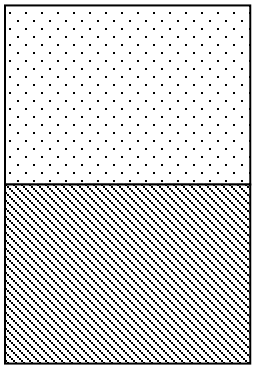


Figure 6-45: Aerial view of Site 44IW0372. Google Earth 2019.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 5/4 yellowish brown sand plowzone (Ap horizon) over 10YR 6/6 yellowish brown sandy clay subsoil (B horizon) (Figure 6-46).



10YR 5/4 sand
0-48 cm

10YR 6/6 sandy clay
48-60 cm

Figure 6-46: Soil profile of Judgmental Shovel Test 1 in Site 44IW0372.

SITE 44IW0373

This site is a small cluster of historic artifacts identified through systematic pedestrian survey. Artifacts included whiteware, ironstone, milk glass, and porcelaneous: the same type of material recovered from Site 44IW0372 (Figures 6-47, 6-48). A sherd of tin-glazed earthenware was also collected. No structures are depicted in this area on historic maps and aerials, but the turn-of-the-twentieth century artifacts are likely related to the occupation of the house associated with 44IW0372. A previously recorded site, 44IW0248 is located a short distance east of this site. It consisted of a scatter of eighteenth-century material, including tin-glazed earthenware. This site was evaluated by Louis Berger in 2007 and determined not eligible for inclusion in the NRHP, and VDHR concurred with this recommendation. The tin-glazed earthenware was the only temporally associated artifact that was identified during the current survey. Because the two sites appeared to date to different time periods, the twentieth-century concentration was given a distinct site number.

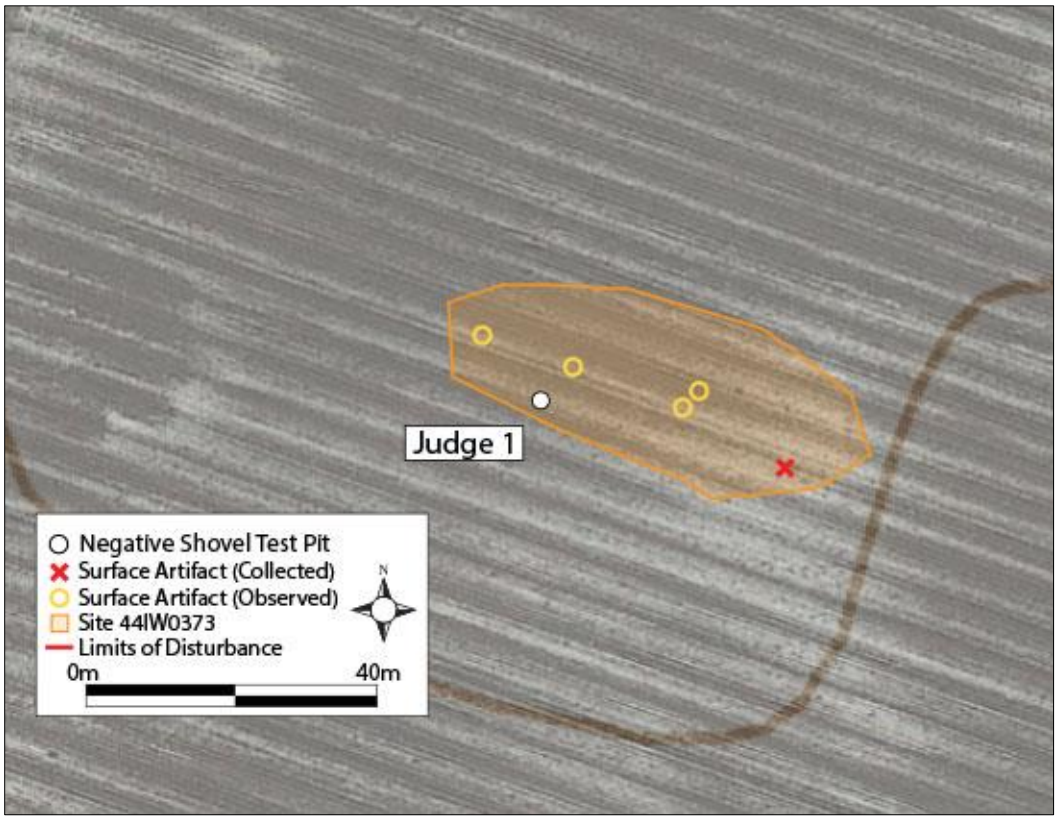


Figure 6-47: Aerial view of Site 44IW0373. Google Earth 2019.

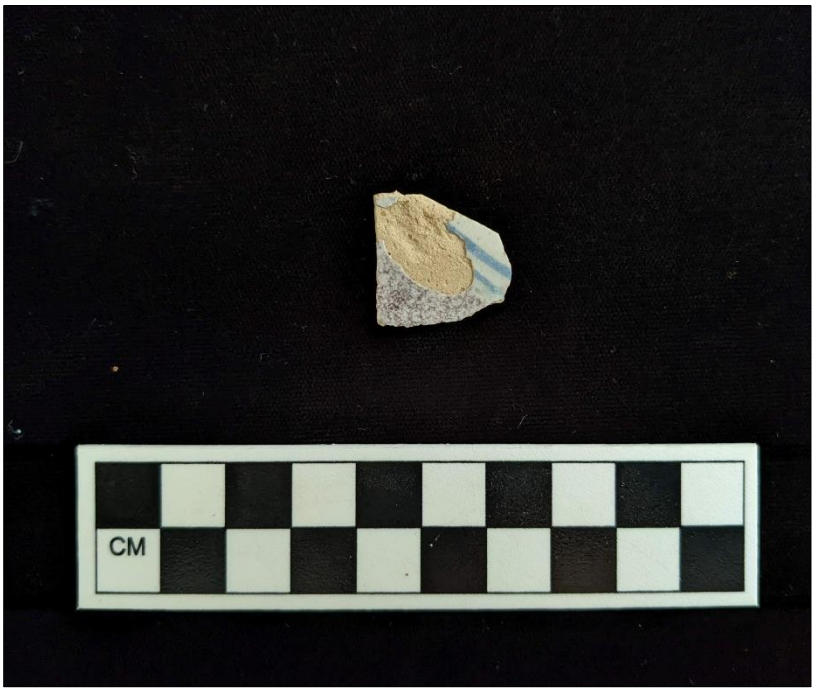


Figure 6-48: Artifact found in Site 44IW0373.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 5/4 yellowish brown sand plowzone (Ap horizon) over 10YR 6/6 yellowish brown sandy clay subsoil (B horizon) (Figure 6-49).

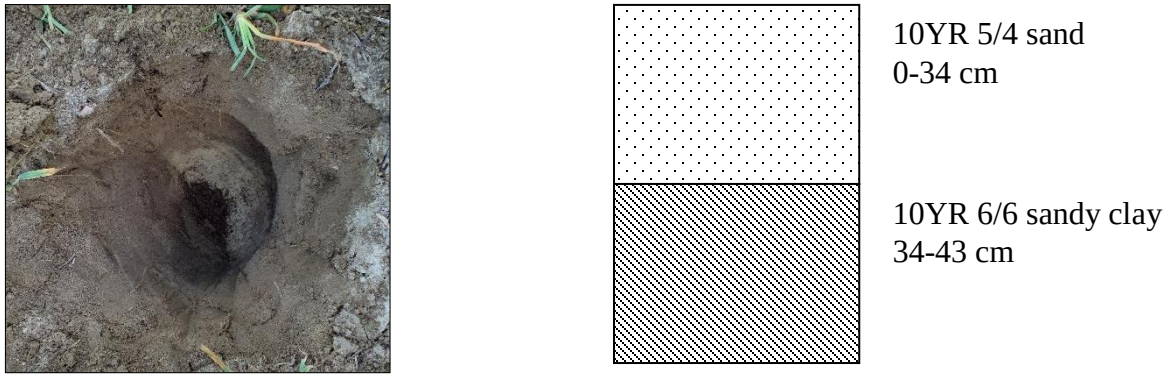


Figure 6-49: Soil profile of Judgmental Shovel Test 1 in Site 44IW0373.

AREA C

This is a narrow section connecting Areas B and D. It roughly follows a tributary of Antioch Swamp. The tract abuts Antioch Road (CR-657) to the east. The well-drained portion of this area consists of a terrace overlooking the swamp (Figure 6-50).

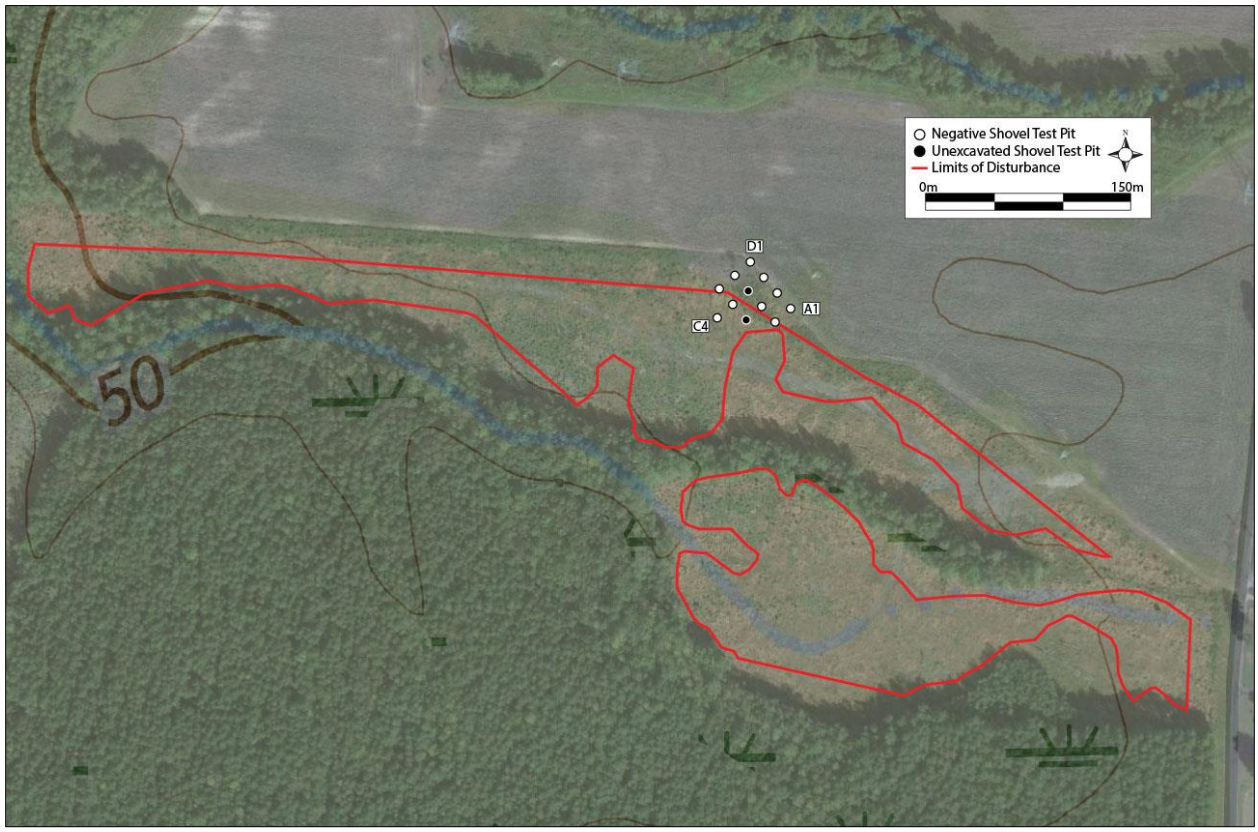


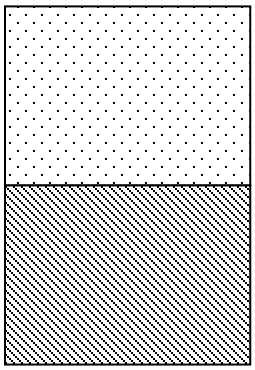
Figure 6-50: Aerial view of Area C shovel test grid. Google Earth 2019.

This area has been clearcut multiple times in the past twenty years, with the most recent episode occurring in 2021. Vegetation is primarily densely growing vines, saplings, and brambles (Figure 6-51). Disturbance in this area was severe, with large pushpiles throughout.

Figure 6-51: Vegetation and disturbance in Area C, facing southwest.

This area was considered high probability for presence of cultural material due to its position at the edge of agricultural fields and overlooking a tributary of Antioch to the south. Due to the disturbance, the grid was extended slightly outside of the limits of disturbance, but still within the lease area. A grid of twelve shovel test pits was laid out at 15-meter (50-foot) intervals in four transects labeled A through D. Two of these could not be excavated due to disturbance and impenetrable vegetation. Subsurface testing confirmed expected levels of disturbance. No historic surface features were observed, and no cultural material was recovered.

Disturbance in this area is severe, with towering pushpiles and uneven surfaces throughout. Soils in this site generally exhibited a two stratum profile of topsoil over subsoil. Typical stratigraphy consisted of 2.5Y 5/2 grayish brown sandy loam topsoil (A horizon) over 2.5Y 6/4 light yellowish brown sand subsoil (B horizon) (Figure 6-52).



2.5Y 5/2 sandy loam
0-26 cm

2.5Y 6/4 sand
26-36 cm

Figure 6-52: Soil profile of Shovel Test Pit C3 in Area C.

AREA D

This area consists of several contiguous parcels located to the east of Antioch Road (Figure 6-53). It is bounded to the west by the road, to the north and east by tributaries of Antioch Swamp, and to the south by parcel lines.

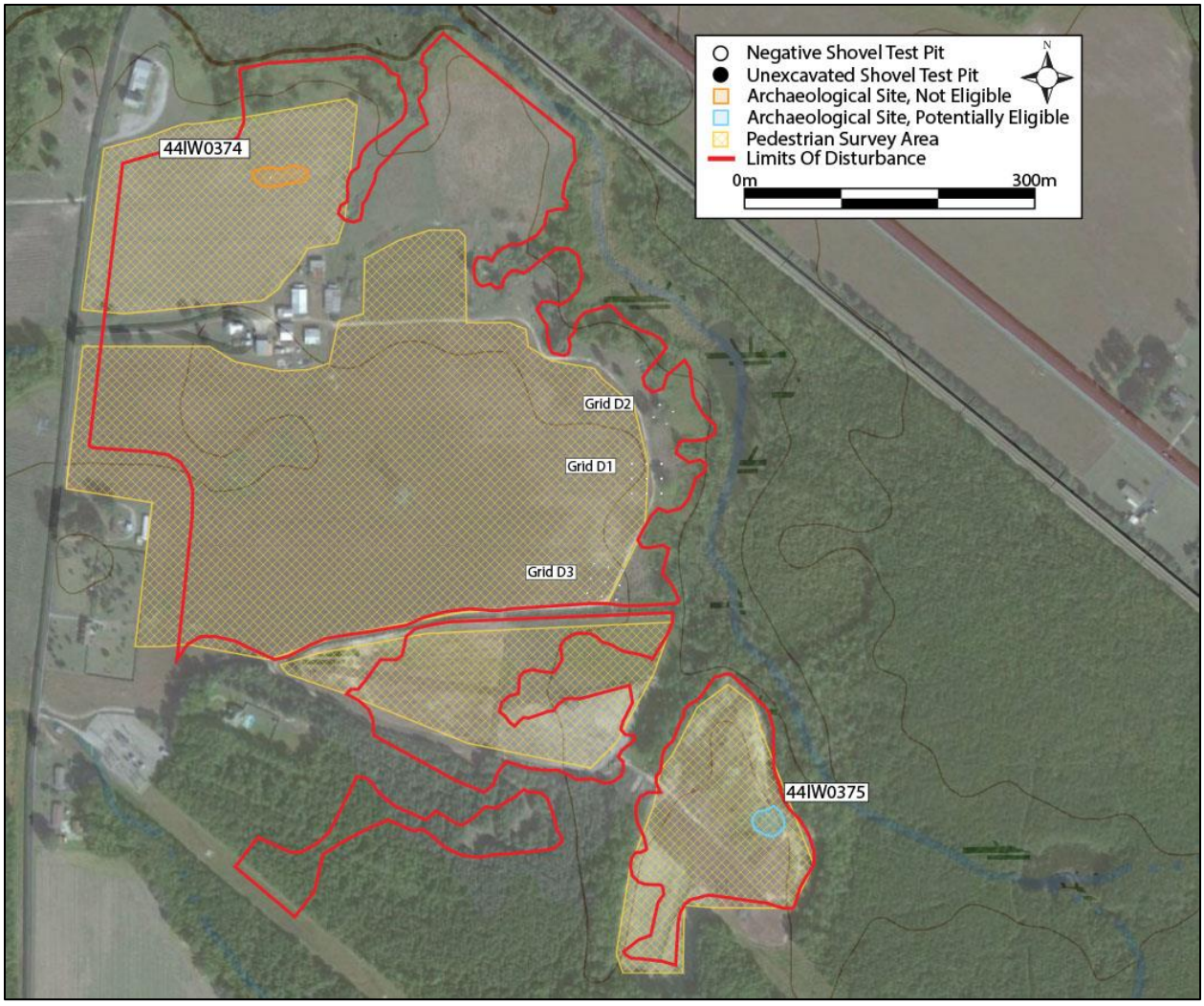


Figure 6-53: Aerial view of Area D pedestrian survey, shovel test grids, and field sites. Google Earth 2019.

A large farm complex (Resource # 046-5112) is located within the northern parcel, a historic church (Resource # 046-5154) is located to the north of the tract, and a modern dwelling is cut out of the southern parcel (Figures 6-54 through 6-56). Driveways and farm roads provide access throughout. A transmission line right-of-way extends east-to-west across the center of the southern field, then turns and continues southeast across the two smaller fields.

Figure 6-54: View north toward historic church, Resource #046-5154.

Figure 6-55: Overview of farm complex, Resource #046-5112, facing south.

Figure 6-56: View northwest of transmission line.

Terrain consists of a broad, level upland with low terraces overlooking the swamp to the north and east. Several draws drain north into the swamp. Vegetation at the time of survey consisted of a series of agricultural fields separated by the drainages. The fields on the south side of the tract were clearcut and converted from forest in 2019. Aerial imagery from that year shows drainage ditches being constructed and pushpiles scattered across the area. The fields had been recently disked and planted in corn, which was so young at the time of survey that ground surface visibility was around 90% (Figure 6-57).

Figure 6-57: Overview of vegetation and terrain in southeastern field, which was recently converted from forest.

AREA D PEDESTRIAN SURVEY

Ground surface visibility in all agricultural fields in Area D was approximately 90%, and systematic pedestrian survey was conducted at no greater than 15-meter (50-foot) intervals (Figure 6-58). Two archaeological sites were identified during this survey, Sites 44IW0374 and 44IW0375, discussed in detail below.

Figure 6-58: Typical ground surface visibility in Area D.

GRID D1

This area was considered high probability for presence of cultural material due to its position at the edge of agricultural fields and overlooking a tributary of Antioch Swamp (Figure 6-59).

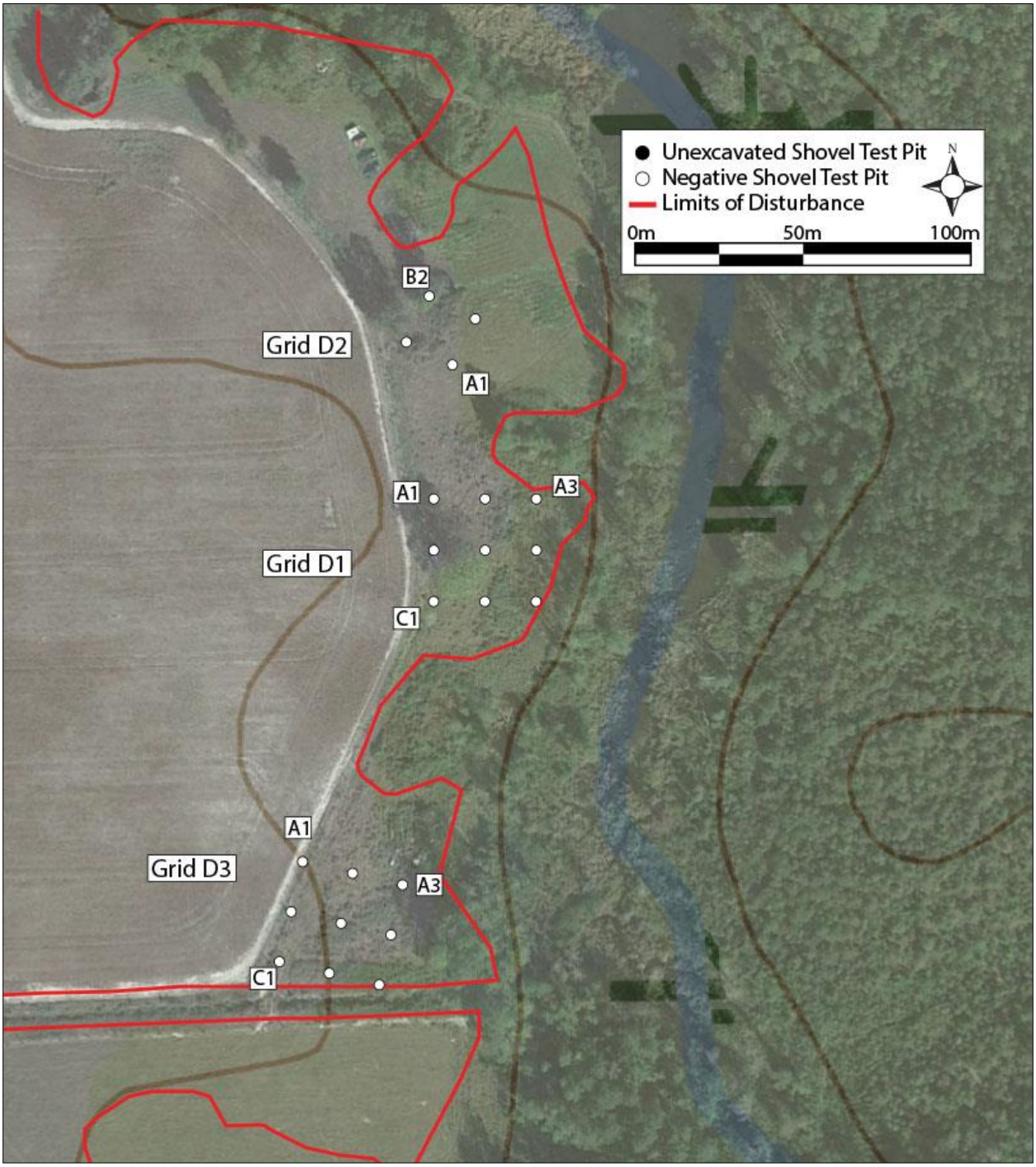


Figure 6-59: Aerial view of Area D1, D2, and D3 shovel test grids. Google Earth 2019.

Vegetation in this area primarily consisted of tall grasses, with some erosion disturbance (Figure 6-60). A grid of nine shovel test pits was laid out at 15-meter (50-foot) intervals in three transects labeled A through C. No historic surface features were observed and no cultural material was collected.

Figure 6-60: Vegetation in Area D1, facing east.

Soils consisted of a shallow, disturbed topsoil over subsoil. A typical profile consisted of 2.5Y 5/2 grayish brown sand topsoil (A horizon) over 2.5Y 6/3 light yellowish brown sandy clay subsoil (B horizon) (Figure 6-61).

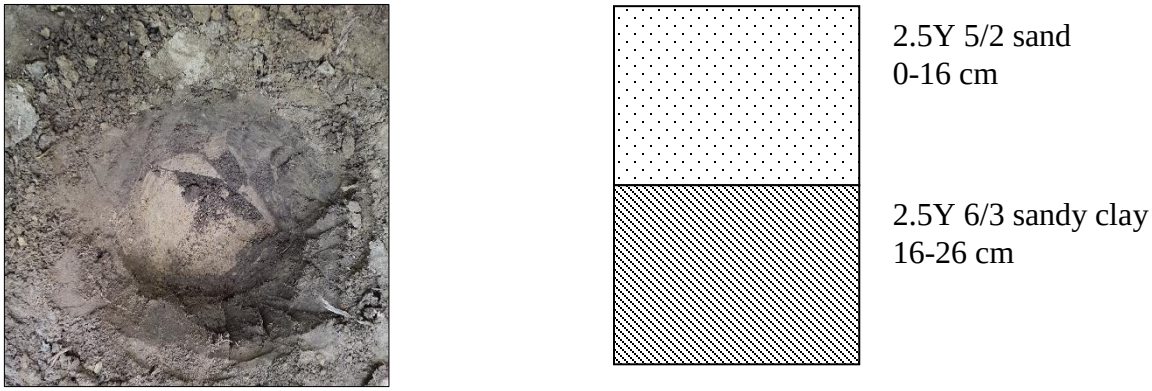


Figure 6-61: Soil profile of Shovel Test Pit B2 in Area D1.

GRID D2

This area was considered high probability for presence of cultural material due to its position at the edge of agricultural fields and overlooking a tributary of Antioch Swamp. A grid of four shovel test pits was laid out at 15-meter (50-foot) intervals in two transects labeled A and B.

Vegetation in this area primarily consisted of tall grasses, with some erosion disturbance (Figure 6-62). Soils in this area were the same as those found in Area D1. No cultural material was recovered, and no historic surface features were observed.

Figure 6-62: View northeast of swamp at the end of Grid D2.

GRID D3

This area was considered high probability for presence of cultural material due to its position at the edge of agricultural fields and overlooking a tributary of Antioch Swamp. A grid of nine shovel test pits was laid out at 15-meter (50-foot) intervals in three transects labeled A through C. No historic surface features were observed, and no cultural material was recovered.

Vegetation in this area primarily consisted of tall grasses and briars, with some erosion disturbance throughout and deep drainage cuts running along the southern part of the grid (Figure 6-63). Soils in this area were the same as those found in Area D1.

Figure 6-63: View north of vegetation and terrain at Shovel Test B3 in Grid D3.

SITE 44IW0374

This site consists of a small scatter of historic artifacts identified during pedestrian survey of the agricultural fields south of the historic Antioch Church (Figure 6-64). Artifacts found include a fragment of shell-edged whiteware, brick, and gray stoneware, which suggest mid-nineteenth century activity. The scatter covers approximately 0.1 hectare (0.2 acres). Because of its small size and the relatively low number of artifacts observed, this site is recommended not eligible for inclusion in the NRHP, and no further work is recommended

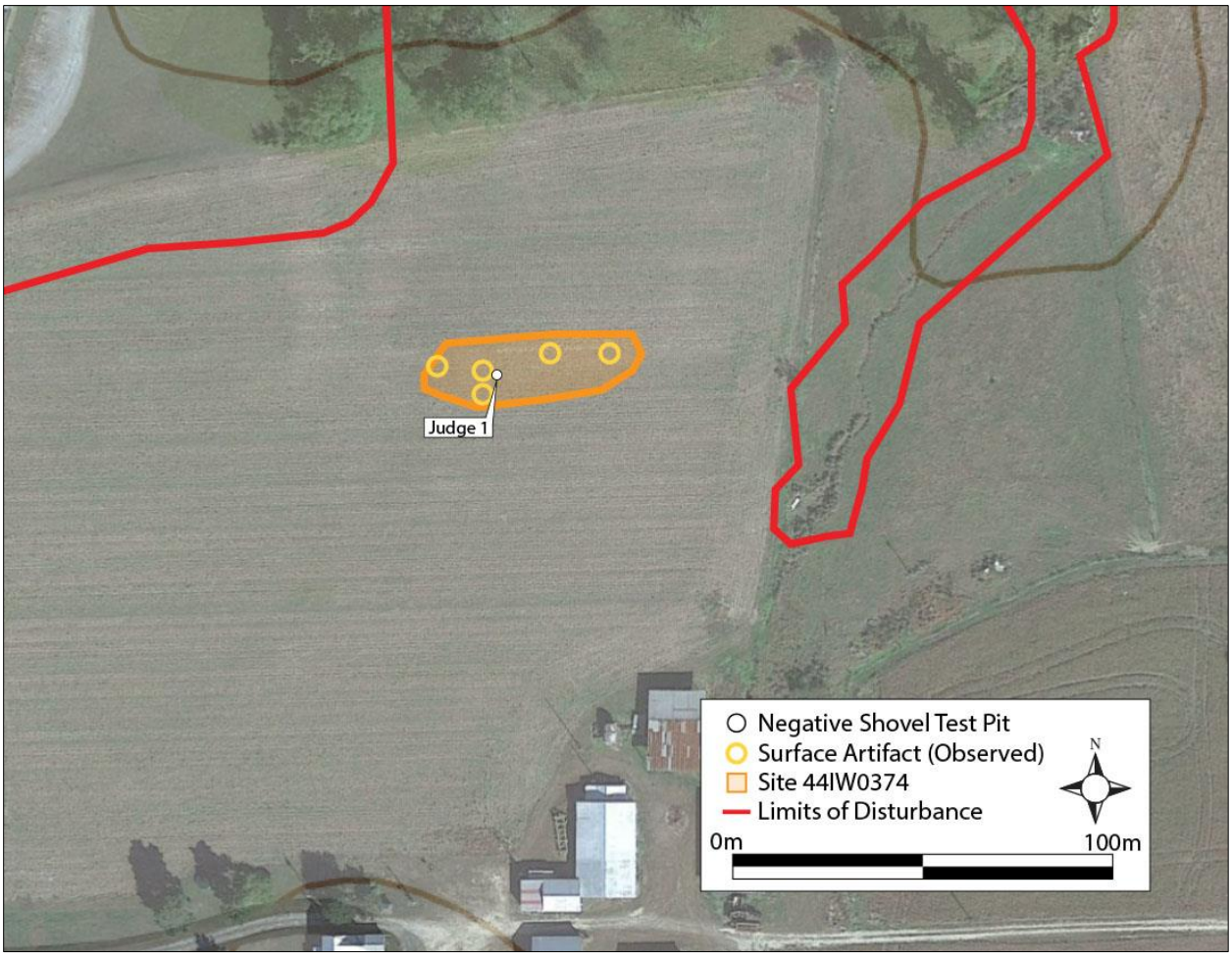
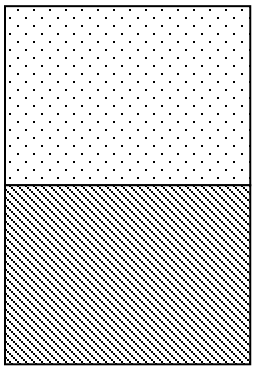


Figure 6-64: Aerial view of northern half of Area D, showing Site 44IW0374 detail. Google Earth 2019.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 4/2 dark grayish brown sand (Ap horizon) over 10YR 5/4 yellowish brown sandy clay (B horizon) (Figure 6-65).



10YR 4/2 sand
0-40 cm

10YR 5/4 sandy clay
40-60 cm

Figure 6-65: Soil profile of Judgmental Shovel Test 1 in Site 44IW0374.

SITE 44IW0375

This site consists of a small scatter of historic artifacts in the southeastern part of Area D (Figure 6-66). The scatter covers approximately 0.1 hectare (0.2 acre). It was identified during pedestrian survey. Artifacts observed include yellowware, white salt glazed stoneware, redware, and wine bottle fragments, as well as a fragment of a pipe stem. These artifacts are indicative of eighteenth century activity. Due to this early date, this site has the potential to provide new information about this time period, and it is thus recommended potentially eligible for inclusion in the NRHP. Avoidance is recommended. Solar arrays will not be placed in any part of this area, so this site will not be impacted by the proposed development.

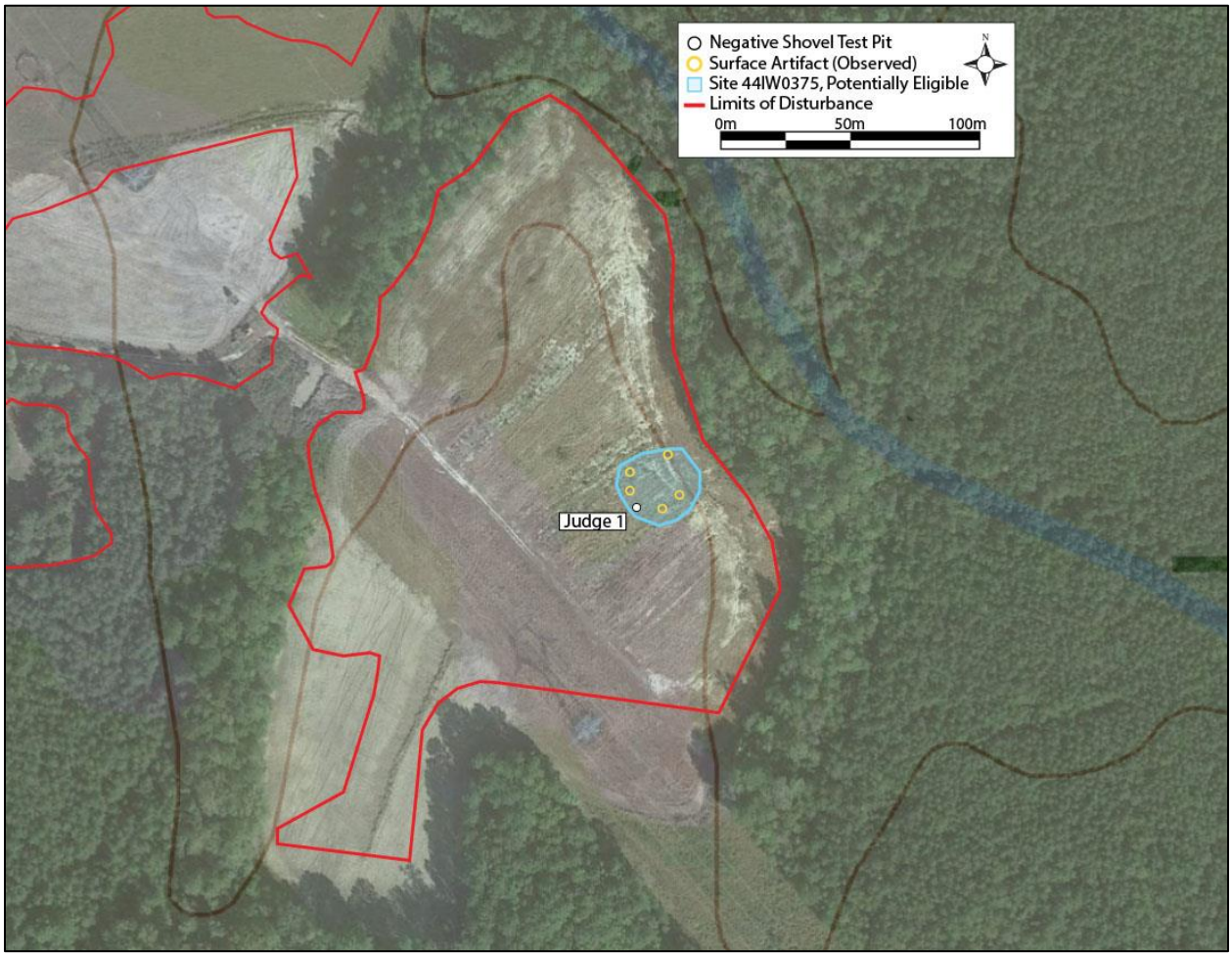


Figure 6-66: Aerial view of southern half of Area D, showing Site 44IW0375 detail. Google Earth 2019.

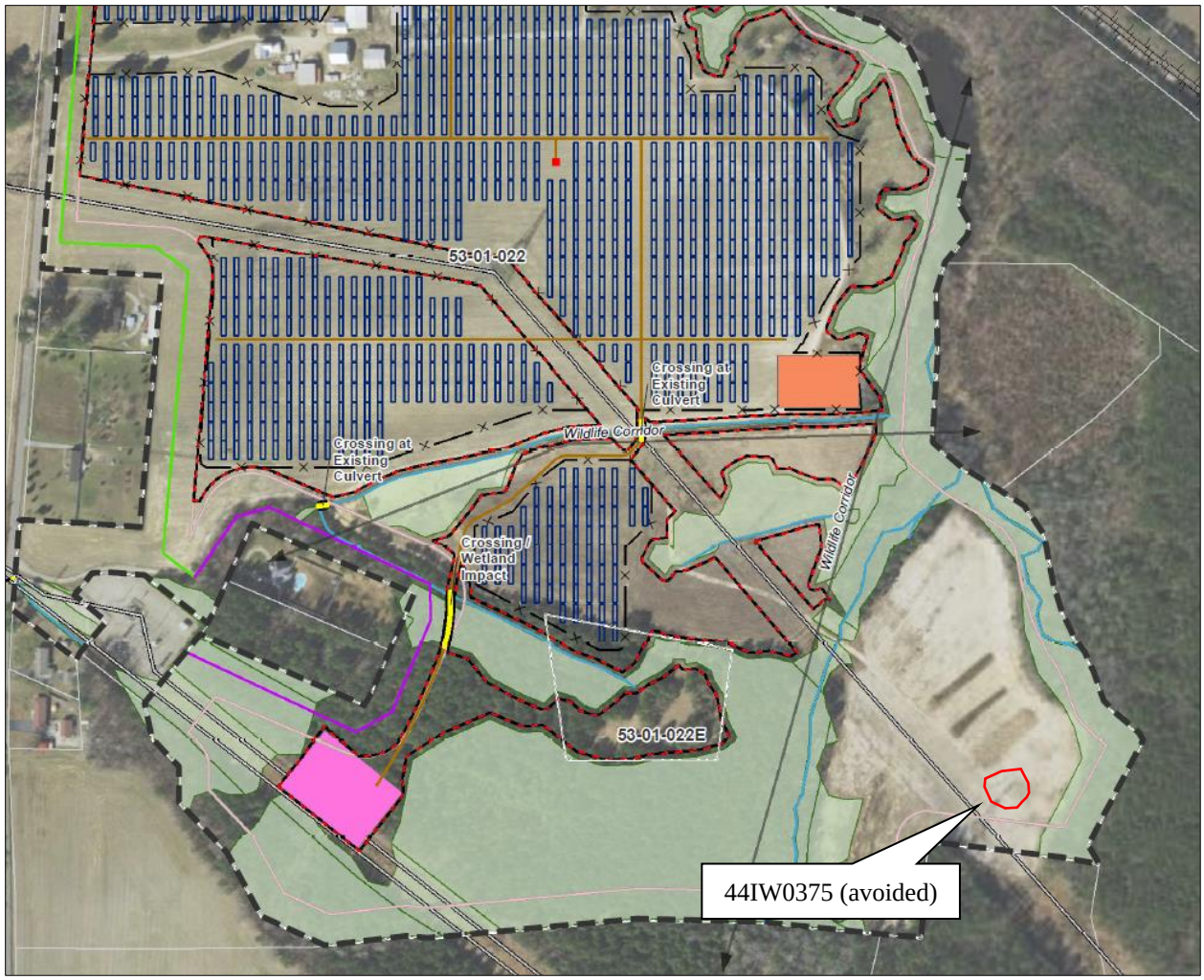
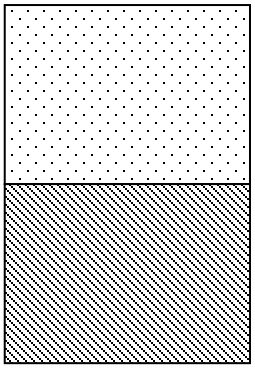


Figure 6-67: Detail of site plan with location of Site 44IW0375.

Soils in this site generally exhibited a two stratum profile of plowzone over subsoil. Typical stratigraphy consisted of 10YR 5/4 yellowish brown sand plowzone (Ap horizon) over 10YR 6/6 yellowish brown sandy clay subsoil (B horizon) (Figure 6-68).



10YR 5/4 sand
0-20 cm

10YR 6/6 sandy clay
20-30 cm

Figure 6-68: Soil profile of Judgmental Shovel Test 1 in Site 44IW0375.

AREA E

This area is situated on the north side of US-460, northwest of Area D (Figure 6-69). It consists of two parcels separated by Winston Drive (CR-639). Antioch Road (CR-638) bounds the east side of the southern parcel, and Winston Drive bounds the north side of the southern parcel and the south side of the northern parcel. A tributary of Antioch Swamp forms the eastern border of the northern parcel and the western border of the southern parcel. The southern parcel also borders US-460. Parcel boundaries make up the remaining sides of the parcels. Access is provided by these roads and by Leander Lane, which cuts diagonally across the southwestern side of the northern parcel.

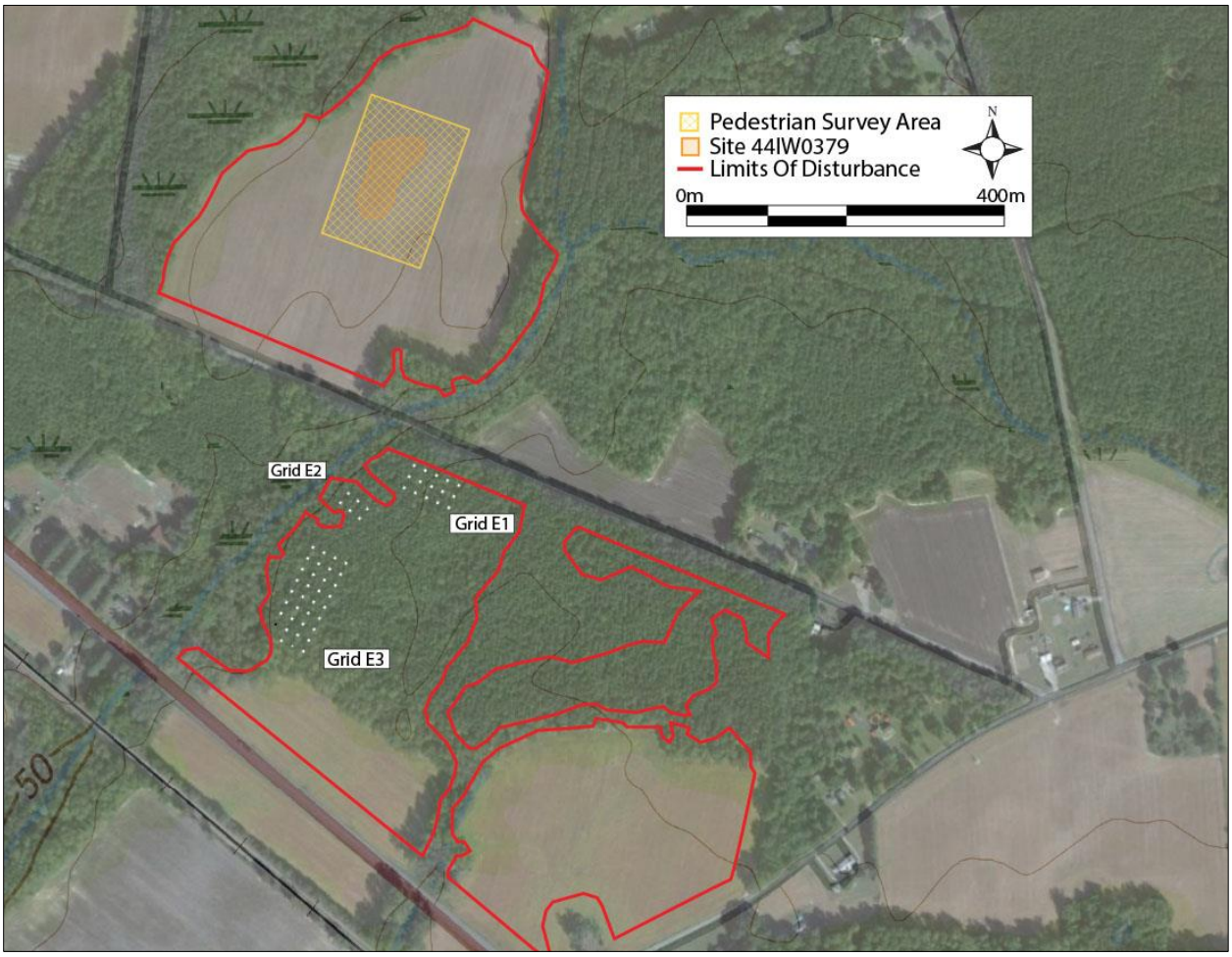


Figure 6-69: Aerial view of Area E pedestrian survey, shovel test grids, and Site 44IW0379. Google Earth 2019.

Terrain consists of two broad, low uplands divided by the tributary of Antioch Swamp. Another small drainage runs south in the center of the southern parcel. Vegetation at the time of survey consisted of recently planted agricultural fields on the well-drained portions of the parcels, and of mixed evergreen and deciduous forest in the poorly drained areas (Figure 6-70).

Figure 6-70: Drainage of Antioch Swamp in northern portion of Area E, outside of limits of disturbance.

AREA E PEDESTRIAN SURVEY

Vegetation in the northern agricultural field in Area E was cotton planted in widely spaced rows. Ground surface visibility between the rows was good (Figure 6-71; 6-72). A low landform near the center of this field was designated high probability for cultural resources due to a map projection from the early-twentieth century, and a block within this field was systematically surveyed. Pedestrian survey was conducted in transects spaced no greater than 15 meter (50 feet) apart, with more intensive inspection being conducted around any observed cultural material. Field Site 44IW0379 was delineated on top of this landform and is discussed in detail below.

Figure 6-71: View north across pedestrian survey area in northern field.

Figure 6-72: Ground surface visibility with artifacts on surface.

GRID E1

This area was considered high probability for presence of cultural material due to its position on a low, flat landform overlooking a tributary of Antioch Swamp (Figure 6-73). A grid of fifteen shovel test pits was laid out at 15-meter (50-foot) intervals in five transects labeled A through E. No historic surface features were observed and no cultural material was collected.

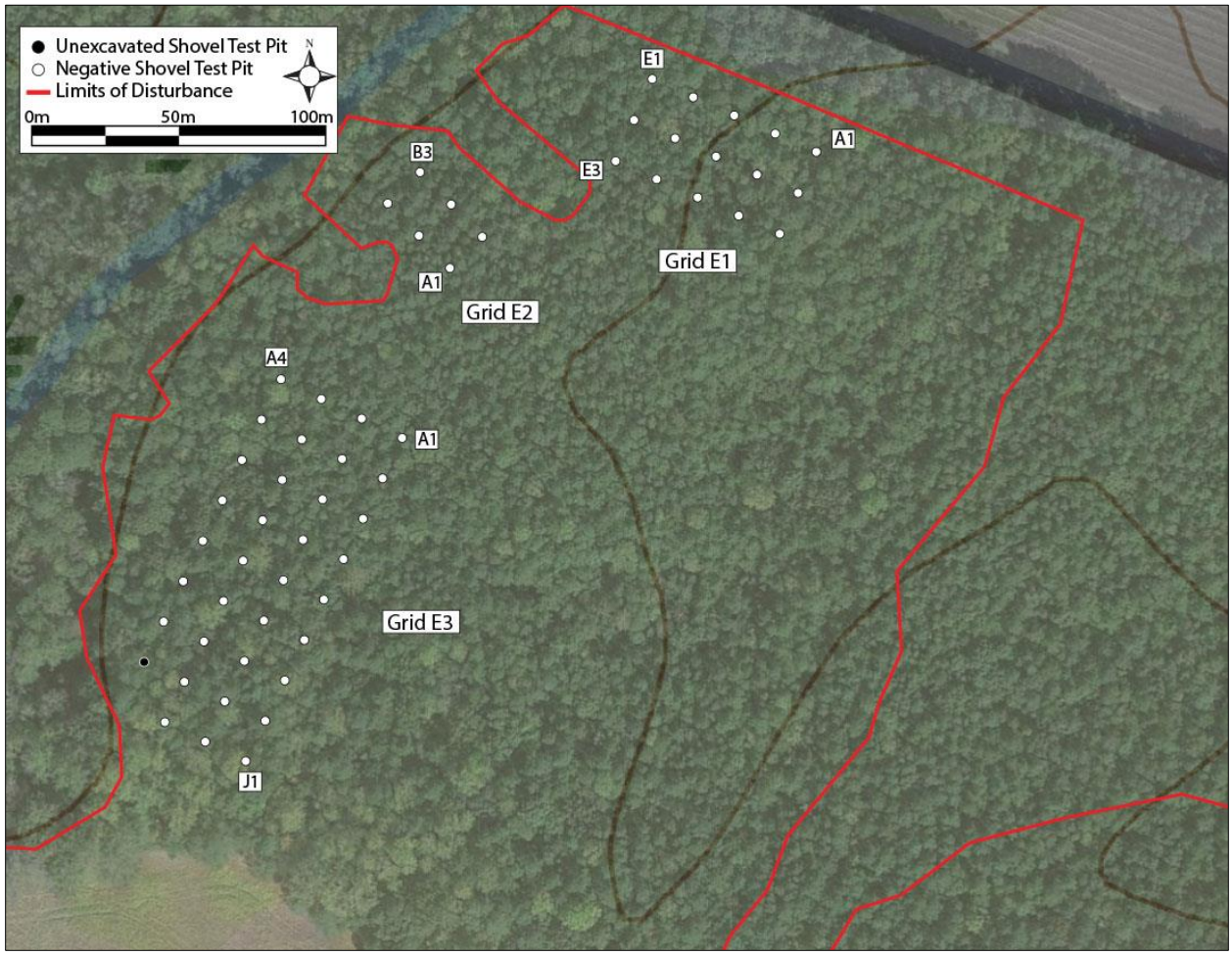


Figure 6-73: Aerial view of Area E1, E2, and E3 shovel test grids. Google Earth 2019.

Vegetation in this area consisted of mature planted pine, with few deciduous saplings throughout and moderate surface disturbance consistent with logging activity (Figure 6-74).

Figure 6-74: Vegetation and Terrain near Grid E1, typical of wooded finger ridges overlooking the swamp.

Soils in this site generally exhibited a two stratum profile of topsoil over subsoil. Typical stratigraphy consisted of 2.5Y 5/2 grayish brown sand topsoil (A horizon) over 2.5Y 6/3 light yellowish brown sand subsoil (B horizon) (Figure 6-75).

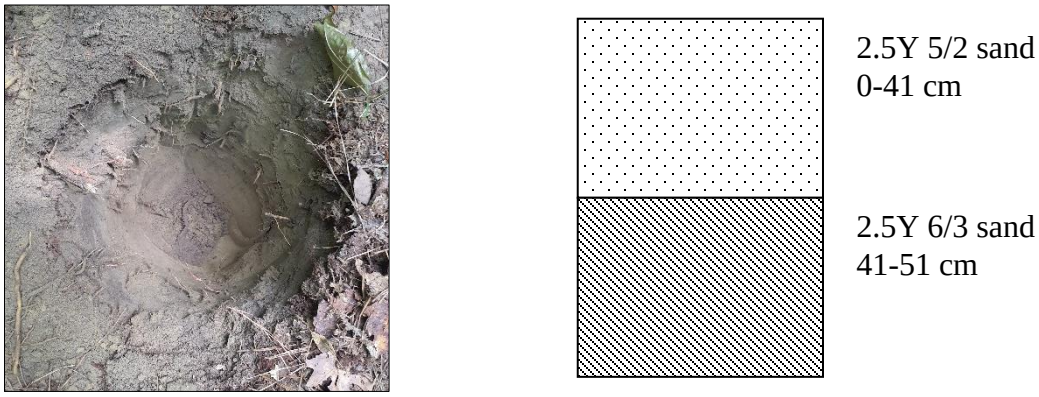


Figure 6-75: Soil profile of Shovel Test Pit C3 in Area E1.

GRID E2

This area was considered high probability for presence of cultural material due to its position on a low, flat landform overlooking a tributary of Antioch Swamp. A grid of six shovel test pits was laid out at 15-meter (50-foot) intervals in two transects labeled A and B. No historic surface features were observed, and no cultural material was collected.

Vegetation in this area consisted of mature planted pine, with few deciduous saplings throughout and moderate surface disturbance consistent with logging activity (Figure 6-76). Soils in this area were the same as those found in Area E1.

Figure 6-76: Vegetation in Grid E2, facing north.

GRID E3

This area was considered high probability for presence of cultural material due to its position on a low, flat landform overlooking a tributary of Antioch Swamp. A grid of 34 shovel test pits was laid out at 15-meter (50-foot) intervals in nine transects labeled A through J (excluding I). One of these was left unexcavated due to proximity to the project boundary. No historic surface features were observed, and no cultural material was collected.

Vegetation in this area consisted of mature planted pine, with few deciduous saplings throughout and moderate surface disturbance consistent with logging activity (Figure 6-77). Soils in this area were the same as those found in Area E1.

Figure 6-77: Vegetation in Grid E3, facing south.

SITE 44IW0379

This site sits on a low rise overlooking the field that makes up the northmost section of the E areas and consists of a cluster of early to mid-twentieth century artifacts measuring approximately 0.4 hectare (1 acre) (Figure 6-78). This site was identified by pedestrian survey executed in transects at intervals of no more than 15-meters (50-feet).

Aerial imagery from 1966 shows a farmstead with four buildings at this site. By 1982, the buildings had been demolished but not plowed under. The 1994 aerial shows that the site had been plowed and converted to agriculture by this point.

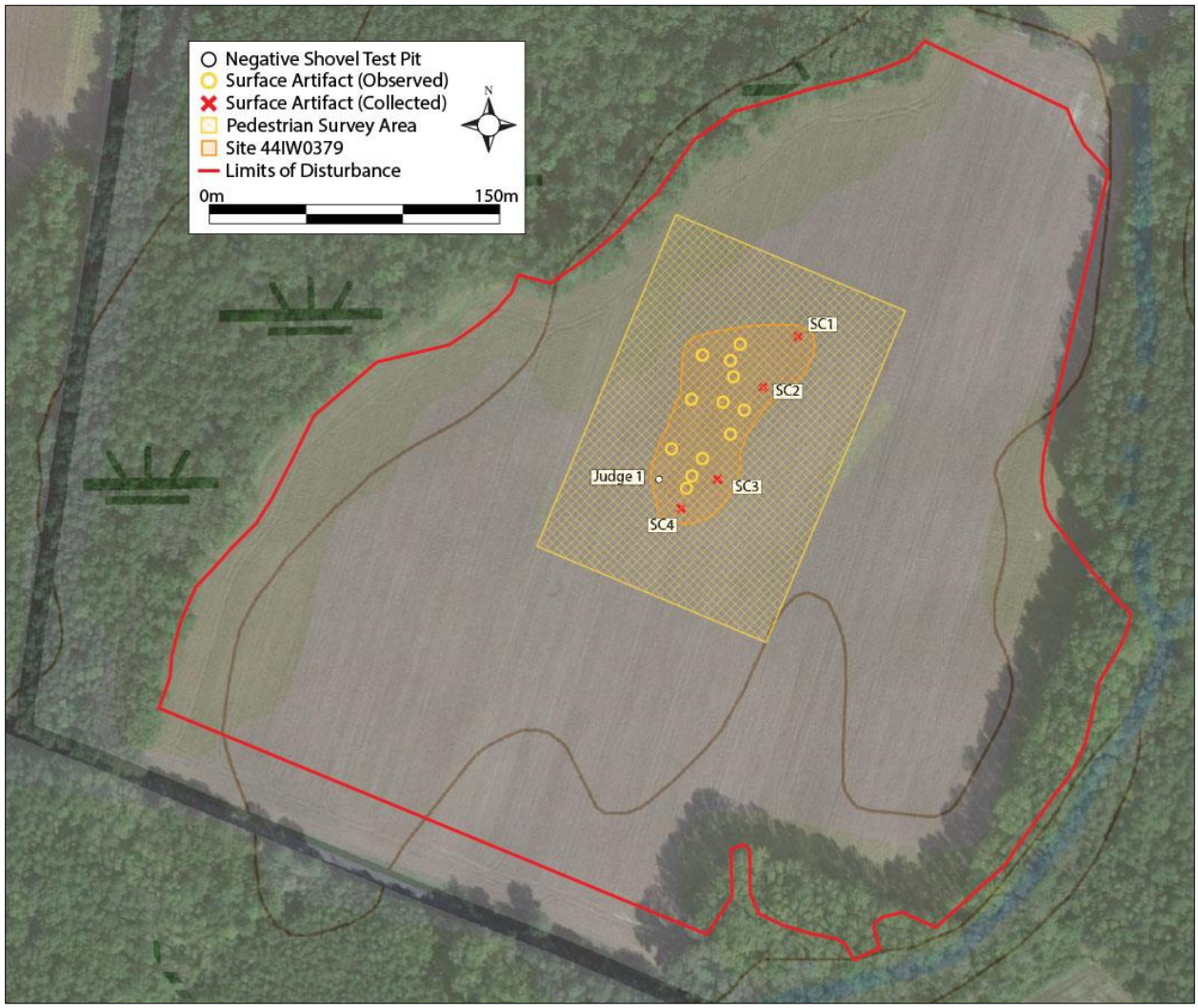
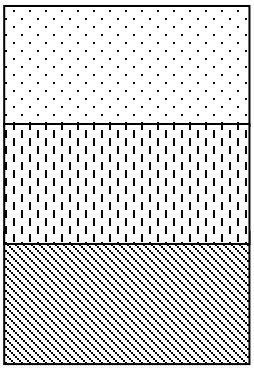


Figure 6-78: Aerial view of Site 44IW0379 and pedestrian survey.

Many surface artifacts were observed, however only diagnostic or otherwise notable artifacts were collected or photographed. Artifacts recovered at this site include whole bricks, a glass marble, and colorless vessel glass (Figure 6-79). Farmstead sites are well-represented in the region; therefore, this site is not eligible for inclusion in the NRHP, and no further work is recommended.

Figure 6-79: Artifacts found in Site 44IW0379.

Soils in the plowed area generally exhibited a three stratum profile of plowzone over a disturbed layer, over subsoil. Typical stratigraphy consisted of 10YR 4/2 dark grayish brown loamy sand plowzone (Ap horizon) and 10YR 5/4 yellowish brown sandy clay loam disturbance over 10YR 5/8 yellowish brown sandy clay subsoil (B horizon) (Figure 6-80). The disturbance layer is likely the result of the demolition of the farmstead.



10YR 4/2 loamy sand
0-24 cm

10YR 5/4 sandy clay loam
24-34 cm

10YR 5/8 sandy clay
34-44 cm

Figure 6-80: Soil profile of Judgmental Shovel Test 1 in Site 44IW0379.

AREA F

This is the most northwestern tract in the survey area (Figure 6-81). It is situated north of US-460 and east of Yellow Hammer Road (CR-645). The tract is separated from Area A by Burnt Mills Swamp. A tributary of the swamp and a portion of Deerfield Drive form the eastern and northern boundaries. Farm roads and logging roads provide access into this tract.

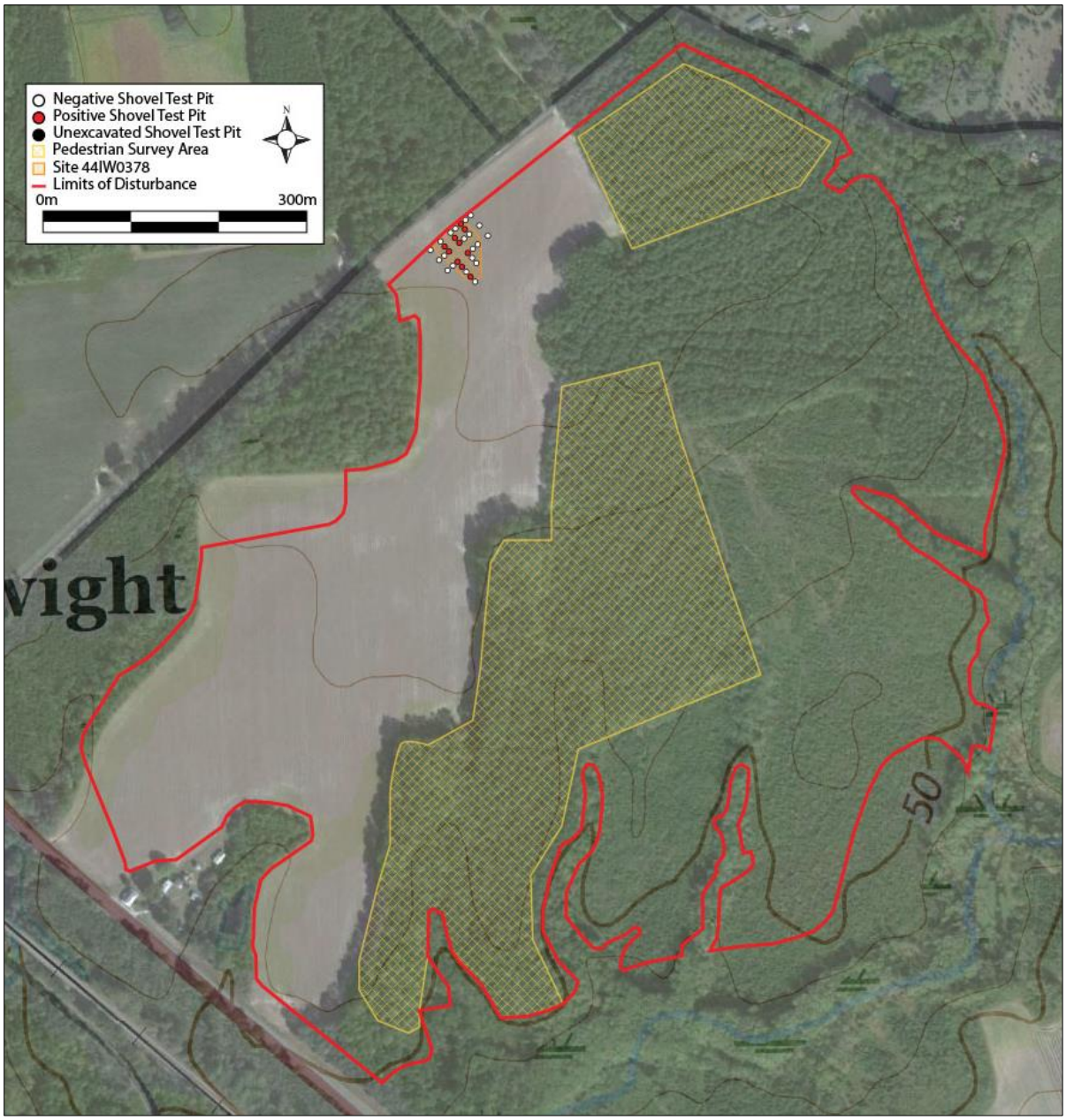


Figure 6-81: Aerial view of Area F pedestrian survey, shovel test grid, and Site 44IW0378. Google Earth 2019.

Terrain consists of a broad upland that terminates to the southeast in a series of wide, level finger ridges overlooking Burnt Mills Swamp. Vegetation at the time of survey consisted of an agricultural field on the west side of the tract and pines of the eastern side of the tract (Figures 6-, 6-82; 6-83). The fields had been planted in winter wheat that was just harvested at the time of survey, and surface visibility was lower than 50%. The stands of trees were being actively harvested at the time of survey (Figure 6-84).

Figure 6-82: Location of Area F1 grid, which was placed on a slight hummock in the field.

Figure 6-83: Logging equipment harvesting trees on finger ridges.

Figure 6-84: Recent logging on northernmost finger ridge, facing south.

GRID F1

This area was tested to investigate the location of a potential house marked on two topographical maps from 1920 and 1945 (Figures 6-85). A grid of 30 shovel tests was laid in at 15-meter (50-foot) intervals in five transects labeled A through E on the highest part of the field, near where the house is indicated on the topographical maps. Seven shovel tests were positive for cultural material, including nails, brick, and glass fragments. These artifacts and Site 44IW0378are discussed below.

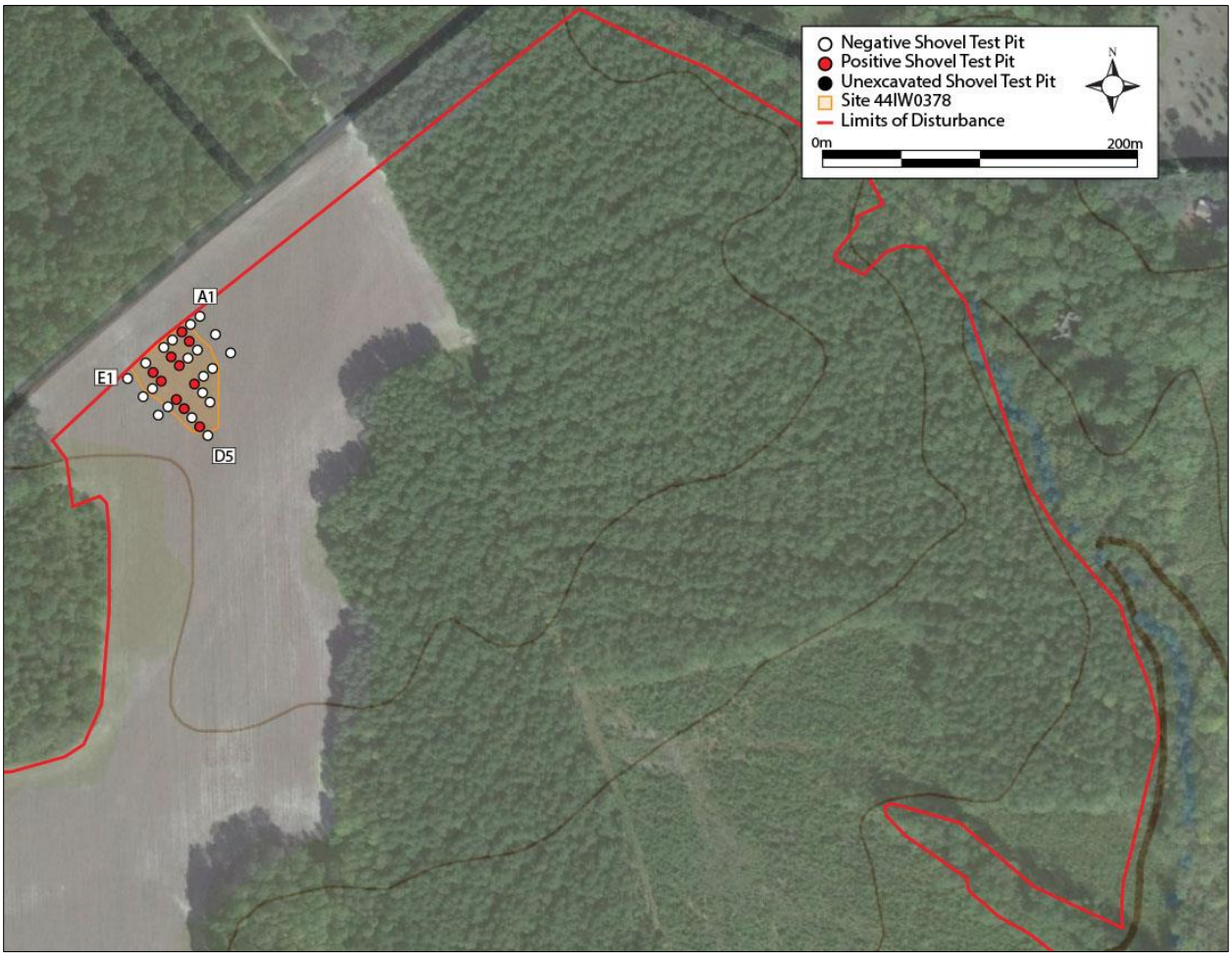


Figure 6-85: Aerial view of Area F1 shovel test grid and Site 44IW0378. Google Earth 2019.

Soils in this area generally exhibited a two stratum profile of plowzone over subsoil. A typical soil profile consisted of a 7.5YR 6/1 gray sandy loam plowzone (Ap horizon) over a 7.5YR 6/3 light brown sandy clay subsoil (B horizon). These strata are consistent with those usually seen in historically plowed fields (Figure 6-86).

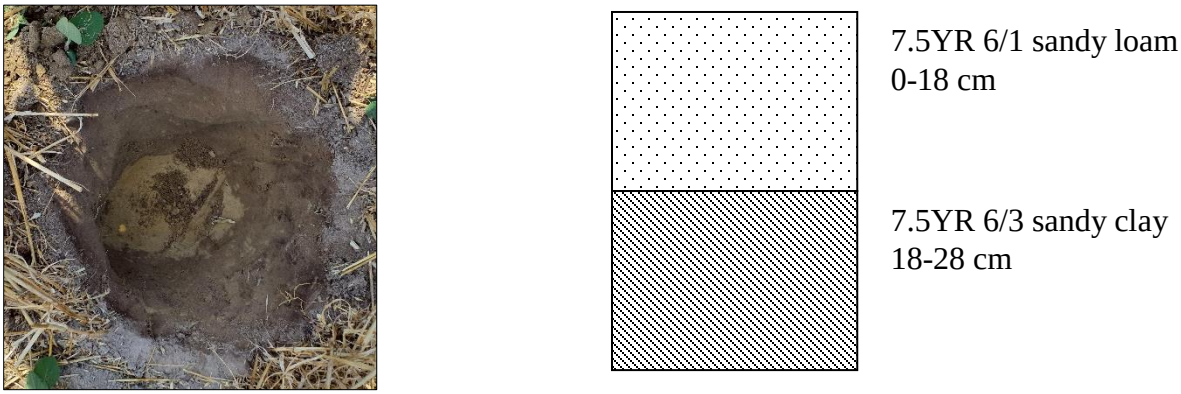


Figure 6-86: Soil profile of Shovel Test Pit A2 in Site 44IW0378.

SITE 44IW0378

This site was identified in the Area F1 grid, discussed above. No surface features remain of the structure, though some artifacts were found. The site covers approximately 0.15 hectare (0.3 acre). Artifacts found include unidentifiable nails, brick fragments, colorless vessel glass fragments, and a fragment of an aqua pharmaceutical vessel. These artifacts suggest mid-twentieth century activity, which is consistent with the evidence provided by known maps. Resources from this time period are well represented, and therefore this site is not recommended for inclusion in the NRHP and no further work is recommended.

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7. CONCLUSIONS AND RECOMMENDATIONS

From March 23 through June 3, 2022, D+A completed Phase I archaeological survey of the proposed ±309.5-hectare (±765-acre) Carver Solar project area. The archaeological survey specifically covered the ±241-hectare (±596.1-acre) fenced area of the proposed facility, which is where ground disturbance is planned for solar array installation. Survey consisted of systematic pedestrian survey and subsurface testing of areas deemed to have potential for the presence of archaeological deposits. The survey was also guided in part by the Phase IA archaeological assessment titled, *Phase IA Cultural Resource Assessment of the ±379.3 Hectares (±937.3 Acre) Carver Solar Project Area* (2021), which was prepared for the original proposed project area.

The project area is comprised of pine forests, poorly drained lowlands, and agricultural fields. Antioch Swamp runs east-west between the discontiguous parcels which comprised the project area. Likewise, Windsor Boulevard (Route 460) runs northwest-southeast through the parcels and Winston Drive runs southeast-northwest through two parcels in the eastern portion of the project area. Burnt Mill Swamp is north of the project area, and Blackwater Road is south of the project area. At the time of the survey, a large number of the project area parcels located south of Route 460 had recently been plowed and surface visibility was excellent. Some project area parcels were in pasture or winter wheat, with woodlands typically lining streams and wetlands. For most larger forested areas, timber harvesting had occurred within the last decade and in many areas visible evidence of soil disturbance such as push piles, slash, and exposed soils were still evident.

Archaeological field survey consisted of a combination of systematic pedestrian survey and subsurface shovel testing. Pedestrian survey was conducted when agricultural fields were plowed and surface visibility was greater than 50% per the Virginia Department of Historic Resources (VDHR) survey guidelines. Pedestrian survey was conducted along transects varying between 7.5 meters (25 feet) and 15 meters (50 feet) apart. For areas where surface visibility was less than 50% and where the potential for archaeological deposits was present, systematic shovel testing was conducted. A total of 261 shovel test pits were excavated.

A total of fourteen archaeological sites were identified during the survey. Four sites were identified on project area parcels north of Route 460 and the remaining ten sites on parcels south of Route 460. All identified sites date to the historic period, although some prehistoric lithic material was recovered in isolated locations in too few numbers to be classified as archaeological sites. Of the newly identified sites, the majority represent late nineteenth to mid twentieth century domestic sites with a wide date range of artifacts and no remaining structural components (Sites 44IW0367, 44IW0368, 44IW0370, 44IW0371, 44IW0372, 44IW0373, 44IW0374, 44IW0376, 44IW0377, 44IW0378, and 44IW0379). Several of these sites are illustrated on historic mapping and aerial imagery of the project area and represent common site types in the area and throughout the region. As such, these sites offer limited research value and are ***recommended as not eligible for listing in the NRHP.***

Previously identified site 44IW0248, a light scatter of eighteenth-century artifacts, was determined by VDHR to not be eligible for listing in the NRHP. A sherd of tin-glazed earthenware was the only related artifact that was recovered during the current effort. Previously recorded site 44IW0286 was not reidentified and is presumed to be located outside of the current proposed

project's limits of disturbance. This site was also previously determined by the VDHR to not be eligible for listing in the NRHP.

Sites 44IW0366, 44IW0369, and 44IW0375 contained pre-Civil War archaeological material and represent antebellum settlement and occupation in the area. Site 44IW0366 contains eighteenth and early nineteenth century domestic artifacts and represents early settlement and occupation of the area. Sites 44IW0369 and 44IW0375 both represent early nineteenth century domestic sites. Both sites are associated with early documented structures with supporting oral history. ***Based on the dates and types of material observed, D+A recommends Field Sites 44IW0366, 44IW0369 and 44IW0375 potentially eligible for listing in the NRHP.*** Avoidance or further study is recommended. No ground disturbance will take place in the location of Site 44IW0375, so this site will be avoided.

A summary of all identified sites and their potential NRHP status is provided in the table below.

Table 7-1: All identified sites and their NRHP recommendation.

Temporary Site #	Temporal Affiliation	NRHP Recommendation	Treatment
44IW0366	Mid-18th – 19th century domestic	Potentially eligible	Avoidance or Phase II Evaluation
44IW0367	Late 19th – 20th century domestic	Not eligible	No further work
44IW0368	Late 19th – 20th century domestic	Not eligible	No further work
44IW0369	Late-18th – 19th century domestic	Potentially eligible	Avoidance or Phase II Evaluation
44IW0370	Late 19th – 20th century domestic	Not eligible	No further work
44IW0371	Late 19th – 20th century domestic	Not eligible	No further work
44IW0372	Late 19th – 20th century domestic	Not eligible	No further work
44IW0373	Late 19th – 20th century domestic	Not eligible	No further work
44IW0374	Late 19th – 20th century domestic	Not eligible	No further work
44IW0375	Early 19th century domestic	Potentially eligible	Avoidance or Phase II Evaluation
44IW0376	Late 19th – 20th century domestic	Not eligible	No further work
44IW0377	Late 19th – 20th century domestic	Not eligible	No further work
44IW0378	Late 19th – 20th century domestic	Not eligible	No further work
44IW0379	Late 19th – 20th century domestic	Not eligible	No further work

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APPENDIX A: RESUMES

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Principal Investigator

Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

Education

PhD, 2017
Anthropology
University of Tennessee
Knoxville, Tennessee

Bachelor of Arts, 2005
Historic Preservation
University of Mary Washington
Fredericksburg, Virginia

Memberships

Register of Professional Archaeologists

Society for Historical Archaeology

Dr. Smith holds a Ph.D. in Anthropology, concentrating in Historical Archaeology, from the University of Tennessee and a B.A. in Historic Preservation from the University of Mary Washington. Her dissertation research involved creating and interpreting data sets for the Digital Archaeological Archive of Comparative Slavery, and it was focused on the construction of race and identity through material culture on plantations in eighteenth-century Virginia. Her research interests include material culture studies, artifacts of personal adornment, and the intersection of race and gender.

Her experience in Cultural Resource Management includes managing a wide range of projects, including Phase I surveys, Phase II evaluations, and Phase III data recovery, for a variety of clients, including renewable energy, electric transmission, and transportation.

Dr. Smith has over 15 years of experience in archaeology. Prior to Dutton+Associates, she was employed as a Teaching Associate at the University of Tennessee, where she taught archaeology field schools and courses in archaeology, including a course on Cultural Resource Management law and practice. Before pursuing graduate studies, she worked as an archaeologist at James Madison's Montpelier, helping to identify sites associated with that enslaved community and interpret them to the public.

As a Principal Investigator for Dutton + Associates, Dr. Smith manages all aspects of archaeological research, supervising both lab and field work.

Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

J. HOPE SMITH
Principal Investigator

Professional Experience

Dutton+Associates, LLC, Project Archaeologist
Richmond, Virginia, 2017
Directs operation of archaeological field and lab work. Manages and conducts archaeological investigations. Prepares research designs and excavation reports.

University of Tennessee, Knoxville, Graduate Teaching Associate
Knoxville, Tennessee, 2011-2017
Supervised fieldwork during two archaeological field schools; taught undergraduate-level archaeology courses.

James Madison's Montpelier Crew Chief
Montpelier Station, Virginia 2008-2011
Performed fieldwork and supervised students and interns in excavation and survey projects; coauthored site reports and presented research to the public.

The Louis Berger Group Field Technician
Richmond, Virginia, 2005-2007.
Performed fieldwork at all levels of excavation on a wide variety of projects.

The Ottery Group Field Technician
Silver Springs, Maryland, 2005.
Performed fieldwork on a complex multi-component historic Phase III in Gloucester, Virginia.

Example Projects and Publications

Dissertation:
Adorned Identities: an Archaeological Perspective on Race and Self-Presentation in 18th-Century Virginia

Phase I Surveys
Mecklenburg Timber and Prison sites, Mecklenburg Co
Remington to Gordonsville Transmission Line
Montebello Farm, Loudoun Co.
Arbordale, York Co.
Spotsylvania Town Center, City of Fredericksburg
Palmer's Creek, Spotsylvania Co.
Bristers to Chancellor 500kV Transmission Line
Skipjack Solar, Charles City Co

Phase II Evaluations
44LD1819, Loudoun Co
44GE0373, Greensville Co
44MC0970, Mecklenburg Co

Phase III Data Recoveries
44LD1244, Loudoun Co
44CC0448, Charles City Co
44LD1359, Loudoun Co

Museum Technical Reports
Object Report and Museum Purchasing Recommendations, The Montpelier Foundation,

Report of Archaeological Testing at Mount Pleasant, The Montpelier Foundation,

Archaeological Dataset and Context, Digital Archaeological Archive of Comparative Slavery (DAACS)

DARA FRIEDBERG
Architectural Historian

Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

Education

Master of Science, 2004
Historic Preservation
University of Pennsylvania
Philadelphia, Pennsylvania

Bachelor of Arts, 1999
Historic Preservation
Mary Washington College
Fredericksburg, Virginia

Ms. Friedberg holds a M.S. in Historic Preservation, concentrating in Architectural Conservation, from University of Pennsylvania and a B.A. in Historic Preservation from Mary Washington College. She has worked in historic preservation and conservation since 1999 and has taken part in projects in Virginia, Maryland, Pennsylvania, Washington, D.C., South Carolina, Georgia, Connecticut, New York, Illinois, Ohio, and Tennessee.

Her experience in Cultural Resource Management includes conducting field surveys, researching and documenting historic resources, preparing National Register of Historic Places nominations, performing archival research, assisting in Federal Tax Credit projects, and completing material analyses of historic mortar and paint.

Prior to working at Dutton + Associates, she was employed as a conservator. This allowed her to conduct multiple conditions assessments of architecture, monuments, and sculptures as well as provide treatment recommendations and project specifications. She has also physically worked on the conservation of stone, metal, and decorative painting. At the completion of each project she provided thorough documentation of each process undertaken.

As an Architectural Historian for Dutton + Associates, Ms. Friedberg collaborates on all aspects of historic and architectural projects including performing field work, conducting project research, and authoring project reports.

Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

DARA FRIEDBERG
Architectural Historian

Professional Experience

Dutton + Associates, LLC, Architectural Historian, Midlothian, Virginia, 2013-Present
Conducts historic resources surveys, performs background research, develops historic contexts, writes National Register nominations, and authors and formats project reports

Kreilick Conservation, LLC, Conservator, Oreland, Pennsylvania, 2006-2012
Completed conditions assessments and treatment recommendations for stone and metal projects, conserved stone and metal architectural elements, monuments, and sculptures, and authored conservation reports.

Powers & Company, Inc., Preservation Associates, Philadelphia, Pennsylvania, 2002-2006
Conducted historic resources surveys, performed background research, assisted with Federal Historic Preservation Tax Credit projects, completed mortar and historic paint analyses, completed conditions assessments and recommendations for buildings, produced reports for large scale restoration projects, and created project specifications.

Albert Michaels Conservation, Inc., Conservation Technician, Harrisburg, Pennsylvania, 2001-2002
Conserved decorative paintings and refinished ornate wood, and authored conservation reports.

KCI Technologies, Inc., Cultural Resource Specialist, Hunt Valley, Maryland, 2000-2001
Conducted historic resources surveys, performed background research, and authored project reports.

Restoration Concepts, Restoration Intern, Burlington, Vermont, 1999
Assisted in the restoration of a building.

Example Projects

National Register of Historic Places Nominations
- Tower Building, Richmond
- Lee Medical Building, Richmond
- Fuqua Farm, Chesterfield

Preliminary Information Forms
- North Thompson Street Historic District, Richmond
- Virginia Avenue Elementary School, Petersburg

Interpretive Signs
- Skiffes Creek Interpretive Signs, multiple counties
- Spring Hill Plantation Interpretive Signs, Chesterfield Co.

Viewshed Analyses
- Viewshed Assessment for Fort Evans, Loudoun Co.
- Viewshed Analysis for Ellerslie, Surry Co.

Military Analyses and Landscape Studies
- Phase IA Assessment and Military Terrain Analysis of the Plantation Woods Property, Spotsylvania Co.
- Phase I, Viewshed Assessment, and Military Terrain Analysis for the Potato Run Mitigation Bank, Culpeper Co.
- Assessment of Two Core Areas of the Battle of Buckland Mills, Prince William Co.

Cultural Resource Survey and Compliance Reports
- Cultural Context and Thematic Study for the Proposed Revitalize RVA Project, Richmond
- Assessment of Fulton Gas Works, Richmond
- Documentary Study of the Cromley Row Project Area, Alexandria
- Study of Washington Boundary Ditches, Fairfax Co.
- Intensive Level Survey for Warehouse No. 3 of the Richmond Intermediate Terminal, Richmond
- Economic Context of Middlesex County and the Palmer House, Middlesex Co.
- Phase I Survey for the Remington-Gordonsville Transmission Line Rebuild Project, multiple counties
- Phase II Archaeological Evaluation of Site 44LD1244, Loudoun Co.

APPENDIX B: ARTIFACT INVENTORY

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Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Area A North (Designated in Field as Area A1)						
Surface Collection 1	**Surface**	Quartzite, Flake, tertiary	1	Flake		
Surface Collection 1	Surface	Quartzite, Fire cracked rock	1	Fragment		
Surface Collection 2	**Surface**	Quartz, Flake, tertiary	1	Flake		
Surface Collection 3	**Surface**	Glass, Fragment	1	Fragment	Brown	
Surface Collection 3	Surface	Quartzite, Culturally modified stone	1	Fragment		Unclear use
Surface Collection 3	Surface	Quartzite, Flake, tertiary	2	Flake		
Surface Collection 3	Surface	Rhyolite, Flake, tertiary	1	Flake		
Surface Collection 4	**Surface**	Quartzite, Flake, tertiary	1	Flake		
Surface Collection 5	**Surface**	Quartz, Flake, tertiary	1	Flake		
Surface Collection 6	**Surface**	Quartz, Flake, tertiary	1	Flake		
Surface Collection 7	**Surface**	Quartz, Flake, tertiary	1	Flake		
Surface Collection 8	**Surface**	Quartzite, Flake, tertiary	1	Flake		
Surface Collection 9	**Surface**	Quartzite, Fire cracked rock	1	Fragment		
Surface Collection 10	**Surface**	Composite, Pressed stone composite, molded	2	Fragment		Unclear use
Surface Collection 11	**Surface**	Lime, Fragment	1	Fragment		

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 12	**Surface**	Quartz, Flake, tertiary	1	Flake		
Surface Collection 14	**Surface**	Refined Earthenware, Pearlware	1	Body		
Surface Collection 17	**Surface**	Refined Earthenware, Whiteware, handpainted	1	Rim	Red, black, green	Chrome colors
Surface Collection 20	**Surface**	Refined Earthenware, Dipped ware, Banded	1	Body	Blue, brown	
Surface Collection 21	**Surface**	Refined earthenware, Whiteware, shell edge with embossed rim	1	Rim	Blue	Embossed decoration
Surface Collection 21	Surface	Porcelain, Hard Paste	1	Body		Flat, likely plate or saucer
Area A North / 44IW0377						
Surface Collection 13	**Surface**	Refined Earthenware, Pearlware, shell edge, embossed	1	Rim	Blue	Embossed rim
Surface Collection 15	**Surface**	Porcelain, Hard Paste	1	Rim		Highly vitrified paste
Surface Collection 16	**Surface**	Stoneware, Gray salt glaze	1	Body	Gray	Black lined interior, spalling
Surface Collection 16	Surface	Glass, Bottle	1	Base	Green	Embossed "..TS.."
Surface Collection 16	Surface	Iron, Rod fragment	1	Fragment		
Surface Collection 16	Surface	Shell, Oyster	1	Fragment		
Surface Collection 16	Surface	Brick, Fragment	1	Fragment		
Surface Collection 18	**Surface**	Glass, Milk glass	1	Fragment	White	

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 18	Surface	Refined earthenware, Creamware	1	Base		
Surface Collection 18	Surface	Refined Earthenware, Whiteware	1	Body		
Surface Collection 18	Surface	Synthetic, Shooting disc	1	Fragment	Black, Yellow	
Surface Collection 19	**Surface**	Refined Earthenware, Whiteware, decal decorated	1	Body		Molded dot decoration, floral decal overglaze decoration partially missing.
Surface Collection 22	**Surface**	Coarse Earthenware, Drain pipe	1	Fragment	Black	14.8mm thick.
Surface Collection 23	**Surface**	Glass, Vessel	1	Fragment	Brown	Impressed groove in one side,
Surface Collection 23	Surface	Glass, Melted	1	Fragment	Brown	Melted brown glass mass.
Surface Collection 23	Surface	Terracotta, Fragment	1	Fragment		Partially burned
Surface Collection 24	**Surface**	Refined Earthenware, Blue glazed	1	Body	Blue	Likely whiteware
Surface Collection 24	Surface	Refined Earthenware, Whiteware	1	Base		Shallow basering
Surface Collection 24	Surface	Mortar, Fragment	1	Fragment		
Surface Collection 25 / Quadrant W	**Surface**	Refined Earthenware, Unidentifiable	1	Body	Blue	Majority of glaze missing, blue and white stripes remain
Surface Collection 25 / Quadrant W	Surface	Glass, Jar	1	Body	Aqua	Ball Jar, partial embossing.
Surface Collection 25 / Quadrant W	Surface	Glass, Vessel	1	Base	Solarized	14.3mm thick

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 25 / Quadrant W	Surface	Glass, Vessel	1	Body	Colorless	
Surface Collection 25 / Quadrant W	Surface	Synthetic, Plastic	1	Fragment	White	
Surface Collection 26 / Quadrant E	**Surface**	Refined Earthenware, Whiteware, decal decorated	1	Rim		Molded dot decoration along rim, floral decal overglaze decoration ghost
Surface Collection 26 / Quadrant E	Surface	Iron, Nail, unidentifiable	2	Whole		Heavily corroded.
Surface Collection 27 / Quadrant N	**Surface**	Refined Earthenware, Ironstone	1	Rim		Chamber pot rim
Surface Collection 27 / Quadrant N	Surface	Refined Earthenware, Ironstone	1	Footring		Plate or shallow bowl base, footring
Surface Collection 27 / Quadrant N	Surface	Refined Earthenware, Pearlware, shell edge impressed lines, brush strokes	1	Rim	Blue	
Surface Collection 27 / Quadrant N	Surface	Refined Earthenware, Pearlware	1	Base		
Surface Collection 27 / Quadrant N	Surface	Refined Earthenware, Whiteware	1	Rim		
Surface Collection 27 /	Surface	Refined Earthenware, Pink glaze	1	Body		Possibly Fiesta ware

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Quadrant N						
Surface Collection 27 / Quadrant N	Surface	Stoneware, Bristol Glazed	1	Rim		
Surface Collection 27 / Quadrant N	Surface	Stoneware, Salt glazed	1	Base		
Surface Collection 27 / Quadrant N	Surface	Glass, Milk glass, vessel	1	Base, body	White	Pond's Cream, Battleship shape
Surface Collection 27 / Quadrant N	Surface	Glass, Vessel	1	Rim	Colorless	Machine-made jar rim
Surface Collection 27 / Quadrant N	Surface	Glass, Vessel	1	Body	Aqua	
Surface Collection 27 / Quadrant N	Surface	Glass, Vessel	1	Body	Dark Aqua	
Surface Collection 27 / Quadrant N	Surface	Glass, Vessel	1	Whole		
Surface Collection 27 / Quadrant N	Surface	Iron, Nail, unidentifiable	1	Whole		
Surface Collection 28 / Quadrant S	**Surface**	Brick, Whole	1	Body	Colorless	Paneled corned

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 28 / Quadrant S	Surface	Glass, Vessel	3	Body		
Surface Collection 28 / Quadrant S	Surface	Refined Earthenware, Whiteware	1	Fragment	White	
Surface Collection 28 / Quadrant S	Surface	Plastic, Fragment	1	Fragment		Unknown form and use
Area A South (Designated in Field as Area A2)						
Surface Collection 1	**Surface**	Stoneware, Black glazed	1	Body	Black	Heat exposed
Surface Collection 21	**Surface**	Refined Earthenware, Whiteware, shell edge	1	Rim	Blue	Unscalloped rim with impressed lines
Surface Collection 22	**Surface**	Refined Earthenware, Yellowware	1	Body	Blue, White	Banded
Surface Collection 22	Surface	Refined Earthenware, Yellowware	1	Rim	Blue, White	Banded
Surface Collection 23	**Surface**	Glass, Milk glass, vessel	1	Base	White	"Resinol" cream, Embossed "...O' MD Chemical Co"
Surface Collection 24	**Surface**	Stoneware, Bristol glaze, albany slip	1	Body		
F1	**I**	Glass, Window	5	Pane	Aqua	
F1	I	Glass, Window	2	Pane	Colorless	
F1	I	Iron, Nail, unidentifiable	1	Shank		
F1	I	Iron, Fragment	2	Fragment		
Area A South / 44IW0376						
Surface Collection 2	**Surface**	Glass, Marble	1	Whole	Blue, White	Opaque, 16.4mm diameter
Surface Collection 3	**Surface**	Refined Earthenware,	1	Body	Blue, White	Banded

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
		Dipped ware, banded				
Surface Collection 3	Surface	Glass, Milk glass, vessel	1	Base	White	Pond's Cream, Battleship shape.
Surface Collection 4	**Surface**	Glass, Milk glass, vessel	1	Base, body	White	Reeded rectangular bottle, no markings.
Surface Collection 4	Surface	Glass, Bottle	2	Body	Brown	Beer bottle
Surface Collection 4	Surface	Glass, Bottle	1	Body	Light green	Ridged exterior.
Surface Collection 4	Surface	Glass, Vessel	1	Body	Green	
Surface Collection 4	Surface	Glass, Fragment	1	Fragment	Solarized	
Surface Collection 4	Surface	Glass, Vessel	1	Finish	Colorless	Wide mouth, threaded
Surface Collection 4	Surface	Glass, Bottle	1	Finish	Colorless	Crown cap
Surface Collection 4	Surface	Glass, Vessel	1	Base	Colorless	
Surface Collection 4	Surface	Brick, Fragment	1	Fragment		
Surface Collection 4	Surface	Iron, Nail, unidentifiable	1	Shank		
Surface Collection 4	Surface	Composite, Ceramic fuse	1	Whole		
Surface Collection 5	**Surface**	Refined Earthenware, Whiteware, decal decorated	1	Rim	Green	Molded dot decoration along rim, floral decal overglaze decoration
Surface Collection 5	Surface	Refined Earthenware, Whiteware, decal decorated	1	Body		Ghost of overglaze leaf decoration.
Surface Collection 5	Surface	Stoneware, Bristol glaze	1	Body		Greyish cast, smooth glaze on interior and exterior.

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 5	Surface	Glass, Milk glass, molded	1	Rim	White	Molded paned on face with stippled texture on reverse
Surface Collection 5	Surface	Glass, Bottle	1	Body	Light green	
Surface Collection 5	Surface	Glass, Milk glass, molded vessel	1	Lid	White	Paneled edges, threaded lid
Surface Collection 5	Surface	Glass, Window	1	Pane	Aqua	
Surface Collection 5	Surface	Glass, Melted	1	Fragment	Colorless	
Surface Collection 5	Surface	Synthetic, Plastic	1	Fragment	Black	
Surface Collection 6	**Surface**	Glass, Bead	1	Whole	Blue	10.3mm diameter
Surface Collection 7	**Surface**	Stoneware, Bristol glaze	1	Body		Glaze on both sides
Surface Collection 7	Surface	Glass, Pressed disc	1	Fragment	Red	Red glass disc with pressed diamond pattern, unclear use.
Surface Collection 7	Surface	Brick, Fragment	1	Fragment		
Surface Collection 7	Surface	Iron, Nail, unidentifiable	1	Fragment		Heavily corroded
Surface Collection 8	**Surface**	Glass, Bottle	1	Finish	Light blue	Flat tooled finish
Surface Collection 8	Surface	Glass, Milk glass, vessel	1	Base	White	Battleship shape, embossed "POND'S"
Surface Collection 8	Surface	Iron, Nail, unidentifiable	1	Whole		Possibly wire, heavily corroded.
Surface Collection 9	**Surface**	Glass, Milk glass, vessel	1	Base	White	Possibly Vaseline.
Surface Collection 9	Surface	Refined Earthenware, Teal glazed, white banded	1	Base	Light Blue	Possibly mixing bowl, likely early 20th century.

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 10	**Surface**	Porcelain, Hard paste	1	Fragment		Unclear use
Surface Collection 10	Surface	Stoneware, Bristol glaze, albany slip	1	Base		
Surface Collection 10	Surface	Glass, Vessel	1	Body	Colorless	
Surface Collection 10	Surface	Synthetic, Plastic	1	Fragment	Tan	Rounded edge, no identifiable markings
Surface Collection 10	Surface	Iron, Nail, unidentifiable	1	Whole		
Surface Collection 12	**Surface**	Glass, Milk glass, molded	1	Lid	White	Fluted Milk glass jar lid, threaded.
Surface Collection 12	Surface	Coarse Earthenware, Drain pipe	1	Fragment	Red	
Surface Collection 12	Surface	Glass, Melted	1	Fragment	Brown	Melted brown glass mass
Surface Collection 12	Surface	Porcellaneous, Fragment	1	Fragment	Black	Black rim, possibly ceramic conductor or electrical fragment
Surface Collection 13	**Surface**	Glass, Marble	1	Whole	Yellow, white, green	Translucent, 20.8mm diameter.
Surface Collection 13	Surface	Refined Earthenware, Whiteware	1	Body		No crazing.
Surface Collection 13	Surface	Glass, Milk glass, molded	1	Rim	White	Molded paned on face with stippled texture on reverse
Surface Collection 13	Surface	Glass, Opalescent glass, vessel	1	Rim		Ornately decorated beaded rim and dot design on exterior.
Surface Collection 13	Surface	Glass, Vessel	1	Rim	Pink	Rose colored. Triangular reeding on exterior.
Surface Collection 13	Surface	Glass, Vessel	1	Body	Blue	Cobalt blue
Surface Collection 13	Surface	Glass, Vessel	1	Body	Black	Unclear use

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 13	Surface	Glass, Vessel	1	Base	Light Green	Likely ashtray or dish, Fluted molding on base.
Surface Collection 13	Surface	Glass, Vessel	1	Lid	Colorless	Decorative candy dish lid, molded design.
Surface Collection 14	**Surface**	Synthetic, Bead	1	Fragment	Blue, white	Six ridged star bead, blue and white marbled color
Surface Collection 14	Surface	Refined Earthenware, Whiteware, decal decorated	1	Body	Blue	Blue floral decal overglaze.
Surface Collection 14	Surface	Refined Earthenware, Whiteware	1	Body		Undecorated, no crazing
Surface Collection 14	Surface	Glass, Vessel	1	Body	Light green	Fluted exterior
Surface Collection 14	Surface	Glass, Bottle	1	Body	Green	Soft drink or beer bottle
Surface Collection 14	Surface	Glass, Safety	1	Fragment	Colorless	
Surface Collection 15	**Surface**	Stoneware, Albany slip	1	Body	Brown	
Surface Collection 15	Surface	Glass, Vessel	1	Body	Blue	
Surface Collection 15	Surface	Glass, Bottle, square cosmetic	1	Base, body	Colorless	"DES PAT. APPL'D FOR"
Surface Collection 15	Surface	Refined Earthenware, Whiteware, fluted molded rim, green strip, hand-painted green leaf	1	Rim	Green	
Surface Collection 15	Surface	Glass, Bottle, soft drink, screw top	1	Neck, rim	Colorless	Screw top soft drink bottle, plastic cap
Surface Collection 16	**Surface**	Glass, Milk glass	1	Body	White	Embossed scalloped line detail.

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 16	Surface	Glass, Milk glass	1	Base	Green	Fire King Jadeite
Surface Collection 17	**Surface**	Refined Earthenware, Whiteware	1	Body		
Surface Collection 17	Surface	Glass, Vessel, paneled pharmaceutical bottle	1	Body	Light blue	
Surface Collection 17	Surface	Glass, Vessel, vaseline glass	1	Body	Yellow	
Surface Collection 18	**Surface**	Brick, Fragment	1	Fragment		
Surface Collection 18	Surface	Stoneware, Bristol glaze, albany slip	1	Body		
Surface Collection 19	**Surface**	Glass, Milk glass, molded	1	Lid	White	Fluted Milk glass jar lid, threaded. Embossed "7", "4", and "23"
Surface Collection 20	**Surface**	Porcelain, Soft paste	1	Body	White	Heavily scratched, no decoration.
A(-A)1	**I**	Glass, Vessel	2	Body	Aqua	Partial embossing, only "…UP" legible
A(-A)1	I	Glass, Vessel	1	Body	Colorless	
A1	**I**	Glass, Vessel	1	Body	Colorless	
A1	I	Glass, Vessel	1	Body	Aqua	
A1	I	Glass, Window	1	Pane	Aqua	
A1	I	Iron, Nail, unidentifiable	1	Fragment		
B1	**I**	Glass, Vessel	1	Body	Colorless	Lightly solarized
B1	I	Synthetic, Rubberized plastic	1	Fragment	Black	
C1	**I**	Iron, Nail, unidentifiable	N/A	Fragment		Not Collected
Area B1						
B4	**I**	Quartzite, Fire cracked rock	1	Fragment		
Area B2						

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 5	**Surface**	Quartzite, Projectile point, Morrow Mountain Type II	1	Whole		66mm long, 28.2mm wide, 11.0mm thick, 15.4mm stem length, 13mm stem width.
Surface Collection 6	**Surface**	Quartz, Projectile point, Morrow Mountain Type II	1	Whole		38mm long, 22mm wide, 7.3mm thick
Area B2 / 44IW0366						
Surface Sample	**Surface**	Stoneware, Westerwald	1	Body	Purple	Incided decoration, unidentifiable
Surface Sample	Surface	Coarse Earthenware, Redware, brown lead glaze	1	Body		Unglazed exterior, posibly manganese mottled.
Surface Sample	Surface	Refined Earthenware, Staffordshire slip	1	Body		
Surface Sample	Surface	Stoneware, Gray Salt Glazed	1	Body		Unglazed interior, wheel thrown.
Surface Sample	Surface	Stoneware, Gray Salt Glazed	1	Body		Broken interrior missing.
Surface Sample	Surface	Stoneware, Gray Salt Glazed	2	Body		Albany slip or similar interior finish.
Surface Sample	Surface	Clay, Pipe Bowl	2	Fragment		One burned
Surface Sample	Surface	Tooth, Mammal	1	Fragment		
Area B2 / 44IW0369						
Surface Collection 1	**Surface**	Refined earthenware, Pearlware, shell edge with embossed edge	1	Rim	Green	
Surface Collection 1	Surface	Stoneware, Scratch blue	1	Body	Blue	Incised decoration, unidentifiable
Surface Collection 2	**Surface**	Glass, Milk glass lid liner	1	Fragment	White	
Area B2 / 44IW0371						
Surface Collection 3	**Surface**	Porcelain, Hard paste	1	Rim		No decoration

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
Surface Collection 3	Surface	Refined Earthenware, Unidentifiable, green glaze	1	Rim	Green	White detail along rim
Surface Collection 3	Surface	Glass, Lid or vessel	1	Fragment	Solarized	Large molded beads on one side. Possibly candy dish.
Area B2 / 44IW0373						
Surface Collection 4	**Surface**	Refined Earthenware, Tin glaze	1	Body	Blue, purple	Powdered with partial stencil decoration
Area B2 / 44IW0368						
Surface Collection 7	**Surface**	Jasper, Flake, tertiary	1	Flake		
Area E / 44IW0379						
Surface Collection 1	**Surface**	Stoneware, Brown salt glazed	1	Body	Brown	Wheel thrown
Surface Collection 2	**Surface**	Glass, Solarized stemware	1	Base		Fluted exterior
Surface Collection 3	**Surface**	Glass, Marble	1	Whole	Blue	15.5mm diameter, pitted exterior.
Surface Collection 4	**Surface**	Glass, Light green vessel	2	Fragment	Green	
Area F1						
B1	**I**	Glass, Bottle	1	Body	Brown	Likely beer bottle, molded.
B1	I	Iron, Nail, unidentifiable	2	Fragment		
B1.5	**I**	Glass, Bottle	1	Body	Light green	Likely Coca Cola bottle
B1.5	I	Glass, Vessel	1	Body	Light blue	
C1.5	**I**	Brick, Fragment	N/A	Fragment		Not Collected
C2	**I**	Brick, Fragment	N/A	Fragment		Not Collected
C3	**I**	Glass, Pharmeceutical bottle	1	Base	Aqua	Embossed "N5"
C3	I	Glass, Fragment	2	Fragment	Colorless	
D1.5	**I**	Brick, Fragment	N/A	Fragment		Not Collected
D2	**I**	Brick, Fragment	1	Fragment		
D3	**I**	Glass, Vessel	1	Body	Colorless	

Prov.	Strat.	Artifact	Qty.	Part	Color	Notes
D3	I	Glass, Vessel	1	Body	Light green	Soft drink or beer bottle
D3	I	Synthetic, Shooting disc	1	Fragment	Black	
D3.5	**I**	Glass, Vessel	1	Base	Colorless	Embossed "...-9" and "…-1673"
D3.5	I	Iron, Nail, unidentifiable	1	Fragment		
D3.5	I	Brick, Fragment	1	Fragment		
D4.5	**I**	Glass, Vessel	1	Body	Light green	

APPENDIX C: VCRIS FORMS

Forms to be added in final

REPORT >

Phase I Architectural Resource Survey of the Carver Solar Project Area

LOCATION > Isle of Wight County, Virginia

DATE > May 2022

PREPARED FOR >
Carver Solar I, LLC

PREPARED BY >
Dutton + Associates, LLC

VDHR FILE NO. >
2022-3225

Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

PHASE I ARCHITECTURAL RESOURCE SURVEY OF THE CARVER SOLAR PROJECT AREA ISLE OF WIGHT COUNTY, VIRGINIA

PREPARED FOR:
CARVER SOLAR I, LLC

***PREPARED BY*:**
DUTTON + ASSOCIATES, LLC
1115 CROWDER DRIVE
MIDLOTHIAN, VIRGINIA 23113
804.897.1960

PRINCIPAL INVESTIGATOR/
SENIOR ARCHITECTURAL HISTORIAN
ROBERT J. TAYLOR, JR., M.A.

RESEARCH HISTORIAN
DARA FRIEDBERG, M.S.

APRIL 2022

ABSTRACT

In April 2022, Dutton +Associates, LLC (D+A) completed a Phase I architectural resource survey (Phase I) of the Carver Solar Project Area in Isle of Wight County, Virginia. The effort was intended to provide documentation and assessment of architectural resources within the project area to make recommendations as to whether they may be potentially eligible for listing in the National Register of Historic Places (NRHP) and assess those that are considered NRHP-eligible for project impacts. The effort was conducted in support of an application to Isle of Wight County for a Conditional Use Permit (CUP) and application to the Department of Environmental Quality (DEQ) for a Permit By Rule (PBR). Although the project will require archaeological investigations as well, that study will be conducted as part of a separate effort and reported in a separate document.

The project involves the development of a solar energy production facility in the Windsor vicinity of southeastern Isle of Wight County. The project area is spread across several tracts of land to the west of Windsor along U.S. 460, bound generally by Yellow Hammer Road to the west, Deerfield Drive to the north, Antioch Road to the east, and Blackwater Road to the south. The project tracts are currently a mix of agricultural field and woodland (both native and planted timber). Several have homes and/or agricultural complexes that will be excluded from the proposed development. As part of the project, a series of solar arrays will be built throughout the project area and will tie into the power grid through connection to an existing transmission line on the east side of Antioch Road.

The architectural resources survey for the Carver Solar project resulted in the identification of a total of eighty-two (82) architectural resources greater than 50 years of age (constructed in 1972 or earlier) located within the survey area. Of the surveyed resources, fifty-four (54) were previously recorded (VDHR# 046-0034, 046-5057, 046-5086, 046-5088, 046-5089, 046-5099/5105, 046-5107/5111, 046-5113, 046-5114, 046-5277, 046-5293, 046-5294, 046-5307, 046-5501, and 091-5098) and twenty-eight (28) were newly recorded during this Phase I Survey (VDHR# 046-5664, 046-5668/5694). Twenty-nine (29) of the previously recorded resources were evaluated and determined not eligible for listing in the NRHP by the SHPO in 2020 and were therefore not subject to resurvey or evaluation as part of this effort (VDHR# 046-0116/0121, 046-0132, 046-5026/5029, 046-5055, 046-5056, 046-5087, 046-5112, 046-5154, 046-5295, 046-5296, 046-5298, 046-5569/5574/5577). An additional two (2) of the previously recorded resources (VDHR# 046-0034 and 046-5057) were revealed to have been demolished. The resources surveyed as part of this effort primarily include domestic and agricultural buildings from the mid-nineteenth to late-twentieth century, as well as a nineteenth century family cemetery, a railroad corridor, and several twentieth century commercial buildings.

A total of four resources identified within the survey area are considered eligible or potentially eligible for listing in the NRHP including two homes, a commercial building, and a railroad corridor. Of the two homes, the farm at 23255 Barrett Town Road (VDHR# 046-5089) has previously been determined potentially eligible as a good example of a mid-nineteenth century plantation home in the area with a relatively intact property and several potentially nineteenth century outbuildings. The second home, a farm located at 7431 Deerfield Drive (VDHR# 046-5671) is believed to have been built circa 1894, but replaced an eighteenth-century dwelling, and retains several nineteenth century outbuildings as well as family cemetery. The commercial

building is the 1930s roadside "Hobb's Store" (VDHR# 046-5101) that has been determined eligible for its association to the development of U.S. 460 and a unique example of a service station with a complex of motor lodge cabins. The Norfolk and Western Railroad (VDHR# 091-5098) has also been determined potentially eligible for its association to the growth and development of commerce in the region from the nineteenth century through the present-day.

Each of the four NRHP-eligible resources within the survey area were subject to an assessment of impacts according to VDHR's impact characterization scale. Two of the resources are located on tracts included in the project, but the building complexes themselves are outside of the project area (Farm at 23255 Barrett Town Road – VDHR# 046-5089 and Hobb's Store – VDHR# 046-5101). As such, solar arrays, infrastructure, and other improvements will be made within and around the boundaries of these two properties. The buildings themselves and adjacent yardscapes will be excluded from the development footprint and access will be maintained with existing driveways. The avoidance areas will extend from the buildings to the road and will tie into setback of project improvements from the roads to maintain visibility of the resources from public ROW. Existing vegetation in the vicinity of the building complexes will also be maintained and where no vegetation currently exists, a robust supplemental landscape buffer of evergreen trees will be planted to screen improvements from the roads and building complexes. As such, the project will result in direct impacts, as well as a change of setting and viewshed for both resources, however, with regards to the farm at 23255 Barrett Town Road, the impacts to the property will be more substantial as its associated property, field/woodland patterns, and landscape are contributing to its character as a farm and ***therefore it is D+A's opinion that the project will result in a moderate impact to the farm at 23255 Barrett Town Road (VDHR# 046-5089)****. With regards to the Hobb's Store, however, the impacts will not substantially compromise the qualities and characteristics that make it significant or eligible for listing in the NRHP. As a roadside commercial building and tourist motel, its architecture and connectivity to the highway are considered key contributing aspects of its setting and will be preserved, while the farm fields and woodland to the rear where improvements are to be located are not as character-defining.* ***Therefore, it is D+A's opinion that the project will have no more than a minimal impact to the Hobb's Store (VDHR# 046-5101).***

For the other two properties located within the survey area but not within the project area, analysis found that the Farm at 7431 Deerfield Drive is located just north of the project area. Although the property parcel on which it is set immediately abuts the edge of the project area, the home and associated building complex are set centrally within the large property and a greater distance from the project. Existing vegetation on the property, including a thick timber stand, as well as a native wooded area bordering the swamp that extends along the perimeter of the property completely screens the project area from view and is anticipated to inhibit visibility of any project improvements. The Norfolk and Western Railroad corridor extends through the project tracts, although does not directly cross any of them. This corridor is lined by treelines and wooded areas for much of its length through the vicinity which buffer it from the project area. Inspection from the three road crossings in the vicinity reveal that in general this vegetation and other development bordering the roads and corridor screen wide views of the project area and will minimize visibility of project improvements. Therefore the project may introduce a slight change in the setting and viewshed of the landscape within and immediately surrounding the portion of the corridor in the vicinity of the project, although the project is not anticipated to alter the overall alignment of the existing corridor, nor introduce any features that are substantially different or incompatible from its constantly evolving setting. ***Therefore, it is D+A's opinion that the project will result in no***

more than a minimal impact to these resources. *Below is a summary of NRHP-eligible resources and recommendations of impacts.*

NRHP-eligible architectural resources with recommendations of project impacts

VDHR #	*Resource Name/Address*	*Year Built*	*NRHP Eligibility*	*Project Impacts*
046-5089	*Farm, 23255 Barrett Town Road*	*c.1850*	*Potentially NRHP-Eligible*	*Moderate Impact*
046-5101	*Hobb's Store, 6635 Windsor Boulevard*	*c.1933*	*NRHP-Eligible*	*Minimal Impact*
046-5671	*Farm, 7431 Deerfield Drive*	*c.1894*	*Potentially NRHP-Eligible*	*Minimal Impact*
091-5098	*Norfolk and Western Railroad*	*c.1858*	*NRHP-Eligible*	*Minimal Impact*

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1. INTRODUCTION

In April 2022, Dutton +Associates, LLC (D+A) completed a Phase I architectural resource survey (Phase I) of the Carver Solar Project Area in Isle of Wight County, Virginia. The effort was intended to provide documentation and assessment of architectural resources within the project area to make recommendations as to whether they may be potentially eligible for listing in the National Register of Historic Places (NRHP) and assess those that are considered NRHP-eligible for project impacts. The effort was conducted in support of an application to Isle of Wight County for a Conditional Use Permit (CUP) and application to the Department of Environmental Quality (DEQ) for a Permit By Rule (PBR). Although the project will require archaeological investigations as well, that study will be conducted as part of a separate effort and reported in a separate document.

All research, fieldwork, and recording conducted as part of these investigations conforms to the guidance specified in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:44716-44742, September 29, 1983), the Virginia Department of Historic Resources' (VDHR) *Guidelines for Conducting Historic Resources Survey in Virginia* (rev. 2017) and the Virginia Department of Environmental Quality's (DEQ) *Solar Permit by Rule Guidance* (2012) for complying with the provisions of §10.1-1197.6 B 7 of the *Code of Virginia*. Principal investigators meet the Secretary of the Interior's Professional Qualification Standards (48 FR 44716) for archaeology, history, architecture, architectural history, or historic architecture. Robert J. Taylor, Jr., M.A., served as the Principal Investigator, oversaw architectural resource investigations, and authored the report. Research Historian Dara Friedberg M.S. conducted background research and prepared the historic context. Copies of all field notes, maps, correspondence, and research materials are on file at D+A's office in Midlothian, Virginia.

PROJECT DESCRIPTION

The project involves the development of a solar energy production facility in the Windsor vicinity of southeastern Isle of Wight County. The project area includes several tracts of land to the west of Windsor along U.S. 460, bound generally by Yellow Hammer Road to the west, Deerfield Drive to the north, Antioch Road to the east, and Blackwater Road to the south. The project tracts are currently a mix of agricultural field and woodland (both native and planted timber). Several have homes and/or agricultural complexes that will be excluded from the proposed development (Figures 1-1 and 1-2).

As part of the project, a series of solar arrays will be built throughout the project area and will tie into the power grid through connection to an existing transmission line on the east side of Antioch Road.

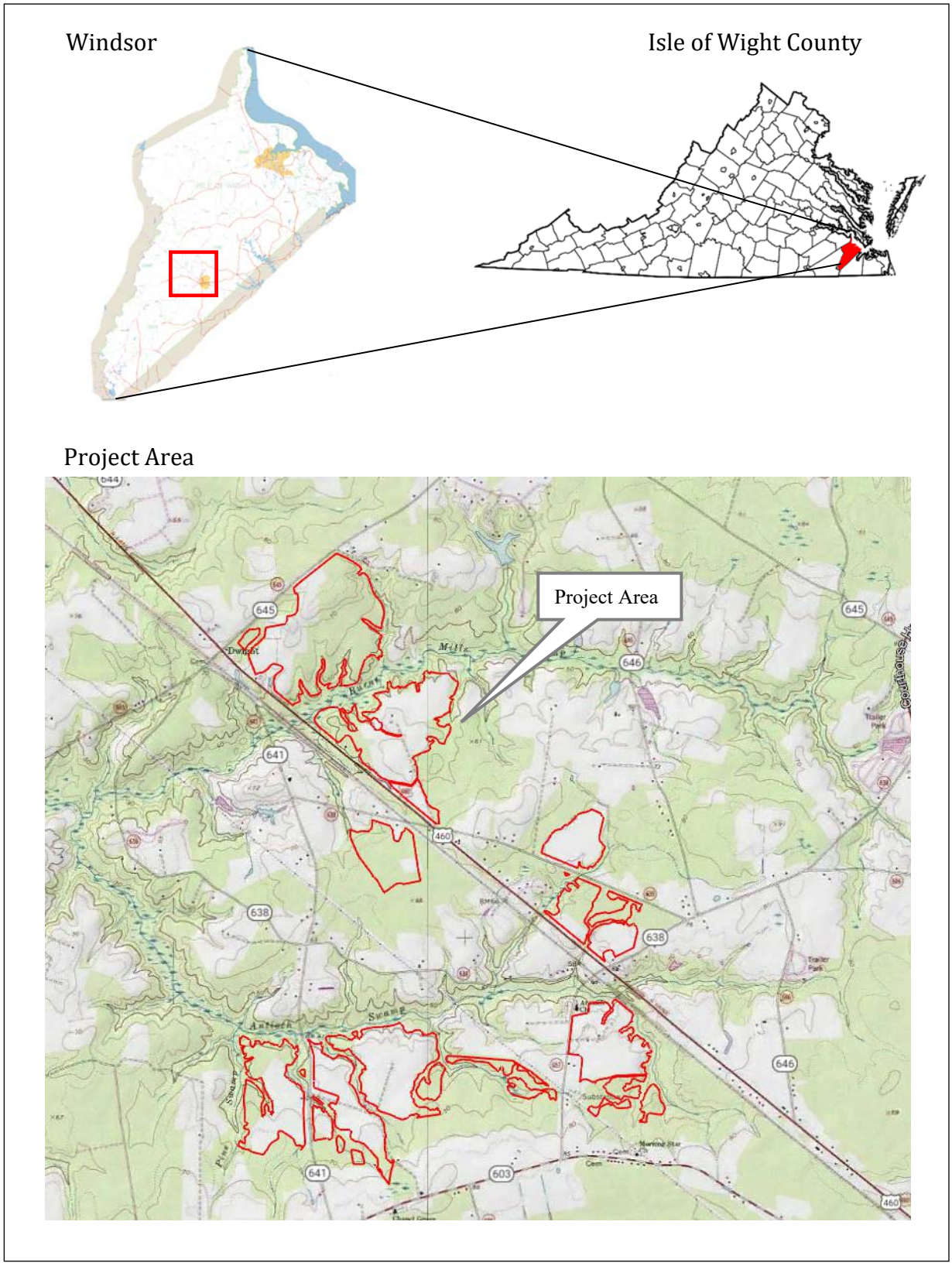

Figure 1-1: General location of the project area.

Figure 1-2: Aerial view of project area.

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2. SURVEY AREA

For the purposes of this project, the survey area was established to define the area in which the project may result in impacts to NRHP-eligible cultural resources. Impacts considered include "direct", in which project construction, components, or other aspects may physically alter a cultural resource. "Indirect" impacts are those which may introduce features, qualities, or other characteristics into the setting of a cultural resource. In the case of solar projects, direct impacts are typically introduced by the location of proposed arrays, access roads, fence lines, and utility easements. Indirect impacts are typically limited to the introduction of visual features.

As such, the architectural survey area for this effort includes the project area property, as well as the geographic area around the project within which the associated project components may be seen. The default viewshed survey area for solar project according to the VDHR and SCC for Solar Energy Projects is one-half mile, unless topography, vegetation, or other aspects of the landscape warrant a more refined distance. In the case of the Carver Solar Project, the default one-half mile buffer was deemed appropriate and utilized for the architectural survey. A map of the defined survey area is illustrated in Figure 2-1.

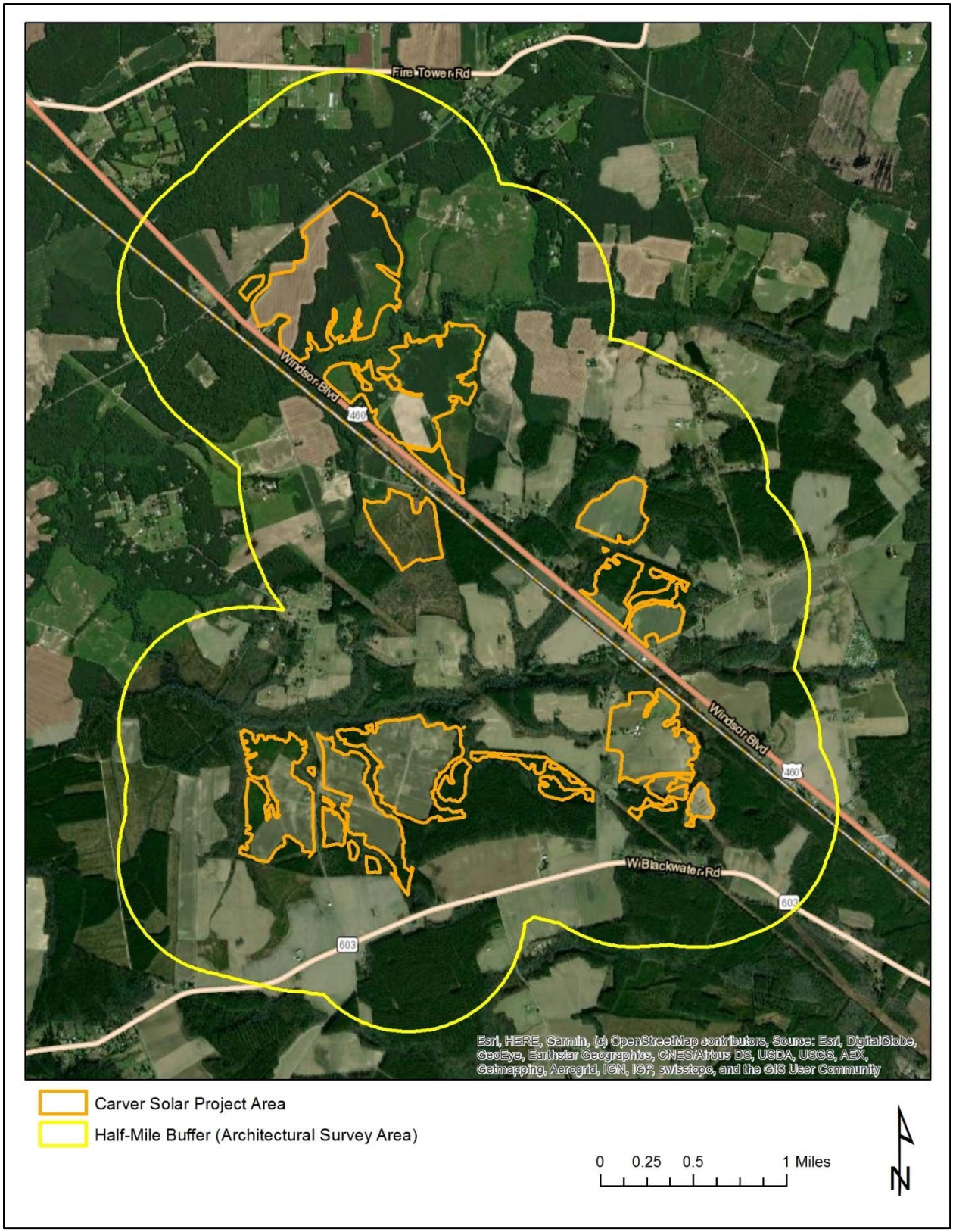

Figure 2-1: Carver Solar Project Area with half-mile architectural survey area.

3. RESEARCH DESIGN

The Phase I architectural resource survey of the Carver Solar Project was undertaken in order to confirm the existing conditions of known cultural activity and resources within the project area, identify new or unrecorded architectural resources within the survey area, evaluate those resources for NRHP eligibility, and assess potential project impacts to NRHP-eligible resources. The Phase I survey methodology is summarized below.

ARCHIVAL RESEARCH

In May 2021, D+A conducted background research as part of the *Phase IA Cultural Resources Assessment of the ±379.3-Hectare (±937.3-Acre) Carver Solar Project Area* with the goal of identifying all previously recorded historic properties located within one-mile of the project area. In accordance with VDHR's guidance document titled *Guidelines for Conducting Cultural Resources Survey in Virginia* (Revised 2017), the archives search was verified and updated at the time of this Phase I survey. Background research was conducted at the VDHR and on the internet and including the following sources:

- VDHR V-CRIS site files; and
- National Park Service, American Battlefield Protection Program, maps and related documentation.

In further preparation for the Phase I survey, D+A conducted additional review of the following documents and sources for information relative to unrecorded historic property locations in the project area:

- County Tax Assessors records;
- USDA Historic Aerial Imagery;
- U.S. Geological Survey Topographic Maps;
- Previous historic resource survey documents; and
- Local historical society archives.

The additional review conducted in support of the Phase I survey was designed to identify all properties greater than 50 years of age located within the survey area. Historic properties include architectural resources, historic and cultural landscapes, battlefields, and historic districts.

CONTEXT DEVELOPMENT

Information from the literature review and background search was used in conjunction with additional research to develop a cultural and historical context to place the project area and any identified historic resources within their appropriate context for evaluations of historical significance. This context was developed through review of previous cultural resource studies, published and unpublished manuscripts, historic maps, aerial photographs, local histories, and a variety of internet sources.

For the purposes of this effort, a comprehensive cultural context of Isle of Wight County was prepared summarizing general historical trends, settlement patterns, and development with a focus on the vicinity of the project area. Further analysis and context development were undertaken for the defined survey area so that newly recorded resources could be effectively evaluated.

FIELD SURVEY

The background research conducted in support of the Phase I reconnaissance survey was designed to identify properties greater than 50 years of age located within the survey area. A reconnaissance field survey was undertaken to identify and document all buildings, objects, structures, sites, and districts within the survey area that were constructed in 1972 or earlier and meet (or will soon) the 50-year threshold for NRHP-consideration. Construction dates for resources were established through a combination of archival research, property records search, map analysis, and field inspection.

For each surveyed resource, field forms were completed with information from site observations including a physical description of the resource with information such as relationship to adjacent buildings and structures, general condition, surrounding setting, description of exterior materials, identifiable architectural or structural treatments, and retention of historic physical integrity. Site plans depicting the built environment around each property were sketched. Each identified resource was then marked on both USGS 7.5-Minute Quadrangle maps and current aerial photographs. Representative digital photographs were taken to document each property's existing conditions, setting, and secondary resources.

All field survey identification and documentation were conducted from public ROW and included exterior features only. No interior inspections were conducted as part of this effort. In cases where a resource was not visible or accessible from the public ROW, the property was noted as such. All field documentation was organized and labeled with a unique identification number. Previously recorded resources subject to survey were numbered using their existing VDHR ID# while newly recorded resources were assigned a field recorder number.

All buildings and structures surveyed as part of this study were documented in accordance with VDHR's standards and guidelines and evaluated to determine potential significance in accordance with NRHP criteria. Concentrations of historic resources within or adjacent to the survey area were assessed in terms of their potential for inclusion in historic districts. Each resource's present condition, location relative to other resources, and distinguishing neighborhood characteristics were noted and photographed for an accurate assessment of NRHP Historic District eligibility.

Assessment of Project Impacts

Following identification and field inspection of historic properties, D+A assessed each resource for potential impacts brought about by the proposed project. Assessment of impacts was conducted through a combination of field inspection, digital photography, and review of topography and aerial photography. When assessing impacts, D+A considered those qualities and characteristics that qualify the property for listing in the NRHP and whether the project had the potential to alter or diminish the integrity of the property and its associated significance. Specific attention was given to determining whether or not the proposed project would introduce new visual elements into a property's setting or viewshed, which would either directly or indirectly alter those qualities

or characteristics that qualify the historic property for listing in the NRHP. Identified impacts were assessed according to DHR's *Guidelines for Assessing Impacts of. Proposed Electric Transmission Lines and Associated Facilities on Historic Resources in the Commonwealth of Virginia* and characterized as **severe** (fully visible and incompatible with character-defining viewshed or setting), **moderate** (partially visible and incompatible with character-defining viewshed or setting), **minimal** (partially visible, but screened by intervening vegetation and/or not out of character with existing viewscape) or **no impact** (not visible).

REPORT AND RECORD PREPARATION

Information from field survey was used in conjunction with background research and context development to assess each identified architectural resource for potential NRHP-eligibility. A results section was prepared that summarizes the field findings, assessment of significance and NRHP-eligibility. The results of the study are accompanied by maps and photographs as appropriate and were synthesized and summarized in this report along with the research design, archives search, and cultural contexts. All research material and documentation generated by this project are on file at D+A's office in Midlothian, Virginia. VDHR site forms (Virginia Cultural Resources Information System (V-CRIS) were completed for all cultural resources, 50 years of age or older, identified during the survey.

QUALIFICATIONS AND STANDARDS

The D+A personnel who directed and conducted this survey meet the professional qualification standards of the Department of the Interior (48 FR 44738-9). All work was conducted in accordance with the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:44716-44742, September 29, 1983), and VDHR's *Guidelines for Conducting Historic Resource Survey in Virginia* (rev. 2017).

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4. ARCHIVES SEARCH

This section includes a summary of all the cultural resource management events that have taken place within the project area registered at VDHR through March 2022. It also lists all previously identified architectural resources and archaeological sites located within the project area, as well as within one mile of the project area.

PREVIOUS SURVEYS RELEVANT TO THE SITE

Research at VDHR reveals that eight surveys have been conducted within one mile of the project area, six of which directly included portions of the project area (Figure 4-1; Table 4-1). These surveys were conducted between 1996 and 2020 and primarily included archaeological survey, however, some included architectural resources as well. The six surveys that included portions of the project area were conducted as part of transportation and utility projects, and therefore were primarily linear in nature, although a recent survey conducted as part of a nearby solar project included a larger architectural survey area that overlaps with portions of the project area.

Table 4-1: Previous Phase I archaeological surveys that cross into the project area. Orange highlight indicates survey included portions of the project area.

VDHR Report #	Title	Author	Year
PG-158	Results of the Archaeological Identification Survey of Approximately 3.18 Miles of the Proposed Route 460 PPTA Project in Isle of Wight and Southampton Counties and Supplemental Evaluation Testing at Site 44PG0504 in Prince George County, Virginia	Gray and Pape, Inc.	2009
SK-107	A Phase I Cultural Resources Survey of the Proposed Approximately 60-Mile Dominion Virginia Power Carson-Suffolk 500 kV Transmission Line in Dinwiddie, Prince George, Sussex, Southampton, and Isle of Wight Counties, and the City of Suffolk, Virginia	Cultural Resources, Inc.	2009
IW-022	Phase I Cultural Resources Survey of Proposed Improvements to Route 603, in Isle of Wight County, Virginia	Virginia Commonwealth University Archaeology Research Center	1996
IW-038	Archaeological Survey of Two Proposed Temporary Sediment Basins Associated With the Route 603 Widening Project	Virginia Department of Transportation (Highways and Transportation)	2004
IW-052	Final Letter Report: Results of the Archaeological Identification Survey of Approximately 6.06 Miles of the Proposed Route 460 PPTA Project, Isle of Wight and Southampton Counties, Virginia	Gray and Pape, Inc.	2008
SK-108	Additional Phase I Archaeological Survey Addendum to: A Phase I Cultural Resources Survey of the Proposed Approximately 60-Mile Dominion Virginia Power Carson-Suffolk 500 kV Transmission Line in Dinwiddie ... City of Suffolk, Virginia	Cultural Resources, Inc.	2009
SX-031	Archaeological Survey Route 460 Location Study, Sussex, Southampton, Isle of Wight Counties and City of Suffolk, Virginia	Gray and Pape, Inc.	2006

VDHR Report #	Title	Author	Year
IW-094	Phase I Cultural Resources Survey of the ±121.4-Hectare (±300-Acre) Windsor Solar Project Area, Isle of Wight County, Virginia	Dutton & Associates	2020

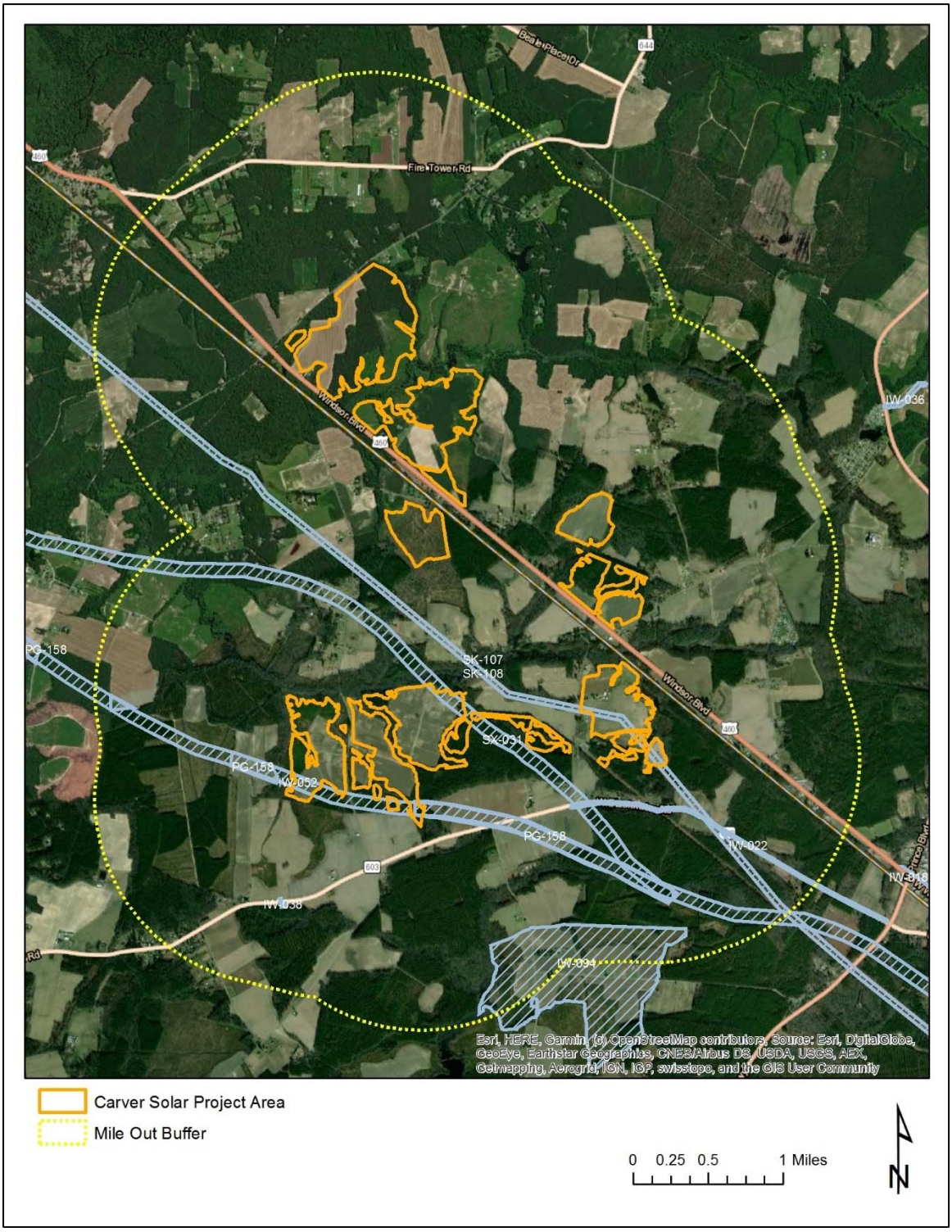

Figure 4-1: Previous surveys conducted within 1.0 mile of the project area. Source: V-CRIS

PREVIOUSLY IDENTIFIED ARCHITECTURAL RESOURCES WITHIN ONE MILE

Review of VDHR records identifies 73 previously recorded architectural resources located within one mile of the project area, seven of which are located directly within the project area (Table 4-2 and Figure 4-2). The resources consist of dwellings and farmsteads from the nineteenth and twentieth century, nineteenth and twentieth century churches, church and family cemeteries, twentieth century commercial buildings, a twentieth century granary complex, and a nineteenth century railroad corridor. Of these resources, three (3) have been determined eligible or potentially eligible for listing in the NRHP by the VDHR, including a mid-nineteenth century farmstead (VDHR# 046-5089), a late-nineteenth century railroad corridor (VDHR# 091-5098), and an early-twentieth century roadside store (VDHR# 046-5101). Of the other resources, sixty-four (64) have been determined not eligible for listing in the NRHP by the VDHR and the remaining six (6) have not been formally evaluated.

Table 4-2: Previously identified architectural resources located within 1.0 mile of the project area. Those resources in bold font have been determined eligible or potentially eligible for listing in the NRHP. Orange highlight indicates resource is located directly within the project area

VDHR#	Property Names	Evaluation Status
046-0034	Mumford House (Historic)	N/A
046-0036	Hearn House (Historic), House, 6122 Fire Tower Road (Function/Location)	DHR Staff: Not Eligible
046-0083	Carr House (Historic), Elem (Historic/Current)	N/A
046-0116	Farm, 8151 Blackwater Road (Function/Location), James R. Cobb Farm (Historic), Roberts Farm (Historic), Rocking Horse Stables (Historic)	DHR Staff: Not Eligible
046-0117	Heywood Bostic House (Current), House, 8299 Blackwater Road (Function/Location), William Bostic House (Historic)	DHR Staff: Not Eligible
046-0118	Bostic Family Cemetery (Historic/Current), Cemetery, Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-0119	Church, 8445 Blackwater Road (Function/Location), Morning Star Baptist Church (Historic/Current)	DHR Staff: Not Eligible
046-0120	Anthony G. Booker House (Current), House, 8503 Blackwater Road (Function/Location), Samuel Johnson House (Historic)	DHR Staff: Not Eligible
046-0121	House, 9177 Blackwater Road (Function/Location), Stokes Tenant House (Current)	DHR Staff: Not Eligible
046-0122	House, 9341 Blackwater Road (Function/Location), Wm. H. Goodman Estate House (Current)	DHR Staff: Not Eligible
046-0123	Robert Lee Gwaltney House (Current)	DHR Staff: Not Eligible
046-0124	House, 9341 Blackwater Road (Function/Location), Martha Council Estate Tenant House (Current)	DHR Staff: Not Eligible
046-0125	Mason Barn (Current)	DHR Staff: Not Eligible
046-0132	Cemetery, 8445 Blackwater Road (Function/Location), Morning Star Baptist Church Cemetery (Historic/Current)	DHR Staff: Not Eligible
046-5026	Austin Farm, 7095 W. Blackwater Rd (Historic/Location), House, 7095 West Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5027	Austin Farm #2 (Current), House, 7289 West Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5028	Chapel Grove Congregational Christian Church (Current Name), Chapel Grove United Church of Christ Cemetery (Current), Church, 7366 West Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5029	Faulk House (Current), Gay School (Historic), House, 7443 West Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5055	House, 7058 West Blackwater Road (Function/Location), Julia A. Butler House (Historic)	DHR Staff: Not Eligible

VDHR#	Property Names	Evaluation Status
046-5056	House, 6483 West Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5057	Barn off Route 603 (Descriptive)	DHR Staff: Not Eligible
046-5074	House, 9430 Cut Thru Road (Function/Location)	DHR Staff: Not Eligible
046-5081	Britt Farm & Cemetery (Current Name), Farm, 22319 Thomas Woods Trail (Function/Location)	DHR Staff: Not Eligible
046-5086	Hedgepeth House (Current)	DHR Staff: Not Eligible
046-5087	Cobb House (Current), House, 7683 Mill Creek Drive (Function/Location)	DHR Staff: Not Eligible
046-5088	Council House (Current)	DHR Staff: Not Eligible
046-5089	**Farm, 23255 Barrett Town Road (Function/Location), Walters Hunt Club (Historic/Current)**	**DHR Staff: Potentially Eligible**
046-5098	William and Sarah Johnson House (Current), House, 6086 Fire Tower Road (Function/Location)	DHR Staff: Not Eligible
046-5099	Ralph and Nannie Leonard House (Current)	DHR Staff: Not Eligible
046-5100	Charles and Kimberly Daniels House (Current)	DHR Staff: Not Eligible
046-5101	**Hall Place (Historic), Helen Johnson Hobbs Store & Motel (Current), Hobbs Property, 6635 Windsor Boulevard (Rt.460) (Function/Location), Johnson Farm (Historic)**	**DHR Staff: Eligible**
046-5102	Dale and Helen Kelley House (Current)	DHR Staff: Not Eligible
046-5103	House , 7416 Windsor Boulevard (Current)	DHR Staff: Not Eligible
046-5104	Thomas and Clarence Lewis House 1 (Current)	DHR Staff: Not Eligible
046-5105	Abandoned Commercial Building, Windsor Blvd. (Current)	DHR Staff: Not Eligible
046-5106	Samuel and Susan New House (Current)	DHR Staff: Not Eligible
046-5107	Munford Family Cemetery (Current)	DHR Staff: Not Eligible
046-5108	Thomas and Clarence Lewis House 2 (Current)	DHR Staff: Not Eligible
046-5109	M. E. Hobbs House (Current)	DHR Staff: Not Eligible
046-5110	Carter Clements House (Current)	DHR Staff: Not Eligible
046-5111	Leland Duck House (Current)	DHR Staff: Not Eligible
046-5112	Clements Farm (Current), Farm, 23093 Antioch Road (Function/Location)	DHR Staff: Not Eligible
046-5113	Darrel and Dail Wigger House (Current)	DHR Staff: Not Eligible
046-5114	Cobbs House (Current)	DHR Staff: Not Eligible
046-5115	House, Windsor Boulevard (Current)	DHR Staff: Not Eligible
046-5116	Foster Freeman II House (Current)	DHR Staff: Not Eligible
046-5118	Farmhouse, 21323 Thomas Woods Trail (Function/Location)	DHR Staff: Not Eligible
046-5154	Antioch Independent Church (Historic/Current), Church, 23011 Antioch Road (Function/Location)	DHR Staff: Not Eligible
046-5277	House, 23258 Barrett Town Road (Function/Location)	DHR Staff: Not Eligible
046-5287	Farm, Thomas Woods Trail (Function/Location)	DHR Staff: Not Eligible
046-5293	House, 21512 Barrett Town Road (Function/Location)	DHR Staff: Not Eligible
046-5294	House, 7132 Ecella Road (Function/Location)	DHR Staff: Not Eligible
046-5295	House, 8021 Antioch Road (Function/Location)	DHR Staff: Not Eligible
046-5296	House, 23050 Antioch Road (Function/Location)	DHR Staff: Not Eligible
046-5298	House, 8464 West Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5307	Commercial Granary, 22000 Barrett Town Road (Function/Location)	DHR Staff: Not Eligible
046-5501	House, 9108 Cut Thru Road (Function/Location)	DHR Staff: Not Eligible

VDHR#	Property Names	Evaluation Status
046-5569	House, 8430 Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5570	House, 8412 Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5571	House, 8404 Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5572	House, 8394 Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5573	House, 8384 Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5574	House, 8376 Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5575	Antioch Church Cemetery (Current Name), Cemetery, Antioch Road (Function/Location)	DHR Staff: Not Eligible
046-5576	House, 7076 Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5577	House, 7524 Blackwater Road (Function/Location)	DHR Staff: Not Eligible
046-5578	Farm, 24345 Knoxville Road (Function/Location)	DHR Staff: Not Eligible
046-5585	Cemetery, Knoxville Road (Function/Location)	DHR Staff: Not Eligible
046-5598	Diggs Cemetery (Current). Cemetery, Yellow Hammer Road (Function/Location)	N/A
046-5631	Beaton Cemetery (Current Name), Cemetery, Mill Creek Road (Function/Location)	N/A
046-5632	Cemetery, Thomas Woods Trail (Function/Location), Stringfield Cemetery (Current Name)	N/A
046-5634	Cemetery, Knoxville Road (Function/Location), Roberts Cemetery (Current Name)	N/A
091-5098	**AM&O Railroad (Historic), Norfolk & Petersburg Railroad (Historic), Norfolk & Western Railway (Historic), Norfolk Southern Railway (Current)**	**DHR Staff: Eligible**

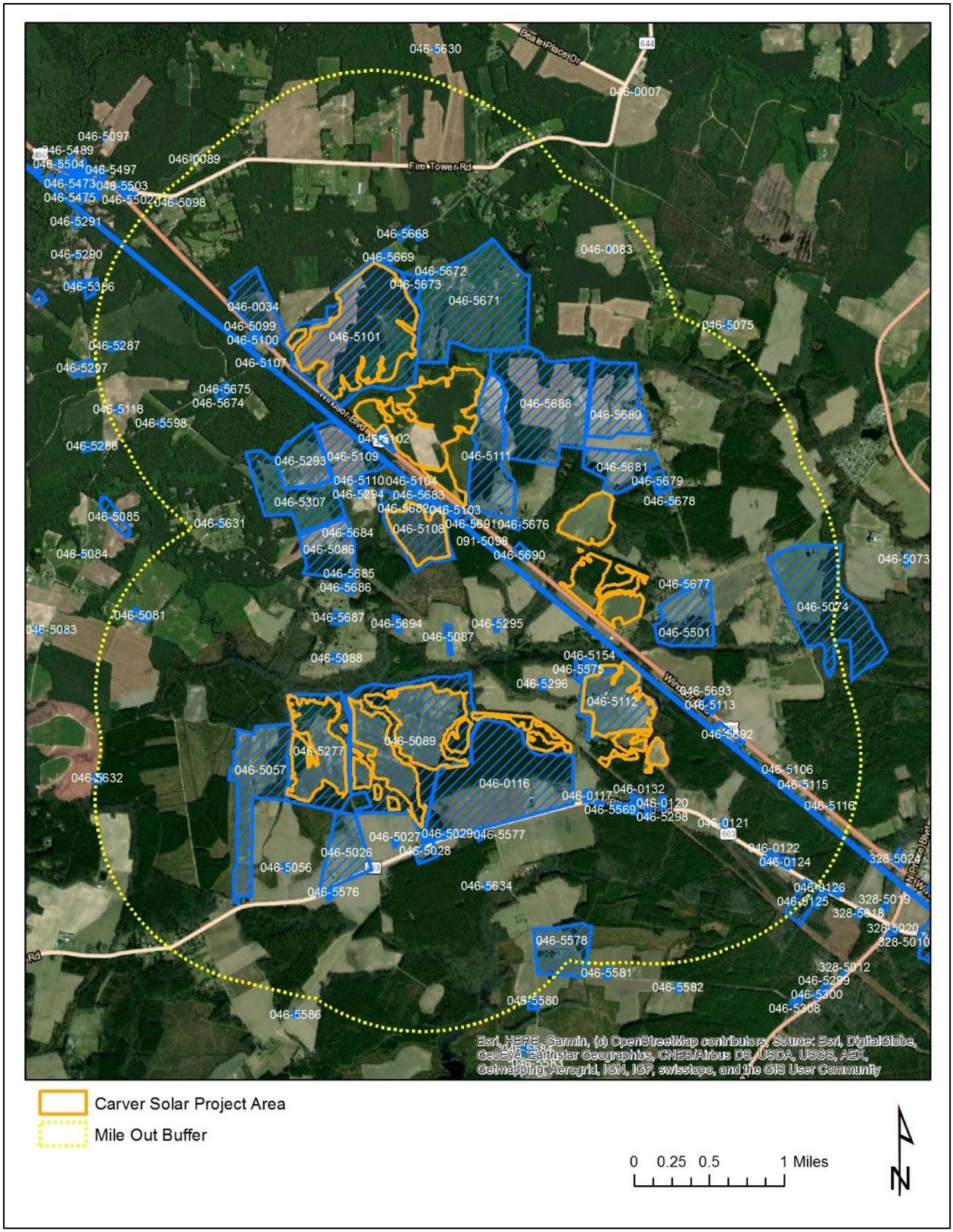

Figure 4-2: Map detailing all architectural resources within 1.0 mile of the project area. Source: V-CRIS

5. HISTORIC CONTEXT

The following section provides a brief summary of the general overarching regional historic themes relevant to Virginia and Isle of Wight County. The primary emphasis of this context focuses on the history, development, and occupation of the area, and describes how people throughout time could have left their mark on the landscape of the project area specifically. Historic occupation statistics and trends were analyzed, as were historic maps and available first-hand accounts which aided in establishing the appropriate historical context for the project area as defined by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and the Virginia Department of Historic Resources' *How to use Historic Contexts in Virginia: A Guide for Survey, Registration, Protection, and Treatment Projects* (VDHR 2017).

SETTLEMENT TO SOCIETY (1607 – 1750)

Upon the arrival of Europeans to Virginia, American Indian towns and villages lined the James River (Figure 5-1). The vicinity of present-day Isle of Wight County was occupied by the Warraskoyak living in the two major villages of Mathomank, near present-day Burwell's Bay, and Mokete, at Pagan Point. Though the tribes' primary villages were along the James River, they used interior lands up to at least 20 miles inland (King 1993:1). They lived under the wider rule of Wahunsunacock, commonly known to the English as Chief Powhatan.

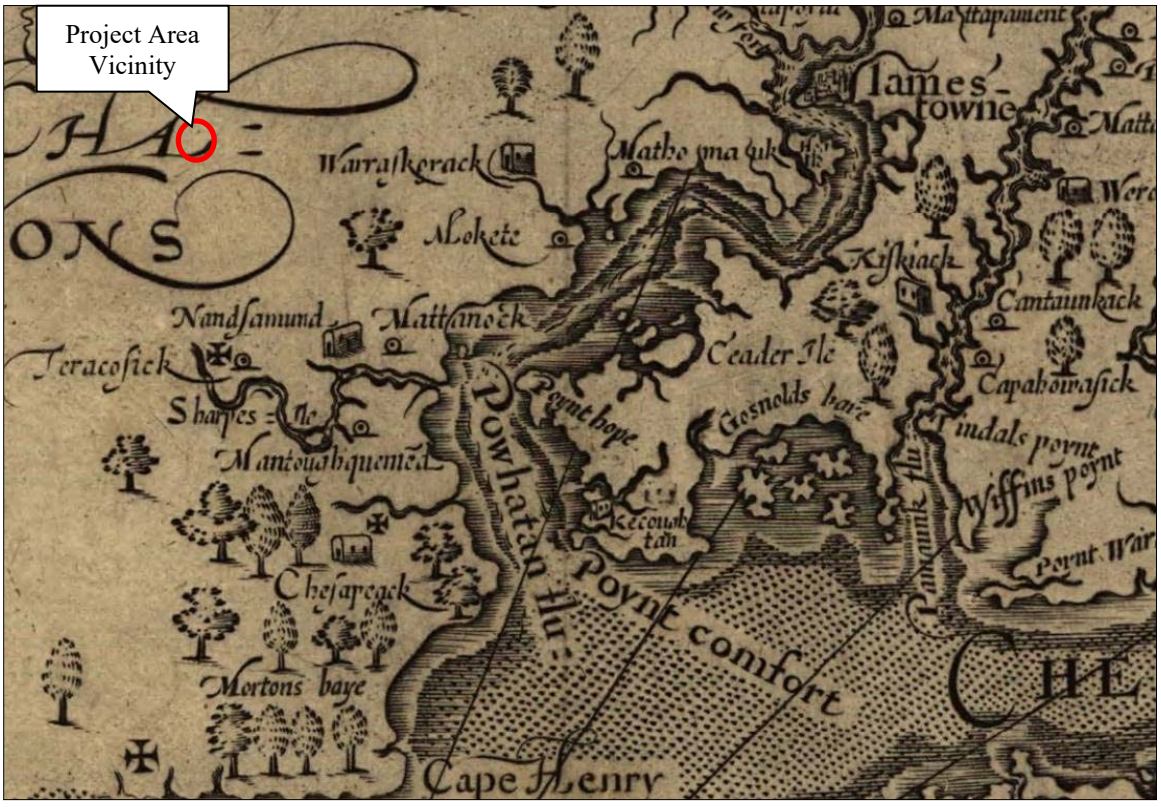

Figure 5-1: Detail of *Virginia*, by John Smith, depicting the general vicinity of the project area. Source: Library of Congress

On April 26, 1607, three ships commanded by Capt. Christopher Newport and sponsored by the proprietary London Company section of the Virginia Company made their first landfall in North America at Cape Henry, in the northeastern part of present-day Virginia Beach. The crew landed just temporarily and soon left the cape to seek a site further inland which would be more sheltered from ships of competing European countries. They sailed roughly 50 miles up the James River to where they established a fort at Jamestown in May 1607. Life at Jamestown was initially harsh, with the settlers suffering from starvation, disease, and attack by natives peoples.

In the spring of 1608, Capt. John Smith was driven by the necessity of finding food for the famished settlers. He crossed the James River into what is now Isle of Wight County and obtained bushels of corn from the Warraskoyak. While these American Indians initially acted kindly to the suffering settlers, years later they nearly killed every colonist on the south side of the James River (Morrison and Gwaltney 2006). The new settlers made some attempts to make use of the land to aid in their survival and in 1608 they began keeping hogs on Hog Island; a garrison was also placed on the island to warn Jamestown of approaching European enemies.

The Virginia Company's search for an income producing product in the colony came to fruition with John Rolfe's successful experimentation with tobacco in the early 1610s. The crop became the dominant crop of the colony and determined the pattern of nearly every aspect of life, encompassing the economy, the cultural landscape, and social relations (Kulikoff 1986; Moore 1976). Increased growth of the labor intensive crop also led to more land hungry planters and increased use of indentured servants followed by enslaved individuals.

Within a few decades, additional settlers arrived and conditions in Virginia became more favorable. Settlement spread out through the area with homes and plantations clustered along the banks of rivers and other navigable streams (Turner 1984:101-115). The first English settlement in the future Isle of Wight County was initiated by Capt. Christopher Lawne and Sir Richard Worsely in 1619. They settled on the south side of the James River at Lawne's Creek, now the dividing line of Isle of Wight and Surry counties. Initially known as Lawne's Plantation, the London Company changed the name of the area to Isle of Wight Plantation in 1625. Throughout the early 1620s, settlements ranged along the south side of the James River such as Warrsquoyacke (also known as Edward Bennett's Plantation) and Basse's Choice on the Pagan River (Morrison and Gwaltney 2006). While the south side of the James River was rich, the lands were fringed by swamps and the harbors were fewer and shallower making the area a bit less desirable (Rouse 1968:17). The project area would have remained the frontier.

The continued spreading of European settlement increasingly stressed relations between them and American Indians. Wahunsunacock died in 1619 and control over the chiefdom was passed to his brother Opechancanough who planned to eradicate the English from Virginia (Tyler 1990:13). The murder of the Nemattanew in early March 1622 provided pretext for a mass attack. On the morning of March 22, members of the Powhatan Confederacy and the Chickahominy Tribe killed English colonists along a 70-mile stretch on both sides of the James River. The result was a loss of more than a quarter of the total European population. By this time there had been 1,240 new residents of Virginia, so the massacre resulted in a loss of approximately 348 people; 53 of those killed lived in Isle of Wight County. Some English were saved through the actions of the Virginia Indian

Chanco who warned Richard Pace, a resident of Surry County (King 1993:4). For the next decade, Virginia was in a state of open warfare between the two entities.

Despite this setback, the colonists persevered and completed expeditions against the American Indians taking all land and resources they were able. English settlement continued to spread and some individuals were able to gain vast tracts of land, first along the major navigable waterways and then on the interior lands. In Virginia, the head right system was followed in the early distribution of land. During the first hundred years of settlement, a grant of fifty acres was given for the importation of every emigrant (Morrison and Gwaltney 2006). In this way, the size of land granted varied greatly. Using this system, many patents were distributed. The river front on the James was largely settled in the 1630s (Atkins 2008).

By 1634, the population of the Virginia Colony had grown to the point that King Charles I directed the formation of eight shires or counties. One of these counties was Warroaquyoake, now Isle of Wight. To the east was Nansemond County. The boundary between the two counties was disputed until 1674 when the Virginia House of Burgesses established "a southwest by south line be designed, runned and plainly marked from the river side of the plantation of Hayes, extending to the creek at or near the plantation called Nevill Oyster Bank; thence a line or lines up Col Pitt's creek to the head of his lands; thence in a southwest half a point westerly line" (quoted in Morrison and Gwaltney 2006). To the west was James City County, which spanned the James River. This became Surry County in 1652.

The region of the project area is also home to a change in drainage to the James River and to the Blackwater River. Waterways draining into the Blackwater River drained into the Albemarle Sound in North Carolina. The Sound, unlike the Chesapeake Bay, had no ports which placed a constraint on settlement and early planters trying to get products to markets. It is likely for this reason that the land was worth less than that closer to the James River. In the 1690s, the average land values were 51.1 pounds of tobacco per acre along the James and only 16.9 pounds around the Blackwater (Atkins 2008). Land was first settled along the James River and its tributaries after which colonists were forced to move farther inland (Figure 5-2).

The colony and county continued to grow in population. This growth saved the colony when Opechancanough planned a second uprising in 1644. Although more than 500 settlers lost their lives, by this time the colony was well established and the loss did not seriously threaten its survival (Whittenburg and Coski 1989:21). The resulting treaty, Treaty of 1646, saw the loss of Virginia Indian's land between the York and Blackwater rivers (Egloff and Woodward 2000:45).

Lands on the south side of the James River had ample forests. This would lead to a second good produced by the region: timber. Timber was exported as early as the European settling of the colony when Captain Newport took oak poles back to England for ships' masts in 1607 (Rouse 1968:33). This industry continues to the present day. The original use of Hog Island to keep hogs portended to another industry in the region: the raising of hogs. Many dwellings had large, deep, brick cellars which could be used for the storage of bacon and lard, among other things. As such, a trade in bacon began and continued to the present. Bacon was traded in the West Indies for sugar, coffee, and rum (Morrison and Gwaltney 2006).

The relative calm that had settled within the colony would soon be disrupted with Bacon's Rebellion in 1676. Nathaniel Bacon and his followers led a revolt against their perceived aggressors, American Indians, and the Governor of Virginia, Sir William Berkeley. A later owner of a portion of the project area would participate in the Rebellion. William West was "a rebel absconding, who took up arms against the Indians by whom his father had been most barbarously murdered" (Boddie 1938:162). Unrest would repeat in the region in the early eighteenth century. Slave insurrections were planned in 1709 and 1710 in Surry and Isle of Wight counties. In the 1709 plan, the foiled uprising involved both enslaved Africans and American Indians (Holloway n.d.).

However, despite unrest between European settlers and American Indians, land continued to be granted and the first grants in the general vicinity of the project area occurred in the late seventeenth century. It appears that the project area was part of land granted to several individuals. This includes Robert Ruffin and William Oldis with their 2,050 acres patented in 1669 and again in 1674; Col. Robert Pitt, Capt. Joseph Bridger, and William Burgh with their combined 3,000 acres of land patents in 1664; and George Peirce with his 2,500 acres patented in 1681 (Figure 5-3). Later, William West and Capt. Henry Applewhaite would purchase portions of these patents (*The Southern Roots* 2015).

The growth of population in the area is evidenced by the opening of an Episcopal church circa 1700. This early church, known as Isle of Wight Chapel, operated until the American Revolution and was eventually replaced by Antioch Congregational Christian Church (King 1993:317). With increased population throughout the region, new counties were established. Southampton County formed from Isle of Wight in 1749 with the Blackwater River serving as its boundary.

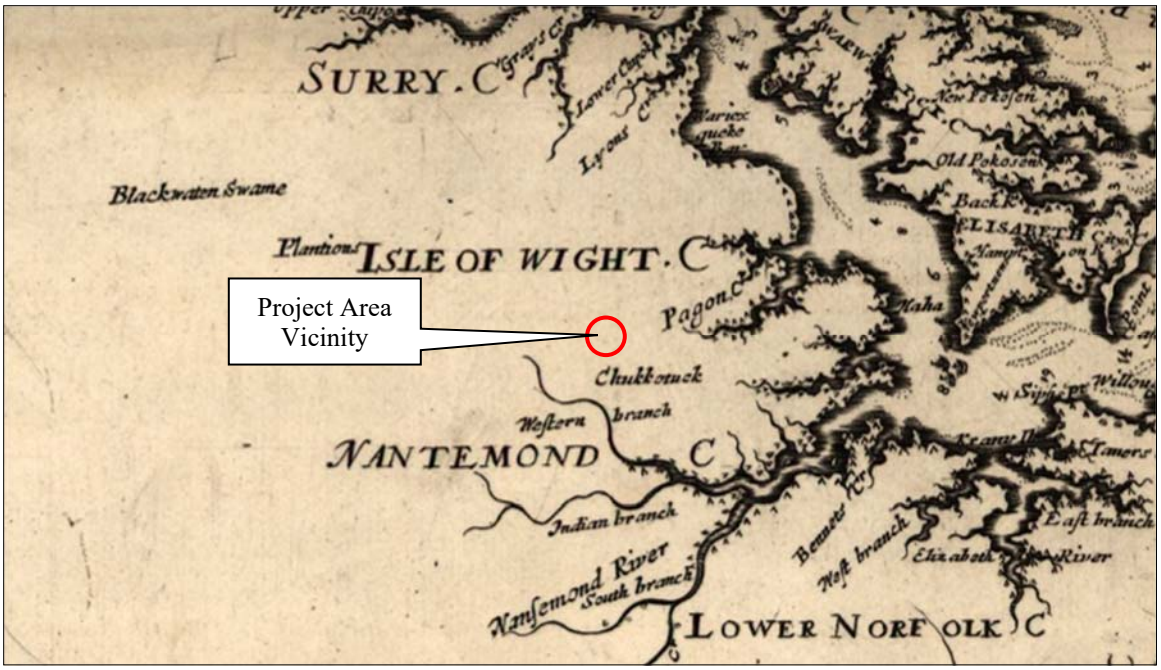

Figure 5-2: Detail of *Virginia and Maryland as it is planted and inhabited this present year 1670* depicting the vicinity of the project area. Source: Library of Congress

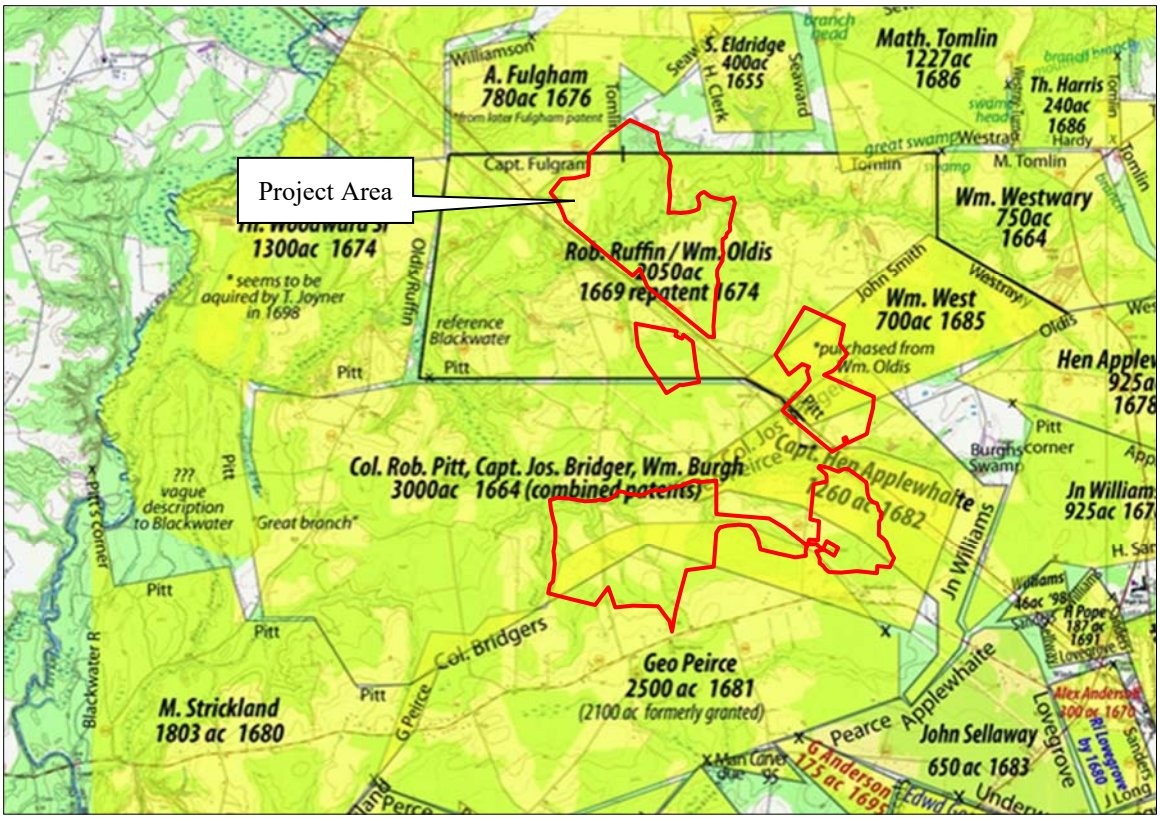

Figure 5-3: Map of early land grants in Isle of Wight County depicting the project area. Source: *The Southern Roots*

COLONY TO NATION (1750 – 1789)

By the mid-eighteenth century, the population continued to increase and colonists moved inland more. Smithfield, a settlement since circa 1740, officially became a town in 1752 and the main stage road from Norfolk to Richmond passed through it (Morrison and Gwaltney 2006).

The economy continued to grow as additional agricultural land was cleared and cultivated. Tobacco continued to be the principal crop during this period, however as the century entered the fourth quarter the tobacco economy began to falter. Severe soil depletion from continuous cultivation of tobacco, particularly in the sandy soils in the county that were not conducive for growing tobacco, coupled with the collapse of the European tobacco market precipitated a shift in the economy. Farmers began to focus more on corn, grains, and orchards for the production of liquors such as apple and peach brandy. The farms in Isle of Wight County were typically between 500 to 1,700 acres (David 2007:9). According to V-CRIS records, there was possibly an eighteenth century farm within the project area, however it now remains solely as an archaeological site (VDHR #44IW0248). Additionally, a Works Progress Administration survey of historic properties indicate that Hall Home was constructed circa 1786 within or near the project area. This records also makes note of an old burying ground that had no markers and was under cultivation at the time of the survey (Jordan 1937).

To get their goods to market, in addition to waterways there were two early major routes within the County. Courthouse Highway (Route 258) connected Smithfield to the south end of the County

along its approximate midpoint. The Old Stage Road (Route 10) connected Smithfield to Surry County (David 2007:9).

While the market for crops grown in Virginia and throughout America was in high demand in European markets, tensions between the colonies and England began to put a strain on trade. At the end of the Seven Years' War (or the French and Indian War in North America) in 1763, the British government had an immense amount of debt. To pay it, Parliament imposed heavy taxes on its subjects and tightened the administration of trade and navigation acts (Salmon 1983:22). These actions sparked a strong response from the colonies. In 1774, the Virginia Convention adopted resolves against the importation of British goods and the importation of slaves. It also required each county to form a volunteer company of cavalry or infantry to prepare for an armed conflict.

Once the American Revolution was underway, it did not impact Isle of Wight County as it did nearby port towns, like Norfolk and Portsmouth. In addition to the "725 men of military age" who joined the fight, residents of the county provided relief vessels and financed privateering vessels (King 1993: 64; David 2007:9). Additionally, the seventeenth century fort on Burwell Bay was fortified and renamed Fort Boykin (David 2007:9). The British passed through the county twice under British Cavalry Colonel Tarleton. He and his men made a raid on Smithfield with the intent to destroy the records; the records were previously removed. The British left a wake of destruction wherever they went (Morrison and Gwaltney 2006).

EARLY NATIONAL PERIOD (1789 – 1830)

Following American independence, Virginia entered a period of considerable change. The intensive tobacco cultivation previously pursued in the area had succeeded in severely depleting the area's soils of much-needed nutrients, making the crop unprofitable and leading farmers to explore other options. Over time, farmers in southeast Virginia turned to corn and grains, cotton, orchards, livestock, and finally peanuts and soybeans (King 1993:192).

In addition to diversification, a more scientific method of farming was adopted to help restore the soil's nutritive qualities. In his 1817 series of essays entitled *Arator*, Caroline County's John Taylor demonstrated the benefits of four-field crop rotation, in which soils could be improved significantly by rotating corn, wheat, fertilizer, and clover. Similarly, Edmund Ruffin, of Prince George, Hanover, and Amelia counties, experimented with crop rotation, fertilizers, and farm machinery. In the early 1820s, he publicized the effectiveness of marl in reducing soil acidity, a technique that could triple the productivity of Tidewater soils. Plantations began to be replaced by smaller-scale farmsteads that were increasingly situated along the system of interior roads in the county. These changes would strengthen central Virginia's economy (McCartney 2009). The value of farmland in the region increased dramatically in the early nineteenth century. In the Antebellum Period, these practices had become accepted and widely used and by 1860 Virginia was in the best condition agriculturally of her history according to historian Avery O. Craven (Agee 1969:3).

The almost exclusively agrarian society was beginning to accommodate urban centers and small hamlets, although farming continued to be the primary means of livelihood (Traceries 1993).

While the population remained relatively steady, there was a shift to the southern half of the county as people were enticed by the open lands and inland roadways.

At the first federal census in 1790, Isle of Wight County had 9,028 residents. During this period the population rose slightly to 10,517, approximately 42 percent of whom were enslaves. There was also a growing free black population in the county (USCB). Throughout the nation, "Black labor became the foundation stone not only of the Southern social structure, but of Northern manufacture and commerce, of the English factory system, of European commerce, of buying and selling on a worldwide scale" (DuBois 2007).

By 1818, there was a post office in the present-day town of Windsor, east of the project area. According to V-CRIS records, Clements Farm was constructed within a portion of the project area circa 1820 (VDHR #046-5112). Adjacent to the project area, Antioch Congregational Christian Church (VDHR #046-5154), on Antioch Road, opened in 1828. Antioch Church would be the mother church for multiple churches in the county (King 1993:317, 432). With this shifting population, the distance to the courthouse in Smithfield proved to be too great and the courthouse was moved to a more central location in 1800. The new town, Isle of Wight, was located along Courthouse Highway, approximately six miles northeast of the project area (Figure 5-4) (David 2007:9-10).

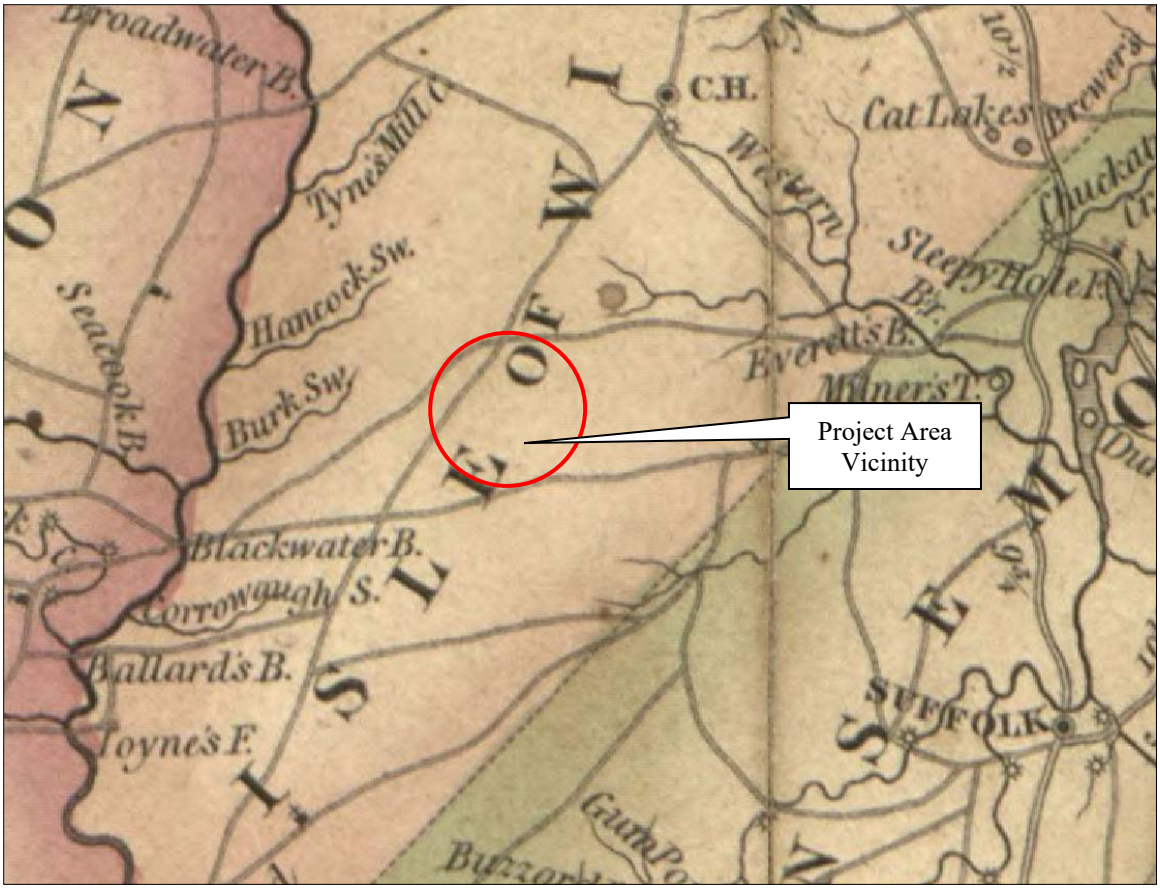

Figure 5-4: Detail of *A map of the state of Virginia*, 1827, depicting the vicinity of the project area. Source: Library of Congress

ANTEBELLUM PERIOD (1830 – 1860)

By the 1830s, a lasting migration from older settled regions of Virginia to lands opening in the west and an agricultural depression affected area's commerce and population. Between 1830 and 1850, the population of Isle of Wight County decreased 11 percent (USCB). Despite the drop in population, the enslaved and free black population remained about 50 percent of the total population. The high slave population led to unease and in 1831 there was an insurrection in nearby Southampton County known as Nat Turner's Rebellion. Troops from Isle of Wight, Nansemond, and Surry counties guarded the borders of the counties to prevent an escape of the insurgents to the Dismal Swamp (Drewry 1900:83). The insurrection prompted scared white citizens to strengthen rules regarding enslaved African Americans and free blacks (Atkins 2008).

Approximately 90 percent of the total population was involved in agriculture and identified as farmers (David 2007:10). The diversification of crops throughout the Commonwealth continued and by 1859 Virginia was producing only 28.4 percent of the nation's tobacco (Agee 1969:21). Crops that took its place of tobacco in southeast Virginia included cotton, corn, and peanuts. Grains and corn grown in the region were processed at mills. Before the Civil War, peanuts, also known as "goober peas" or "ground peas" were little known outside of the southern states (Morrison and Gwaltney 2006). Isle of Wight's first peanut export was in 1849; the county would eventually become the center of the peanut belt (David 2007:10). Additionally, the ham and bacon industry continued growing. Before the coming of the railroad, the bacon trade reached out 30 to 40 miles into surrounding counties and hogs were driven in by foot from as far away as Kentucky, Tennessee, and North Carolina (Morrison and Gwaltney 2006). The railroad would create a bigger market.

In 1833, the Portsmouth and Weldon Railroad was organized; it ran in the southern portion of the county. The Norfolk and Petersburg Railroad was chartered in 1851 and was completed in 1858. Land for this line was purchased in 1854. When it became apparent that a station would be erected in Corrowaugh, a couple of local residents purchased the surrounding land for the establishment of a town and Windsor became a railroad stop. With the railroad crops could be sent out to markets much quicker than by water and large quantities of lumber, bacon, and peanuts were sent to market (King 1993).

Forests in Isle of Wight County were rich with tall cedar, cypress, pine, oak, and other hardwoods. Lumbering prospered in the region and forests could be quickly cleared with products transferred to the large market in Norfolk. Homes were built, and families began to establish themselves in the growing community of Windsor (King 1993:122). The town of Zuni also grew around a passenger depot for the Norfolk and Western Railroad northwest of the project area (Monroe et al. 2005:48).

A Civil War era map depicts a project area that consisted of a mixture of forested land and cleared fields (Figure 5-5). The waterways of Burnt Mills Swamp and Antioch Swamp crossed or formed borders to the project area. Though early historical mapping can prove difficult in overlaying with modern maps due to artistic license and changes in road and waterway alignments, this 1864 map depicts buildings within and near the project area. Several homes were constructed during this period within and outside of the project area. This includes a dwelling at 23255 Barrett Town Road

(VDHR #046-5089) constructed circa 1850, which roughly corresponds with a building illustrated near the southern portion of the project area, and the James R. Cobb Farm (VDHR #046-0116) constructed circa 1830, which corresponds to the Roberts house near the southern portion of the project area. In the northern portion of the project area were two dwellings, one of which was identified as associated with the Stevens family. There is also a building within or near the center portion of the project area.

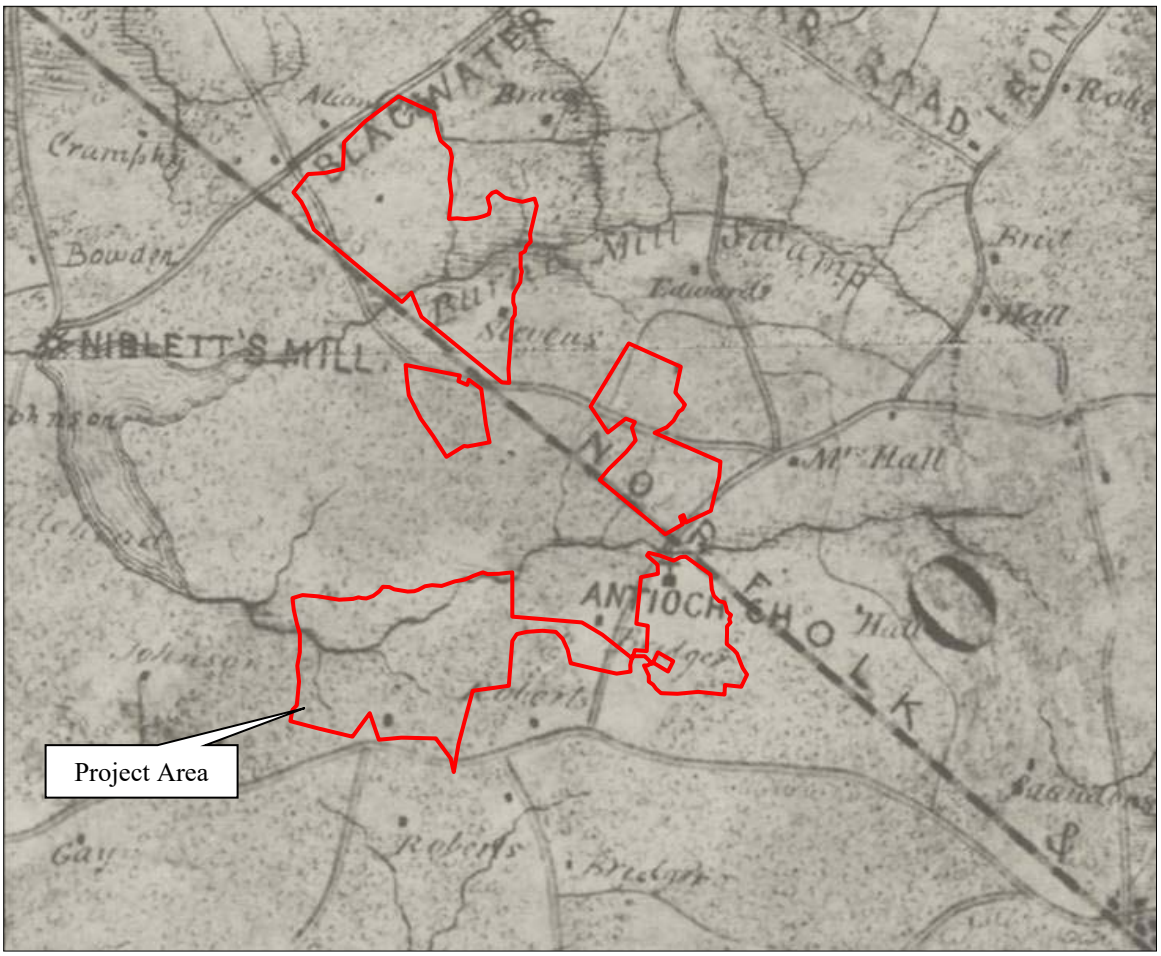

Figure 5-5: Detail of *Map of Isle of Wight and part of Nansemond*, 1864, depicting the project area. Source: Library of Congress

CIVIL WAR (1861 – 1865)

Prior to the Civil War, Isle of Wight County had the eighth largest number of free blacks of the 148 counties in the state of Virginia. It ranked 52nd among the number of slaves. When the vote for secession came to the county, it was unanimously approved (Morrison and Gwaltney 2006). On the shoreline of Isle of Wight County, two forts were constructed or reinstituted during the war, Fort Huger and Fort Boykin. Men of Isle of Wight County fought for the Confederacy and the Isle of Wight Grays formed under the command of Captain Watkins (King 1993:122).

No major battles took place in the county, although skirmishes did occur. As depicted on a 1906 map, there were a few skirmishes in the vicinity of the project area (Figure 5-6). In spring 1863,

the New York 99th Infantry took an active role in the defense of Suffolk and in May of that year there was a skirmish at Antioch Church (NYSDMNA n.d.). Throughout the war, Confederates defended the Blackwater River and there were two skirmishes at the bridge of Blackwater Road over the river in 1862 and 1863. In both cases, Federals drove Confederates away but did not destroy the bridge (VDHR 2000).

Additionally, Union forces occupied many areas of the state including in Isle of Wight County and, at times, Windsor:

> The Northern occupiers claimed this territory as their own, and so it was, in a strictly military sense: Union forces regularly patrolled it, could project their power at will anywhere within it, and were able to exclude Confederate power and authority from it (aside from the occasional Rebel cavalry). By that reckoning, the citizen there were – and they considered themselves to be – in enemy hands (quoted in Wills 2001:204).

According to one Union soldier "We've burned their fences, destroyed their railroad and thus lessened the value of their property" (quoted in Wills 2001:118). The time Federals spent in the area created a lasting impression on residents.

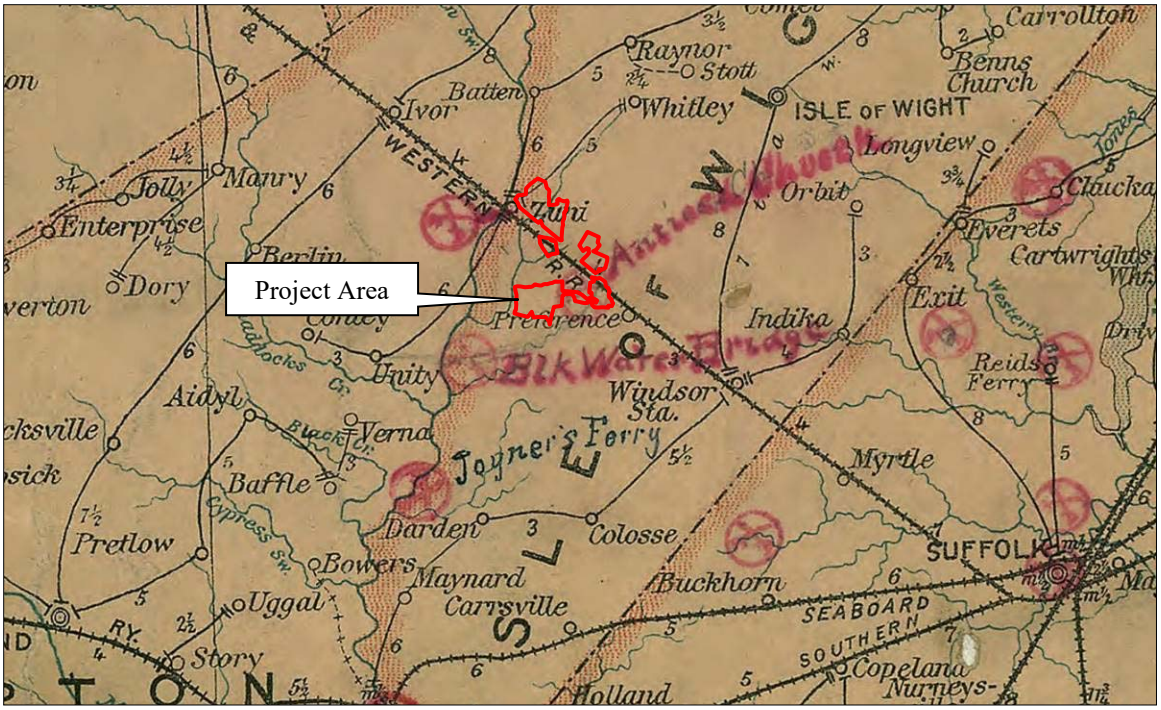

Figure 5-6: Detail of *Post route map of the states of Virginia and West Virginia.*, 1906, depicting the project area and the marked skirmishes. Source: Library of Congress

RECONSTRUCTION AND GROWTH (1865 – 1917)

The economy of Isle of Wight County, like the rest of Virginia, was devastated by the War Between the States. The land had been ransacked by occupying armies leaving farms and properties destroyed. There was an immense loss of draft animals and severe damage to farms,

mills, and manufacturing establishments. Mill-dams were cut, ponds drained, and railroad depots, bridges, and trestles burned. Farm animals in the track of armies had been seized or killed and other food products taken (Head 1908). Land was nearly worthless and many of the owners no longer had capital, farm animals, or farming tools. As white local farmers coped with labor shortages from the emancipation of their labor force and lack of funds to buy necessary materials, many fell into debt and were forced to forfeit their real and personal property or declare bankruptcy (McCartney 2009).

The biggest change in the south was the new freedom of thousands of enslaved persons. Many newly freed slaves stayed in the county as sharecroppers or tenant farmers and later as land owners. Sharecropping and tenancy became a way of life for much of rural Virginia. As these Americans began to put their lives back together, churches and schools began to be organized. South of the project area, local African Americans organized Morning Star Church in 1886 on land donated for this use (King 1993:320).

With its recovery, Virginia adopted a new constitution which provided for public schools. By 1871, Isle of Wight had 25 schools: 20 white and 5 "colored" (*The Teachers Guide* n.d.). Outside of the project area, the Faulk House, which had been constructed circa 1900 on Blackwater Road, became the Gay School and initially educated white children in the area. Sometime before 1940, this changed and the school was used for the education of African American children (V-CRIS #046-5029).

The longstanding agricultural economy of Tidewater Virginia began to recover. The production of peanuts increased, their cultivation improved, and, by the aid of special implements, their production was cheapened. The value of the crop was estimated to be not less than three million dollars for the nuts alone (Morrison and Gwaltney 2006). P.D. Gwaltney and Company was created in 1870 for the shipping of ham and peanuts. The company grew dramatically in the late nineteenth century and by 1898 it had become the largest peanut company in the world (David 2007:13). Added to this is the value of the peanut vines in serving as a forage crop for horses and cattle and nuts on the ground for hogs (Morrison and Gwaltney 2006).

In addition to peanuts, the county produced oats, potatoes, fruits, vegetables, and oysters (Morrison and Gwaltney 2006). Farmers were able to get goods to market on the newly repaired rail line. Following the war, the Norfolk and Petersburg Railroad was rebuilt and its stations repaired; the line was also extended west to the Mississippi Valley. The Atlantic, Mississippi and Ohio Railroad Company was formed from a merger between the Norfolk and Petersburg and other railroads in 1872. From this, the Norfolk and Western was organized in 1881 (Bamann and Hall 2006:3/14).

Timbering also prospered during this period with the creation of Camp Manufacturing Company at the south end of the County, opposite Franklin. Other lumber companies included Watkins Lumber Company, Cumberland Lumber Company, and Kirk Lumber Company (David 2007:13).

Finally, Smithfield's early trade in bacon and ham gave rise to attention in the feeding and slaughtering of hogs and curing of bacon. In the early twentieth century, Smithfield's shipment of cured hams was about 40,000 (Morrison and Gwaltney 2007). With these important industries, the

financial condition of Isle of Wight County improved at the closing of the nineteenth century and population between 1890 and 1900 increased 16 percent to 13,102 residents (USCB).

As the area recovered, by the turn of the century residents of Windsor felt that it should officially be a town. It was chartered in 1902 and Windsor Station became the Town of Windsor (History of Windsor n.d.) (Figure 5-7). With all of the early improvements made to the town, it was flourishing by 1907:

> It has a large, flourishing trade, many thousands bushels of peanuts and other farm products being annually shipped, and its people are well known for their hospitality.
>
> …It has four general stores, two groceries, two barber shops, one shoemaker, one millinery, three churches (Methodist, Baptist, and Christian), one high school, one peanut factory, one planning mill, two eating houses, one blacksmith shop, one bank, two telephone offices, one telegraph office (Western Union), two undertaking establishments, one livery stable, one furniture shop and one hotel.
>
> Its population is over four hundred and the value of its real and personal property is $800,000 and the aggregate amount of its annual business $250,000 (quoted in King 1993:126).

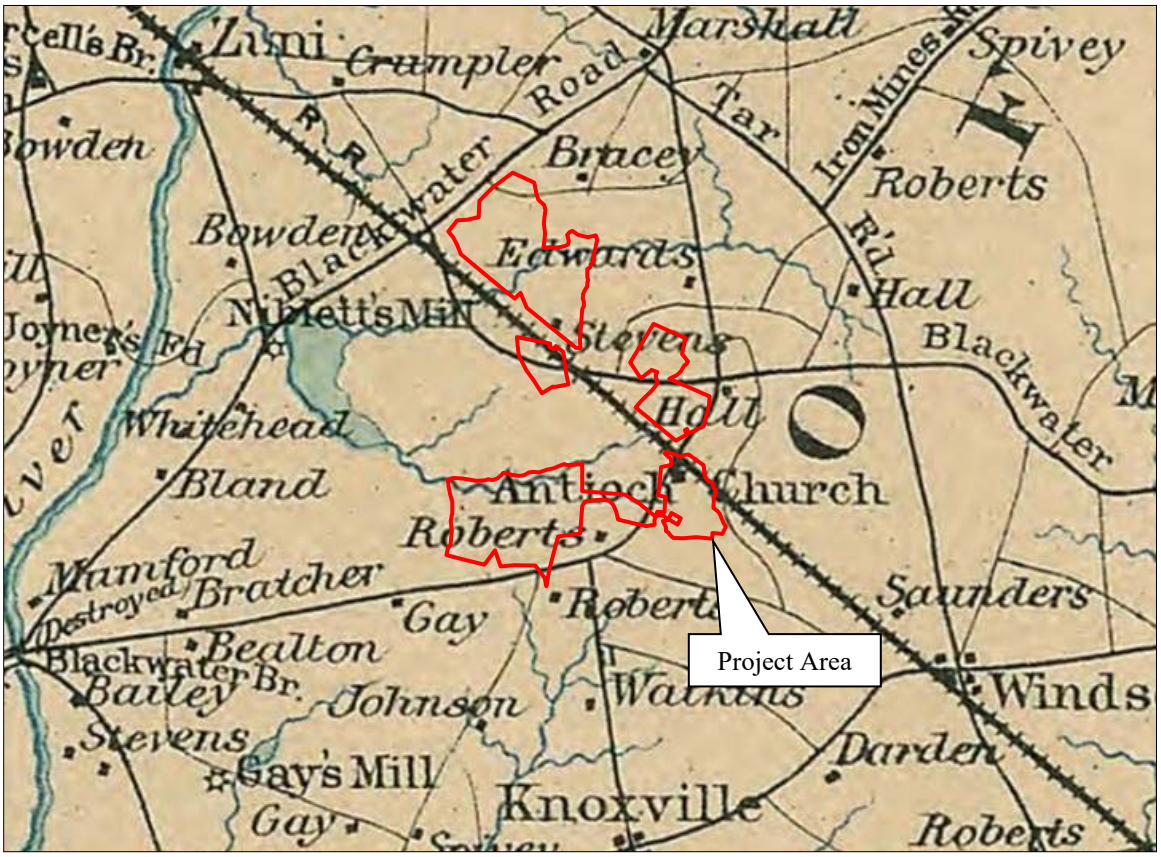

Figure 5-7: Detail of *Preliminary map of a part of the south side of James River, Va.,* 1891, depicting the project area. Source: Library of Congress

WORLD WAR I TO WORLD WAR II (1917 – 1945)

As the twentieth century continued, the number of farms in the Isle of Wight County steadily increased. The peanut industry took a downfall in 1921 when P.D. Gwaltney's factories were destroyed by fire. Although processing of the legume ended in Smithfield, neighboring Suffolk became a major peanut processing hub with the growth of Planters Peanuts (David 2007:18). With the loss of the peanut factories, in Isle of Wight County the primary industry transitioned to meat packing, most notably of ham (Morrison and Gwaltney 2007).

Additionally, during this time many farms were subdivided and new single family homes were constructed or new dwellings replaced older homes on farms (David 2007:18). As technological and transportation innovations were made, changes were brought to Windsor. Electricity came into the Town of Windsor in 1923 as did telephone service; a transmission line crosses the project area. The first gas station in Windsor was erected in 1924 (King 1993:127).

While the Great Depression affected urban areas by devastating businesses, the agricultural production of rural counties was not subjected to the same issues. The number of farms actually increased by six percent between 1930 and 1935. Agriculture remained the economic mainstay of Isle of Wight County and its commercial centers provided processing facilities for the products and access to export goods (David 2007:18).

A number of important transportation improvements happened during this period. In 1927, the James River Bridge was completed connecting Isle of Wight County with Newport News and Hampton. To ease travel as automobiles became more popular, roads were paved, beginning with Routes 665 and 667 in 1932 and 1933. The Commonwealth of Virginia would also build Highway 460, or Windsor Boulevard, which connects Suffolk, Windsor, and Petersburg (Monroe et al. 2005:51). At the new road, Lewis C. Johnson built a general store and three tourist cabins within the project area for travelers (V-CRIS #046-5101).

During World War II, with the proximity of Isle of Wight County to the military bases in southeast Virginia citizens were subjected to air raid warnings. An anti-aircraft gun site was set up at the northern end of King's Highway Bridge and the rail sidings near Windsor were used as a staging ground for munitions (Bradshaw n.d.; Monroe et al. 2005:51).

Topographic maps from this period illustrate the project area which remained a mix of forested land and fields that were crossed by minor drives (Figures 5-8 and 5-9). Buildings lined the major roadways in and out of the project area. During this period there were buildings in all sections of the project area. By 1945, a transmission line crossed the project area.

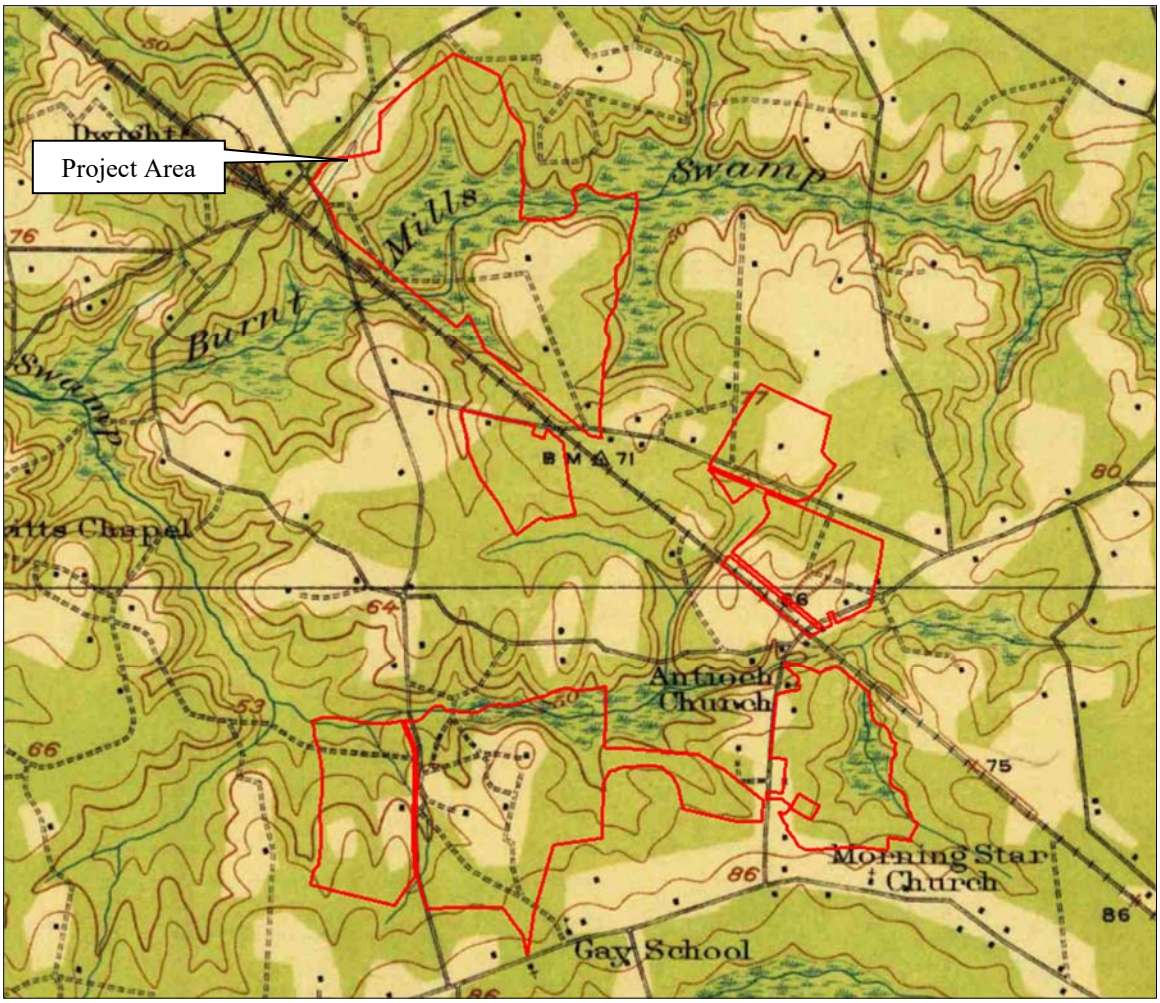

Figure 5-8: Detail of 1920 *Ivor Quadrangle*, depicting the project area. Source: USGS

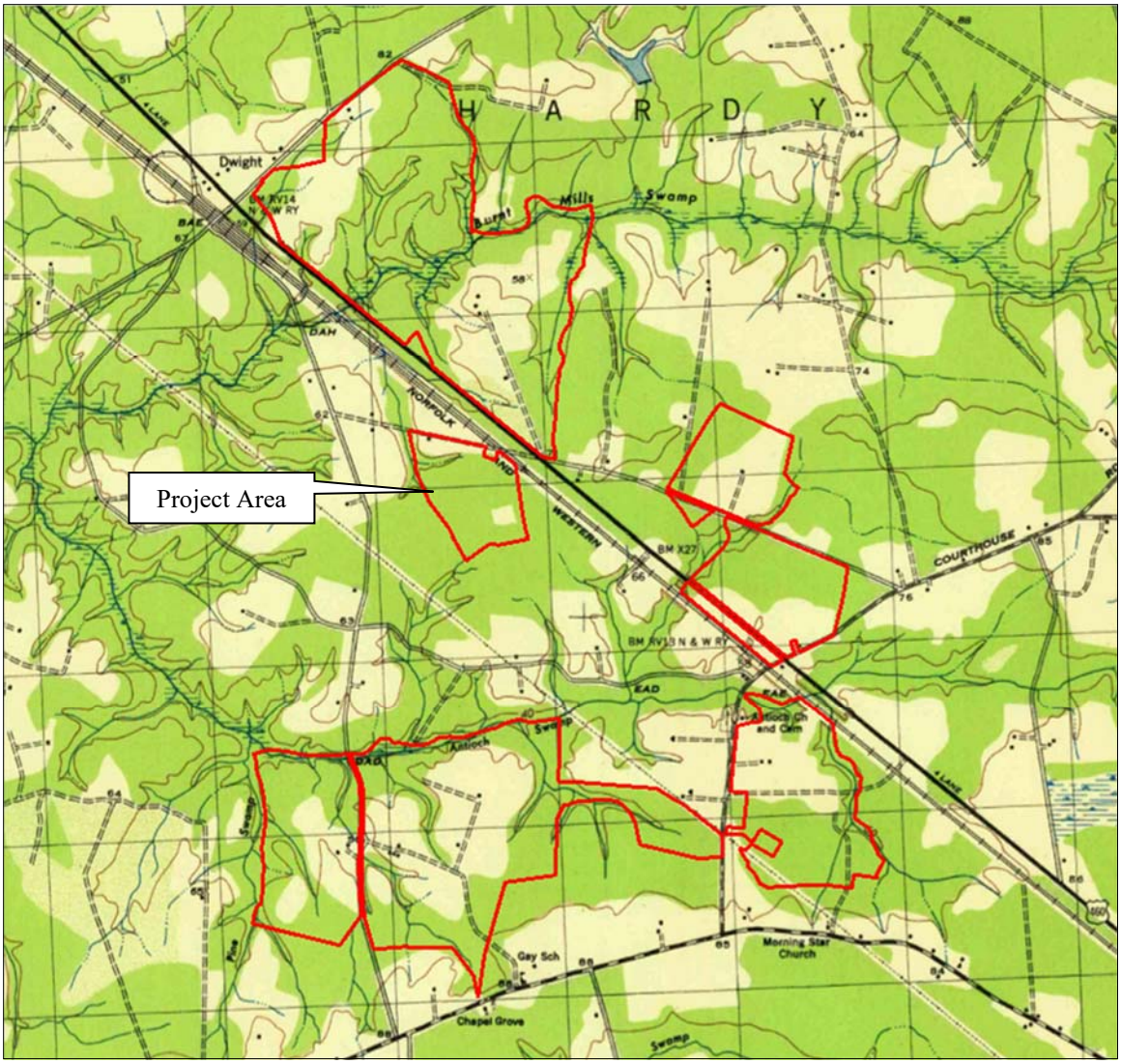

Figure 5-9: Detail of 1944 *Zuni Quadrangle*, depicting the project area. Source: USGS

NEW DOMINION (1945 – PRESENT)

The end of World War II brought with it a building boom that would begin to change the character of the earlier farmsteads within Isle of Wight County. Smithfield to the north became a bedroom community for the now burgeoning Newport News, Portsmouth, and Norfolk and developmental pressure was placed on farmsteads (David 2007:19). In the second half of the twentieth century, the Town of Windsor was improved and expanded as it annexed 2.82 square miles of surrounding land (History of Windsor n.d.). When schools around Windsor were consolidated, the Gay School was abandoned (Lowe 2003; V-CRIS #046-5029).

The face of agriculture also began to change. By the end of World War II, Virginia was no longer the leading producer of peanuts, a situation that would continue into the twenty-first century. In 2002, the end of government support and allotment forced many smaller farmers out of business. While peanuts are still a force in Western Tidewater, and they continued to be the most reliably

profitable crop even for smaller-scale producers, China and Brazil are now the dominant players in the global peanut market (Bearinger n.d.).

Conversely, the meat packing and timbering industries in Isle of Wight County would continue to grow and the county would become home to two Fortune 500 companies: Smithfield Foods and International Paper Company. Despite all of the changes, agriculture continues to be an economic mainstay in Isle of Wight County with important crops being cotton, soy, and of course peanuts (Morrison and Gwaltney 2006). In the second half of the twentieth century and beyond, the project area remained relatively unchanged though there is evidence of logging in some portions (Figures 5-10 through 5-12).

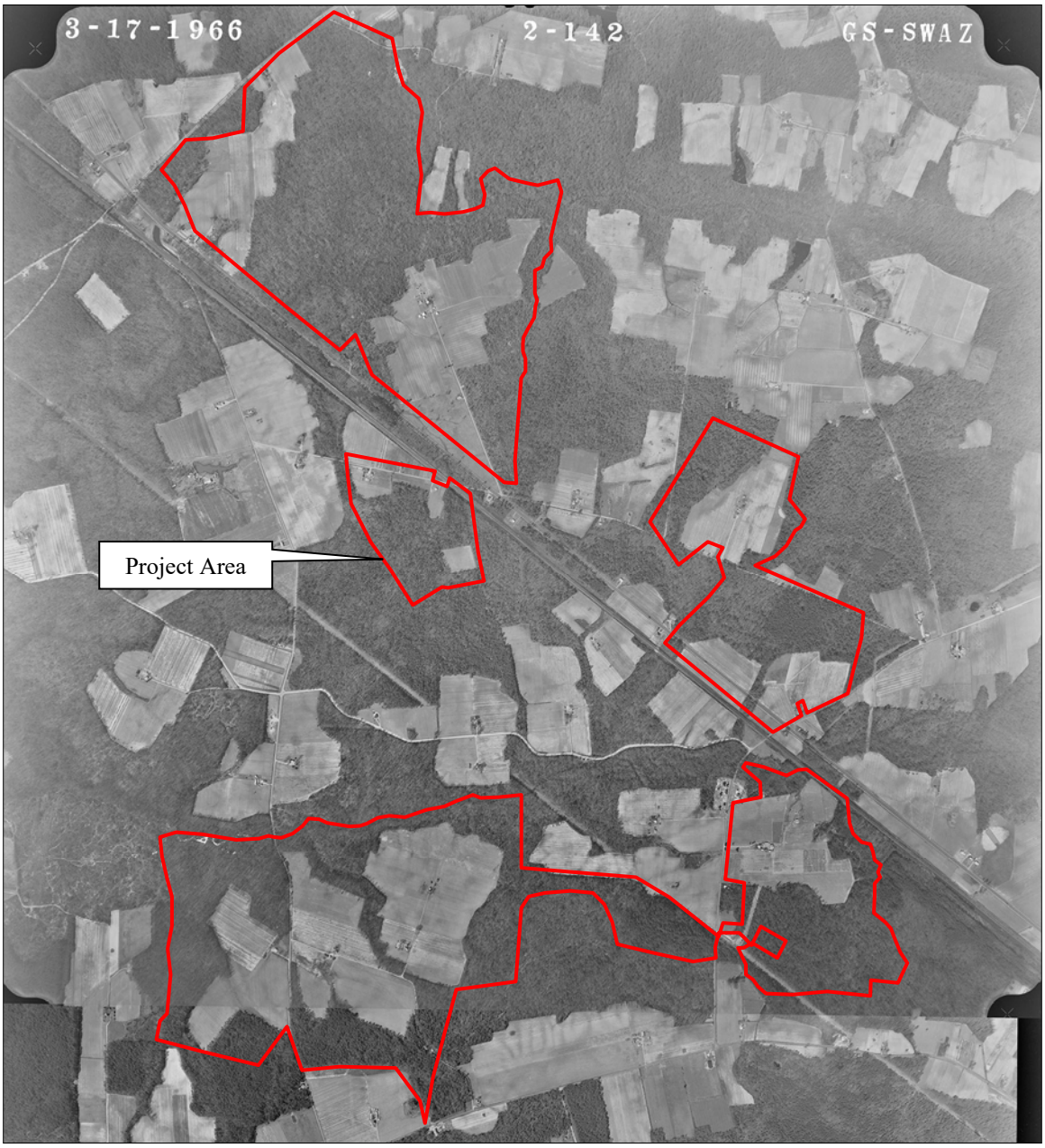

Figure 5-10: Detail of a 1966 aerial depicting the project area. Source: USGS

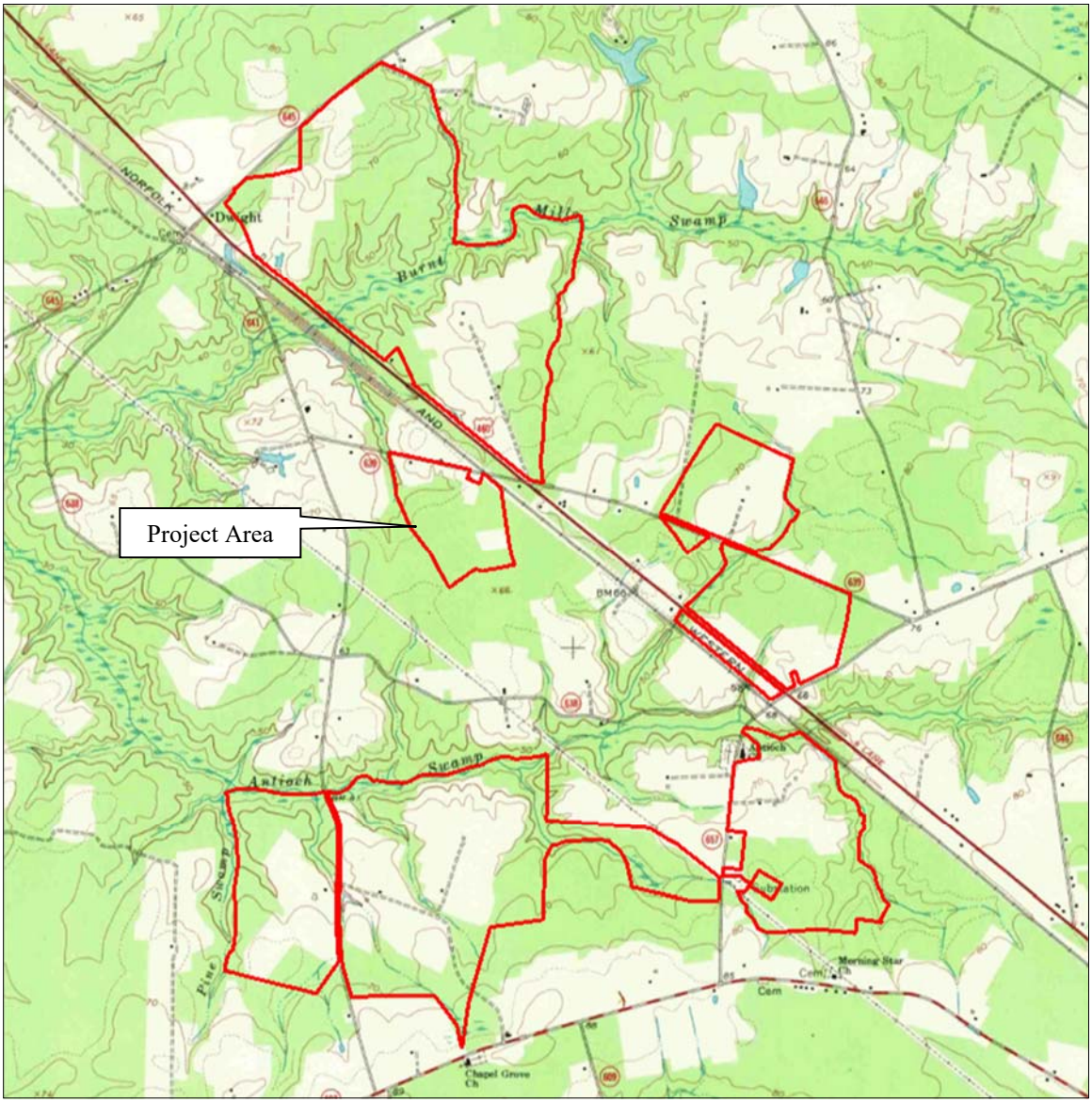

Figure 5-11: Detail of the 1984 *Zuni Quadrangle* depicting the project area. Source: USGS

Figure 5-12: Detail of a 1994 aerial depicting the project area. Source: Google Earth

6. FIELD SURVEY RESULTS

In March 2022, D+A conducted a Phase I architectural resource survey of the Carver Solar Project Area in Fauquier County, Virginia. The field effort consisted of survey and evaluation of all architectural resources aged fifty years of age or older located within one-half mile of the project area. The results of the survey are summarized below.

ARCHITECTURAL FIELD RESULTS

The architectural resources survey for the Carver Solar project resulted in the identification of a total of eighty-two (82) architectural resources greater than 50 years of age (constructed in 1972 or earlier) located within the survey area. Of the surveyed resources, fifty-four (54) were previously recorded (VDHR# 046-0034, 046-5057, 046-5086, 046-5088, 046-5089, 046-5099/5105, 046-5107/5111, 046-5113, 046-5114, 046-5277, 046-5293, 046-5294, 046-5307, 046-5501, and 091-5098) and twenty-eight (28) were newly recorded during this Phase I Survey (VDHR# 046-5664, 046-5668/5694). Twenty-nine (29) of the previously recorded resources were evaluated and determined not eligible for listing in the NRHP by the SHPO in 2020 and were therefore not subject to resurvey or evaluation as part of this effort (VDHR# 046-0116/0121, 046-0132, 046-5026/5029, 046-5055, 046-5056, 046-5087, 046-5112, 046-5154, 046-5295, 046-5296, 046-5298, 046-5569/5574/5577). An additional two (2) of the previously recorded resources (VDHR# 046-0034 and 046-5057) were revealed to have been demolished. V-CRIS site file forms were prepared or updated for each of resources subject to survey as part of this effort.

The resources surveyed as part of this effort primarily include domestic and agricultural buildings from the mid-nineteenth to late-twentieth century, as well as a nineteenth century family cemetery, a railroad corridor, and several twentieth century commercial buildings.

The survey area includes an area of predominantly rural land in central Isle of Wight County just to the west of the Town of Windsor. Windsor Boulevard (U.S.-460) and the Norfolk and Southern Railroad extend centrally through the survey area, paralleling each other and running east-west. A number of smaller secondary and tertiary roads also extend through the survey area.

Overall, the landscape of the survey area is characterized by generally flat land dissected by a network of creeks, swamps and drainages, the largest of which is Antioch Swamp that flows centrally through the survey area. The landscape is a patchwork of relatively large agricultural fields interspersed by pockets of woods and timber. The survey area is lightly developed with most homes and farms surrounded by large properties. The earliest development in the survey area, consisting generally of farms and plantation homes from the nineteenth century, are set back from the road with complexes of generally later barns and outbuildings. Twentieth century development tends to be set closer to the road on smaller lots that were likely carved off larger properties. Several pockets of denser mid-twentieth century homes set on small suburban style lots are situated along intersections of several of the secondary roads.

Most of the surveyed resources included modest frame or brick dwellings reflecting national trends in building styles of the late-nineteenth to mid-twentieth century, with Craftsman, Minimal

Traditional, and Ranch the most prevalent. Earlier dwellings include more vernacular forms such as bungalows and I-Houses.

As noted above, many of the architectural resources within the survey area have recently been determined not eligible for listing in the NRHP by the VDHR as common examples of typical rural development patterns. The majority of the resources evaluated as part of this effort are similar in age, form, and character and are thus recommended not eligible. Four resources, however, are considered eligible or potentially eligible including two homes, a commercial building, and the railroad. Of the two homes, the farm at 23255 Barrett Town Road (VDHR# 046-5089) has previously been determined potentially eligible as a good example of a mid-nineteenth century plantation home in the area with a relatively intact property and several potentially nineteenth century outbuildings. The second home, a farm located at 7431 Deerfield Drive (VDHR# 046-5671) is believed to have been built circa 1894, but replaced an eighteenth-century dwelling, and retains several nineteenth century outbuildings as well as family cemetery. The commercial building is the 1930s roadside "Hobb's Store" (VDHR# 046-5101) that has been determined eligible for its association to the development of U.S. 460 and a unique example of a service station with a complex of motor lodge cabins. The Norfolk and Western Railroad (VDHR# 091-5098) has also been determined potentially eligible for its association to the growth and development of commerce in the region from the nineteenth century through the present-day.

Provided in the following pages are a table of all surveyed resources (Table 6-1), a map with the location of each resource surveyed (Figure 6-1 and 6-2), and descriptive narratives and photographs of each of the identified historic resource. Resource narratives include a physical description, discussion of history, integrity, and NRHP-eligibility, as well as assessment of project impacts for those resources considered eligible for listing in the NRHP.

Table 6-1: Architectural Resources within the survey area. Bold font denotes NRHP-Eligible. Orange Highlight indicates resource is located directly within the project area

VDHR #	Property Name / Address	Year Built	NRHP Status
046-0034	Mumford House, Windsor Boulevard	c.1836	D+A: Demolished
046-5057	Barn, West Blackwater Road	c.1850	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5086	Hedgepeth House, 22156 Barrett Town Road	1927	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5088	House, 23000 Barrett Town Road	1948	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5089	**Farm, 23255 Barrett Town Road**	**c.1850**	**VDHR: Potentially Eligible/ D+A: Potentially Eligible**
046-5099	House, 6456 Windsor Boulevard	1919	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5100	House, 6470 Windsor Boulevard	1919	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5101	**Hobbs Store, 6635 Windsor Boulevard**	**c.1933**	**VDHR: Eligible/ D+A: Potentially Eligible**
046-5102	House, 7229 Windsor Boulevard	1954	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5103	House, 7416 Ecella Road	1935	VDHR: Not Eligible (2004)/ D+A: Not Eligible

VDHR #	Property Name / Address	Year Built	NRHP Status
046-5104	House, 7279 Ecella Road	1940	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5105	Commercial Building, 8189 Windsor Boulevard	1900	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5107	Mumford Family Cemetery, Yellow Hammer Road	c.1866	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5108	House, 7230 Ecella Road	1921	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5109	House, 21539 Barrett Town Road	1918	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5110	House, 7121 Ecella Road	1950	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5111	House, 8027 Winston Drive	1931	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5113	House, 9155 Windsor Boulevard	1955	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5114	House, 9169 Windsor Boulevard	1966	VDHR: Not Eligible (2004)/ D+A: Not Eligible
046-5277	House, 23258 Barrett Town Road	1900	VDHR: Not Eligible (2007)/ D+A: Not Eligible
046-5293	House, 21512 Barrett Town Road	1927	VDHR: Not Eligible (2009)/ D+A: Not Eligible
046-5294	House, 7132 Ecella Road	1944	VDHR: Not Eligible (2009)/ D+A: Not Eligible
046-5307	Commercial Granary, 22000 Barrett Town Road	1938	VDHR: Not Eligible (2009)/ D+A: Not Eligible
046-5501	House, 9108 Cut Thru Road	1942	VDHR: Not Eligible (2014)/ D+A: Not Eligible
046-5664	House, 7346 Yellow Hammer Road	1952	D+A: Not Eligible
046-5668	House, 7297 Yellow Hammer Road	1925	D+A: Not Eligible
046-5669	House, 7246 Yellow Hammer Road	1958	D+A: Not Eligible
046-5670	House, 7230 Yellow Hammer Road	1959	D+A: Not Eligible
046-5671	**Farm, 7431 Deerfield Drive**	**1894**	**D+A: Potentially Eligible**
046-5672	House, 7296 Deerfield Drive	1939	D+A: Not Eligible
046-5673	House, 7268 Deerfield Drive	1962	D+A: Not Eligible
046-5674	House, 6250 Yellow Hammer Road	1958	D+A: Not Eligible
046-5675	House, 6278 Yellow Hammer Road	1958	D+A: Not Eligible
046-5676	House, 8072 Winston Drive	1962	D+A: Not Eligible
046-5677	House, 9071 Cut Thru Road	1969	D+A: Not Eligible
046-5678	House, 22038 Garrison Drive	1969	D+A: Not Eligible
046-5679	House, 22004 Garrison Drive	1970	D+A: Not Eligible
046-5680	House, 21296 Garrison Drive	1962	D+A: Not Eligible
046-5681	House, 21416 Garrison Drive	1908	D+A: Not Eligible
046-5682	House, 7334 Ecella Road	1966	D+A: Not Eligible
046-5683	House, 7295 Ecella Road	1969	D+A: Not Eligible
046-5684	House, 22150 Barrett Town Road	1962	D+A: Not Eligible

VDHR #	Property Name / Address	Year Built	NRHP Status
046-5685	House, 22288 Barrett Town Road	1967	D+A: Not Eligible
046-5686	House, 22310 Barrett Town Road	1942	D+A: Not Eligible
046-5687	House, 22392 Barrett Town Road	1967	D+A: Not Eligible
046-5688	House, 21260 Leander Lane	c.1900	D+A: Not Eligible
046-5689	House, 8115 Windsor Boulevard	1963	D+A: Not Eligible
046-5690	House, 8089 Windsor Boulevard	1969	D+A: Not Eligible
046-5691	House, 7570 Windsor Boulevard	1962	D+A: Not Eligible
046-5692	Southern States, 9242 Windsor Boulevard	1971	D+A: Not Eligible
046-5693	House, 9141 Windsor Boulevard	1968	D+A: Not Eligible
046-5694	House, 7523 Mill Creek Drive	1947	D+A: Not Eligible
091-5098	**Norfolk & Western Railway**	**1858**	**VDHR: Eligible/ D+A: Potentially Eligible**
Resources Determined Eligible in 2020 (Not Subject to Survey or Evaluation as Part of this Effort)			
046-0116	Farm, 8151 Blackwater Road	c.1850	VDHR: Not Eligible (2020)
046-0117	House, 8299 Blackwater Road	1969	VDHR: Not Eligible (2020)
046-0118	Bostick Cemetery	1917	VDHR: Not Eligible (2020)
046-0119	Morning Star Baptist Church, 8445 Blackwater Road	1886	VDHR: Not Eligible (2020)
046-0120	House, 8503 Blackwater Road	1954	VDHR: Not Eligible (2020)
046-0121	House, 9177 Blackwater Road	c.1920	VDHR: Not Eligible (2020)
046-0132	Morning Star Baptist Cemetery, 8445 Blackwater Road	c.1950	VDHR: Not Eligible (2020)
046-5026	Farm, 7095 Blackwater Road	1900	VDHR: Not Eligible (2020)
046-5027	House, 7289 Blackwater Road	1946	VDHR: Not Eligible (2020)
046-5028	Chapel Grove Congregational Christian Church, 7366 Blackwater Road	1972	VDHR: Not Eligible (2020)
046-5029	House, 7443 Blackwater Road	1900	VDHR: Not Eligible (2020)
046-5055	House, 7058 Blackwater Road	c.1900	VDHR: Not Eligible (2020)
046-5056	House, 6483 Blackwater Road	1850	VDHR: Not Eligible (2020)
046-5087	House, 7683 Mill Creek Drive	1932	VDHR: Not Eligible (2020)
046-5112	Farm, 23093 Antioch Road	c.1820	VDHR: Not Eligible (2020)
046-5154	Antioch Christian Church, 23011 Antioch Road	1850	VDHR: Not Eligible (2020)
046-5295	House, 8021 Mill Creek Drive	1937	VDHR: Not Eligible (2020)
046-5296	House, 23050 Antioch Road	c.1850	VDHR: Not Eligible (2020)
046-5298	House, 8464 Blackwater Road	1963	VDHR: Not Eligible (2020)
046-5569	House, 8430 Blackwater Road	1969	VDHR: Not Eligible (2020)
046-5570	House, 8412 Blackwater Road	1968	VDHR: Not Eligible (2020)
046-5571	House, 8404 Blackwater Road	1967	VDHR: Not Eligible (2020)
046-5572	House, 8394 Blackwater Road	1969	VDHR: Not Eligible (2020)
046-5573	House, 8384 Blackwater Road	1969	VDHR: Not Eligible (2020)

VDHR #	Property Name / Address	Year Built	NRHP Status
046-5574	House, 8376 Blackwater Road	1969	VDHR: Not Eligible (2020)
046-5575	Antioch Christian Cemetery, Antioch Road	c.1850	VDHR: Not Eligible (2020)
046-5576	House, 7076 Blackwater Road	1960	VDHR: Not Eligible (2020)
046-5577	House, 7524 Blackwater Road	1969	VDHR: Not Eligible (2020)

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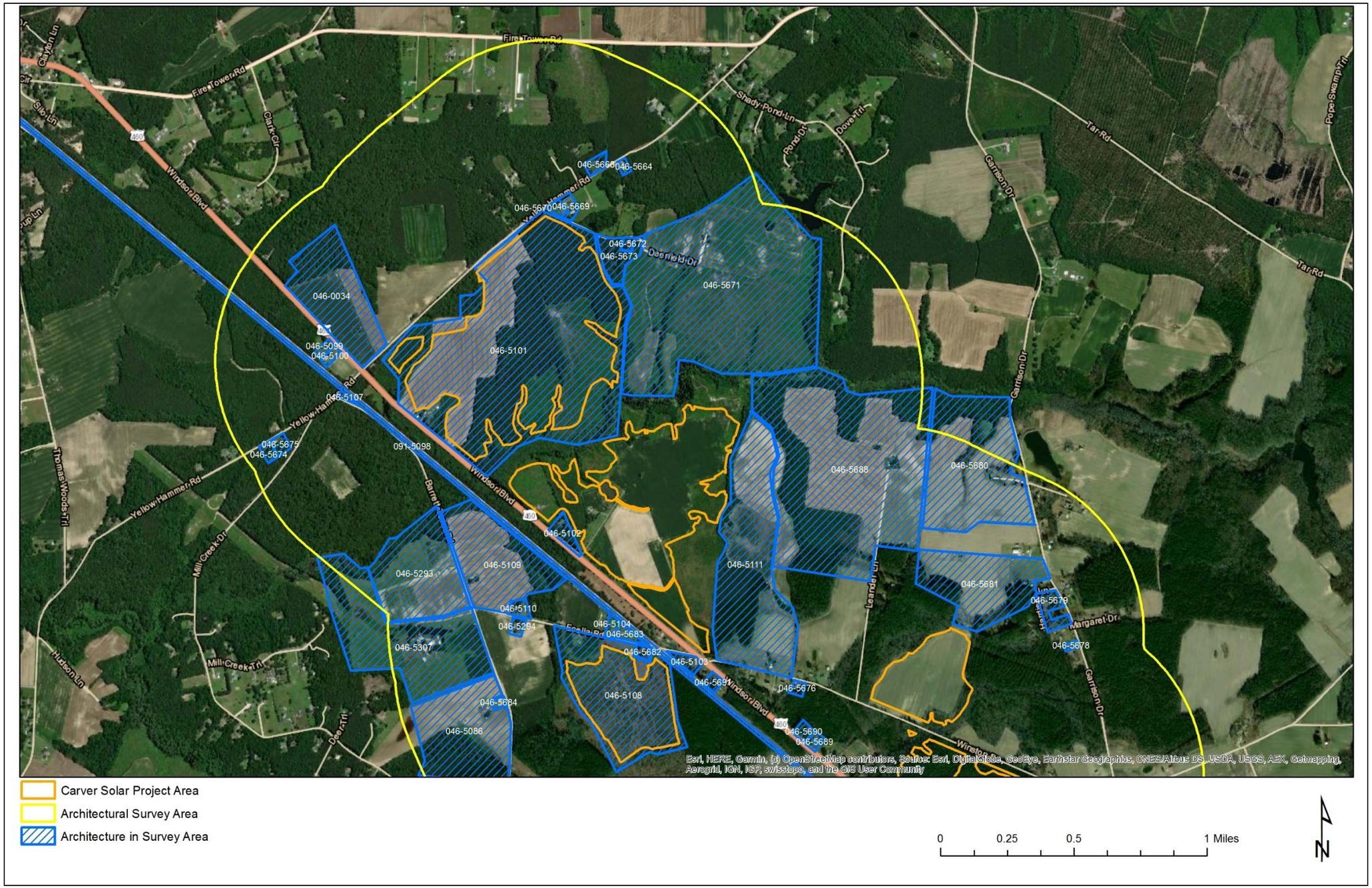

Figure 6-1: Location of surveyed architectural resources in relation to the project area.

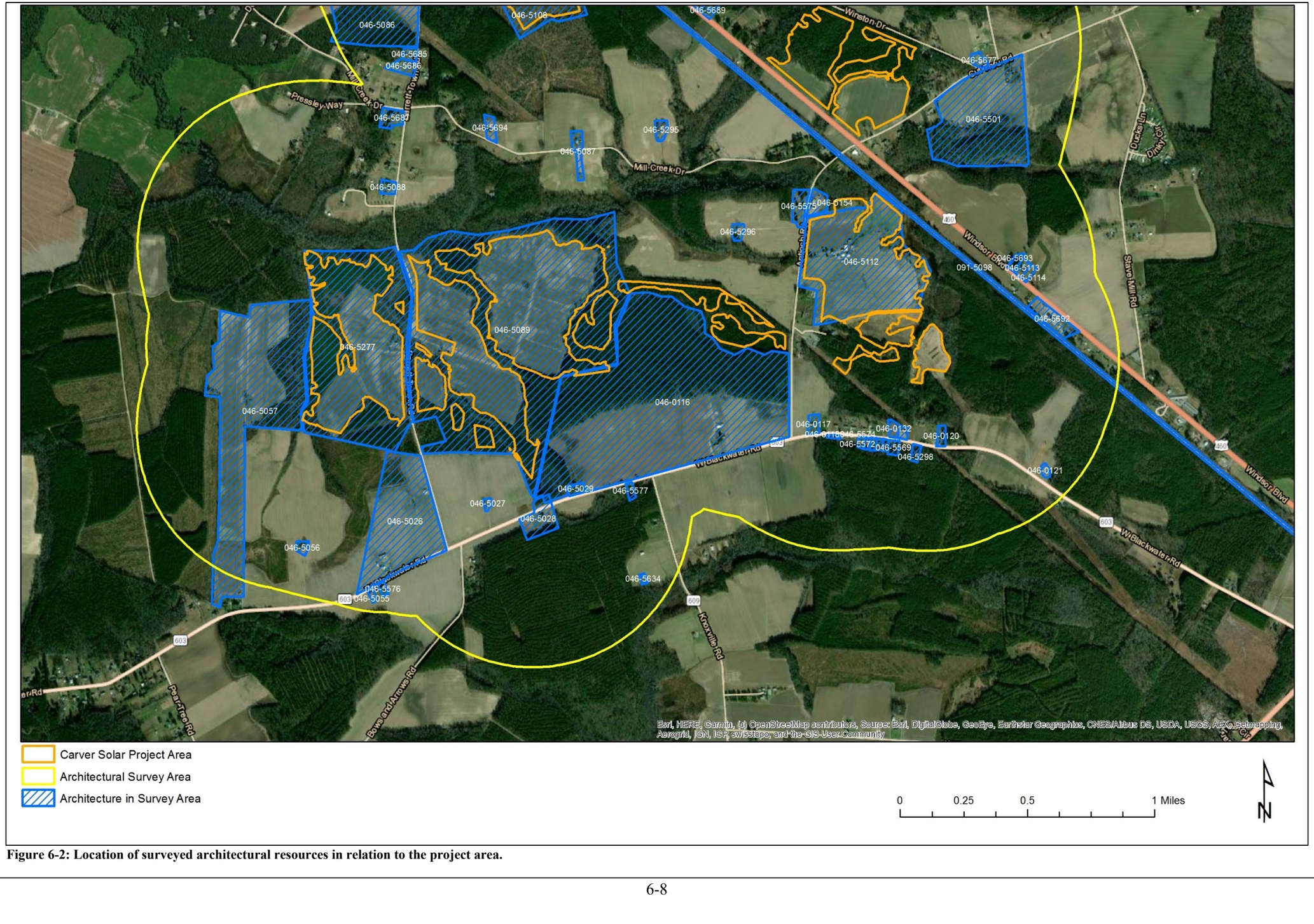

Figure 6-2: Location of surveyed architectural resources in relation to the project area.

RESOURCE NARRATIVES

VDHR# 046-0034
Mumford House, Windsor Boulevard

This house, located along Windsor Boulevard, was constructed circa 1836, according to a previous study. The building was previously described as a one-and-a-half-story, timber frame dwelling that rested atop a continuous, brick foundation. The house had exterior-end, brick chimneys and a one-bay front porch. When last surveyed in 2005, the house was in ruinous condition. Inspection as a part of this survey confirmed that the building is no longer extant and has been cleared from the site.

The house was located on the east side of Windsor Boulevard. It was set back roughly fifty feet from the road. According to a previous study, the house was accompanied by two ruinous outbuildings. Today, the site of the house is located in the center of an open field. Two trees stand behind the site to the east. No remnants of the house or outbuildings were observed.

According to a 1938 survey conducted by the Works Progress Administration, the home was built by C.F. Mumford circa 1836. Mumford lived in the house until 1879. The house then passed to Mumford's son, C.F. Mumford, Jr. Since the resource is no longer extant, and all evidence of the building has been cleared from the site, the resource is considered ***not eligible*** for listing in the NRHP as an architectural resource.

VDHR# 046-5057
Barn, West Blackwater Road

This barn, located along Windsor Boulevard, was constructed circa 1850, according to a previous study. The building was previously described as a one-and-a-half-story, frame barn with a front-gable roof and two shed-roofed wings. Inspection as a part of this survey confirmed that the building is no longer extant and has been cleared from the site.

The barn was located on the north side of West Blackwater Road. was set back roughly three hundred feet from the road. Today, the site is surrounded by an open field on all sides. A dirt driveway leads from the road and continues past the building site to the north. Two storage containers stand within the vicinity of the barn site. No remnants of the barn were observed.

According to a previous study, this barn was an example of a typical mid-nineteenth century, barn located within a rural setting in the region. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. Since this resource is no longer extant, and all evidence of the building has been cleared from the site, the resource is considered ***not eligible*** for listing in the NRHP as an architectural resource.

VDHR# 046-5086
Hedgepeth House, 22156 Barrett Town Road

This single-family dwelling, located at 22156 Barrett Town Road, was constructed in 1927, according to local land records. The building is a two-story, three-bay, Vernacular-style farmhouse with an I-house form. Its structural framework is wood frame, clad in aluminum siding, and it rests atop a continuous foundation. The roof is side-gabled and is covered with asphalt shingles. On the primary façade (east elevation), the main entrance consists of a central door sheltered by a partial-width porch. The hipped porch roof is covered with standing-seam metal and is supported by turned wood posts that rest atop a concrete deck. Fenestration consists of one-over-one, double-hung sash windows, which are accompanied by faux shutters. In terms of ornamentation, the house has gable returns along the front-gable ends.

The house is located in a rural area on the west side of Barrett Town Road. It is set back roughly one hundred feet from the road and sits in the center of a grassy yard. Shade trees and bushes grow around the house in the surrounding yard. The yard is surrounded by an agricultural field to the north, south, and west. A residential property fronts the yard to the east. A gravel driveway leads from the road and terminates behind the house to the southwest. An outbuilding of unknown function, a garage, and a barn stand behind the house to the west. In the side yard, a small outbuilding stands beside the house to the south.

This property is an example of a typical early-twentieth century, Vernacular-style I-house dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5088
House, 23000 Barrett Town Road

This single-family dwelling, located at 23000 Barrett Town Road, was constructed in 1948, according to local land records. The building is a one-story, four-bay, Vernacular-style house with a Bungalow form and a later wing addition. Its structural framework is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete block foundation. The roof is cross-gabled and is covered with asphalt shingles. On the primary façade (east elevation), the main entrance consists of an off-centered door sheltered by a partial-width porch. The hipped porch roof is covered with standing-seam metal and is supported by wooden posts that rest atop a wooden deck. Fenestration consists of one-over-one and six-over-six, double-hung sash windows, which are accompanied by faux shutters. In terms of ornamentation, the house is simple in design and has no additional ornamentation.

The house is located in a rural area on the west side of Barrett Town Road. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and terminates in front of the house to the east. A shed stands in the backyard to the southwest of the house. The property is bordered by residential properties along Barrett Town Road and by woods to the west.

This property is an example of a typical mid-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5089
Farm, 23255 Barrett Town Road

This single-family dwelling, located at 23255 Barrett Town Road, was constructed circa 1850, according to a previous study. The building is a two-story, three-bay, Vernacular-style farmhouse with an I-house form. The house includes elements of the Folk Victorian style, which were added to the house after its initial construction. Its structural framework is wood frame, clad in wood siding, and it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with standing-seam metal. An exterior-end, brick chimney pierces the roof peak on each side of the house. On the primary façade (east elevation), the main entrance consists of a central door sheltered by a partial-width porch. The hipped porch roof is supported by turned wood posts that rest atop a wood deck. Fenestration consists of original, six-over-six, double-hung sash windows. In terms of ornamentation, the house has decorative, Victorian-style bargeboard attached to the tops of each porch post. The house is currently vacant.

The house is located in a rural area on the east side of Barrett Town Road. The house faces to the east rather than to the west. It is set back roughly two hundred feet from the road and sits in the center of a small, grassy yard. Two shade trees grow in the surrounding yard. A gravel driveway leads from the road, passes alongside the house to the south, and continues through the property. An agricultural field surrounds the yard on all sides. The field is interspersed with patches of woods. A tree line runs along the outer edge of the field on all sides. Within the immediate vicinity of the house, a domestic outbuilding and woodshed stand behind the house to the northwest. On the opposite side of the driveway, two barns and a quarter stand behind the house to the southwest. The farm is bordered by woods and open fields, as well as a tenant house on the west side of Barrett Town Road.

This property is a good example of a typical, moderately-embellished, mid-nineteenth century house and plantation in the region. The home reflects a transitional Federal to Greek Revival style as applied to a Vernacular I-house form, with a later Folk Victorian porch. It retains integrity of exterior finishes and materials. The house also remains at the center of a larger agricultural

property with a small collection of barns and outbuildings. Most are believed to date from the twentieth century, but several could possibly be older. Previous survey and evaluation by the VDHR found the resource to be potentially eligible for listing in the NRHP for its distinctive architecture, including most recently in 2020. At the time of this effort, the resource appears to retain similar integrity and qualities as when previously evaluated and therefore, no change is recommended. It continues to be considered ***potentially eligible*** for listing in the NRHP.

As a potentially NRHP-eligible resource within the survey area, an assessment of potential impacts brought about by the project is necessary. Because the property is located directly within and a part of the project area, this assessment considered both direct and indirect impacts. To assess impacts, inspection was performed and photographs taken from representative vantage points within and bordering the property to document existing setting, visibility, and lines of sight.

The farm at 23255 Barrett Town Road is situated centrally within a large rural tract on the east side of the road. The entire property parcel is included within the project lease area, and an additional tract of the project is set across the road to the west. As such, solar arrays, infrastructure, and other improvements will be made within and around the resource boundary, although the home and surrounding building complex will be excluded from the development footprint. The majority of improvements will be made within portions of the property that are currently open, agricultural field while avoiding wooded areas and wetlands, although several small patches of woodland near the edges of fields may be cleared and developed. As such, there will be a direct impact to the landscape and setting of the property, although not to the home or any other buildings. The existing field/vegetation patterns will also generally be maintained, as will the existing topography with no substantial cut, fill, or grading of the property proposed.

As project improvements will be spread through the property and in the vicinity of the building complex, the project also has the potential for indirect, or visual impacts to the resource. To reduce impacts, a variety of measures have been incorporated into the conceptual site plan. In addition to avoidance of the building complex, a swath of landscape to the front, between it and the road, will also be excluded from the development footprint. This avoidance area will maintain access to the resource with the existing farm lane, and preserve visibility of the building complex from public ROW. Improvements will be setback in all directions from the avoidance area, as well as along the road. Existing vegetation to the front and side of the building complex will be maintained. Where vegetation does not currently exist along the edge of the field to the front of the property, a robust supplemental buffer of evergreen trees will be planted to screen improvements. This buffer will be extended around the perimeter of the avoidance area to screen improvements in the background as well.

With these measures, the project will result in direct and indirect impacts to the resource through a change in setting and viewshed. However, key contributing aspects of the resource, including the home and associated outbuildings, and visibility of the building complex from the road will be preserved. The existing field/vegetation patterns of the property will also generally be maintained such that it may be returned to its current conditions at the conclusion of the project lease period. Therefore, it is D+A's opinion that the project will result in no more than a ***moderate impact*** to the farm at 23255 Barrett Town Road per VDHR's impact characterization.

Figure 6-3 illustrates the location of the farm at 23255 Barret Town Road in relation to the project area, with the location and direction of representative photographs. Figures 6-4 through 6-7 provide representative photographs of and from the resource towards the project area. Figure 6-8 and 6-9 provide a detail of the project conceptual site plan in relation to the property and building complex.

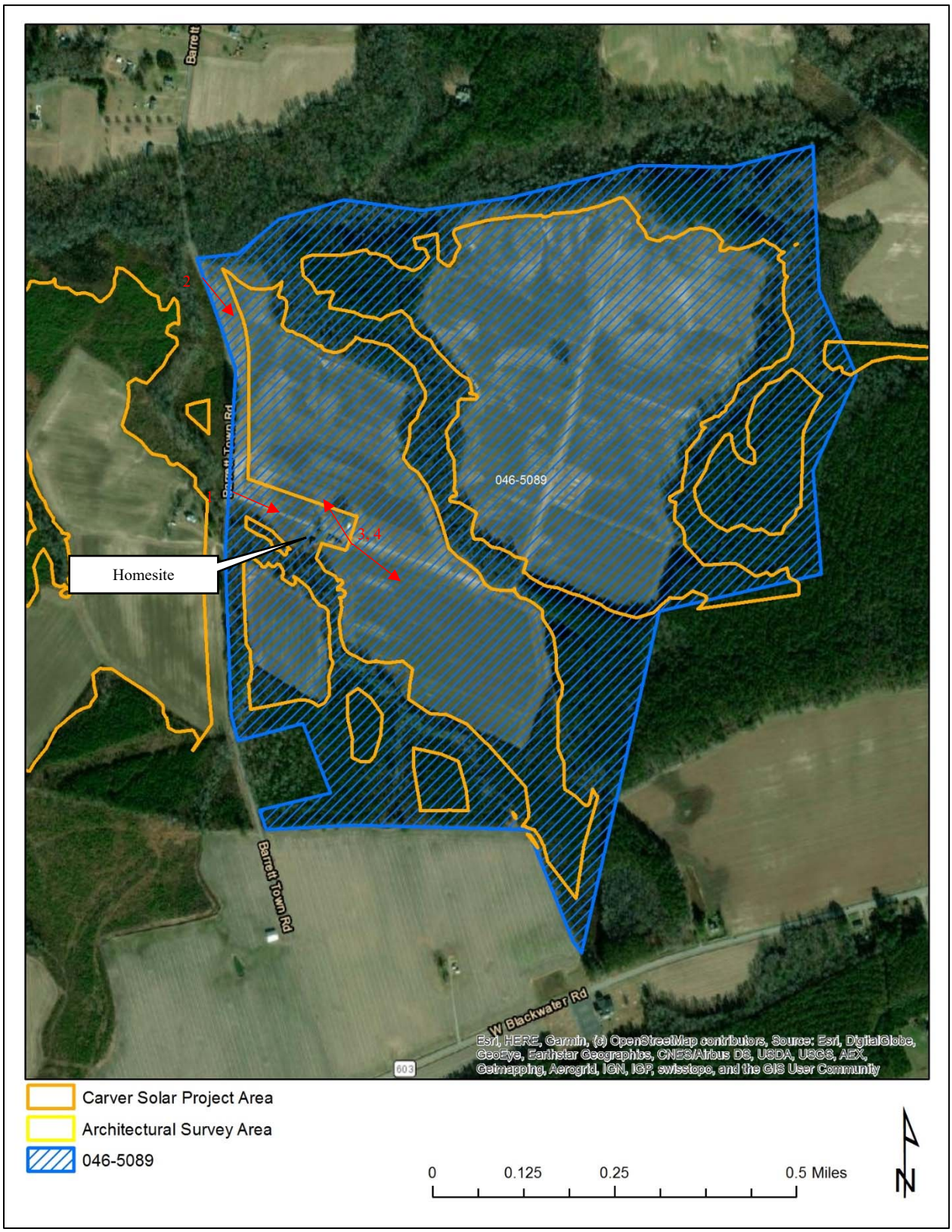

Figure 6-3: Farm at 23255 Barrett Town Road in relation to the project area with locations and directions of representative photographs.

Figure 6-4: View 1 - Farm at 23255 Barrett Town setting as seen from Barrett Town Road at property driveway, facing east.

Figure 6-5: View 2 - Farm at 23255 Barrett Town setting as seen from Barrett Town Road at Antioch Swamp, facing southeast.

Figure 6-6: View 3 – View of Farm at 23255 Barrett Town looking towards front field, facing northwest.

Figure 6-7: View 4 – View from Farm at 23255 Barrett Town towards rear field, facing east.

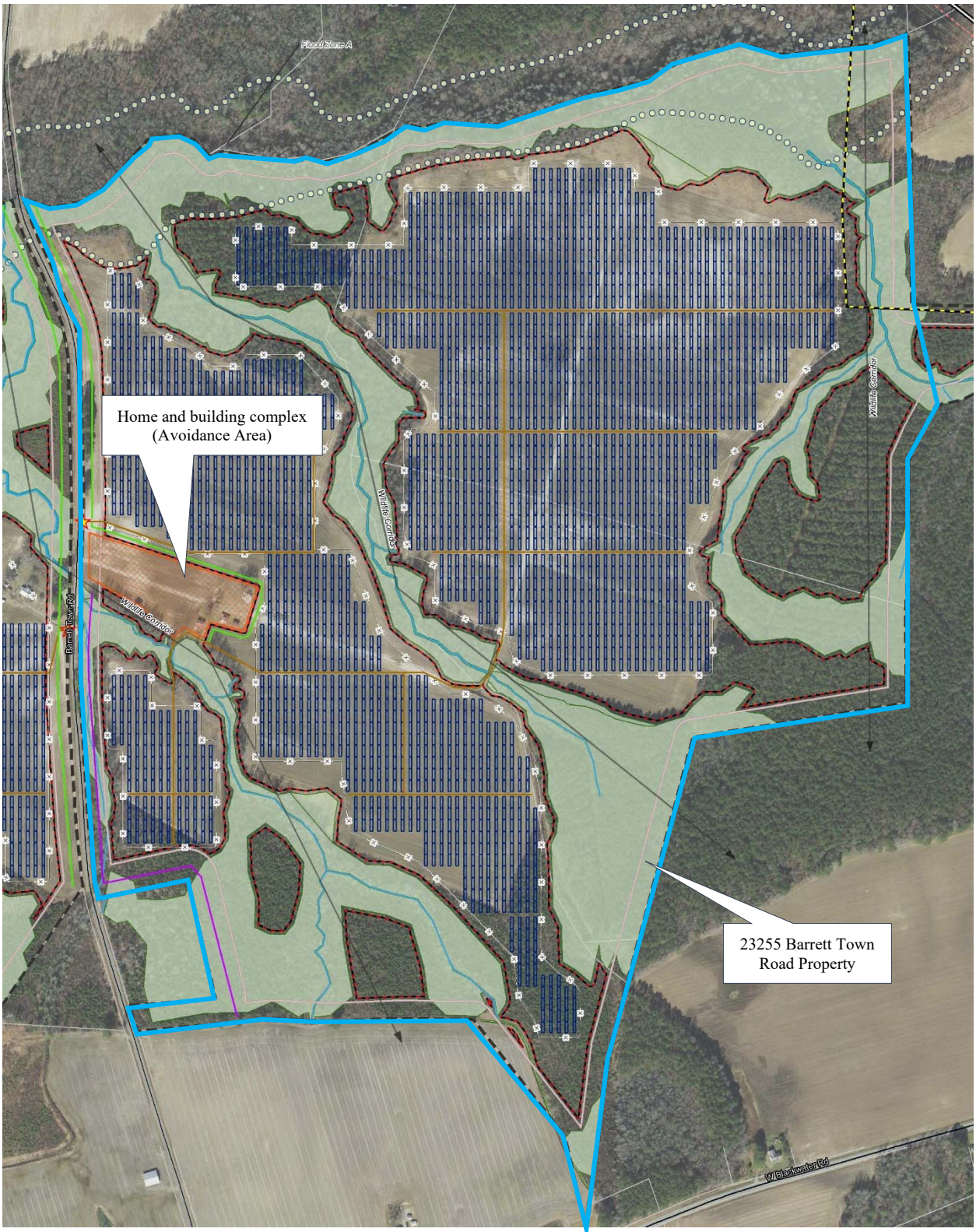

Figure 6-8: Carver Solar Conceptual Site Plan in relation to the 23255 Barrett Town Road property. Source: Timmons Group.

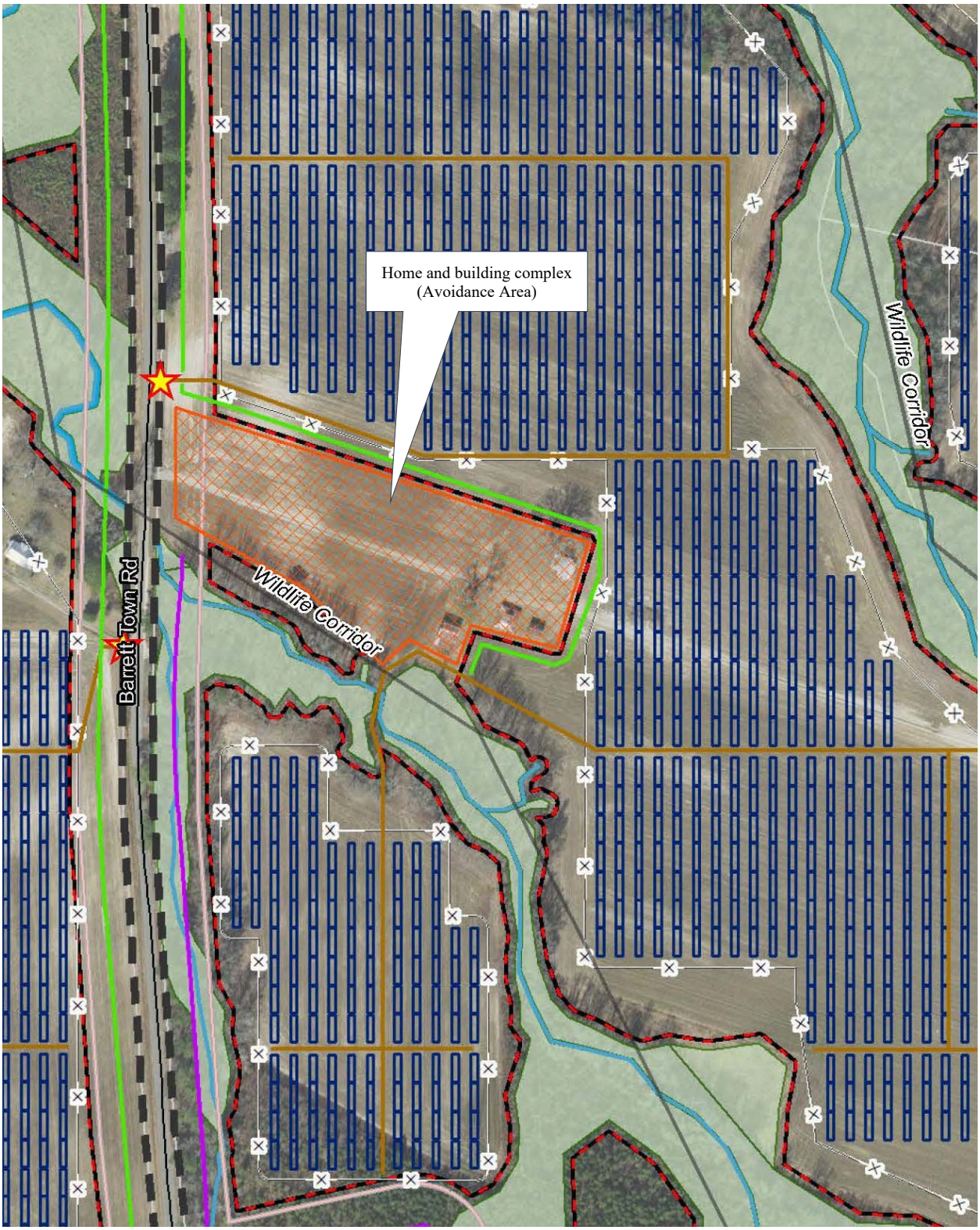

Figure 6-9: Carver Solar Conceptual Site Plan in relation to the 23255 Barrett Town Road building complex. Source: Timmons Group.

VDHR# 046-5099
House, 6456 Windsor Boulevard

This single-family dwelling, located at 6456 Windsor Boulevard, was constructed in 1919, according to local land records. The house is a one-story, Vernacular-style house with an L-shaped form. Its structural framework is wood frame, clad in vinyl weatherboards, and it rests atop brick piers; the space between each pier has been filled in with concrete. The roof is cross-gabled and is covered with standing-seam metal. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a partial-width porch. Fenestration consists of six-over-six, double-hung sash windows and six-light, single-hung windows, which are accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the southwest side of Windsor Boulevard. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. Shade trees grow around the house in the surrounding yard and along the edge of the road. An asphalt driveway leads from the road and terminates beside the house to the north. A carport stands at the end of the driveway. To the northwest of the house is a well. In the backyard, two sheds and a carport stand to the west. The property is bordered by a residential property to the south and by woods to the north and west.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5100
House, 6470 Windsor Boulevard

This single-family dwelling, located at 6470 Windsor Boulevard, was constructed in 1919, according to local land records. The house is a one-story, six-bay, Vernacular-style house with an L-shaped form. While the original portion of the house consists of an L-shaped block, the house has undergone extensive renovation over time. A two-bay wing connects the house to a one-and-a-half-story garage along the north elevation. The structural system of the original house is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete foundation. The roof is side-gabled and is covered with asphalt shingles. Two interior-central, corbeled, brick chimneys pierce the original portion of the roof. On the primary façade (north elevation), two off-centered doors lead into the original portion of the house. The current main entrance is located along the east elevation. The doors are sheltered by an engaged porch, supported by wood posts. Fenestration consists of one-over-one, double-hung sash windows. The house has no additional ornamentation.

The house is located in a rural area on the southwest side of Windsor Boulevard. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and terminates in front of the house. Four sheds and a large outbuilding stand behind the house to the southwest. A well house is located beside the house to the north. The property is bordered by a residential property to the north and by an open field to the south. A tree line separates the lot from a railroad corridor to the west.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. Due to extensive renovation, the house has poor historical integrity. As a result, the resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5101
Hobbs Store, 6635 Windsor Boulevard

This commercial building, located at 6635 Windsor Boulevard, was constructed circa 1933, according to a previous study. The building is a one-and-a-half-story, four-bay, Craftsman-style roadside store with a rectangular form. The store also functioned as a dwelling. The building rests atop a continuous, poured concrete foundation. Its structural framework is wood frame, clad in cast concrete blocks on the first level and in vinyl weatherboards on the upper half story. The roof is hipped and is covered with standing-seam metal. An interior-end, brick chimney pierces the roof slope. On the primary façade (south elevation), the main entrance consists of an off-centered door, sheltered by a porte cochere that spans the full width of the building. The porte cochere is supported by battered posts that rest atop concrete piers. Fenestration consists of two-over-two, double-hung sash windows and replacement, six-over-six, double-hung sash windows. In terms of ornamentation, the building has exposed rafters and battered porch posts. The store is vacant.

The store building is located in a rural area on the north side of Windsor Boulevard. It is set back roughly thirty feet from the road and sits within a small, grassy yard. Shade trees and shrubs grow in the surrounding yard. A gravel pull-off fronts the building to the south. The area underneath the front carport is paved with concrete. The backyard is enclosed by a wooden fence, with a well located inside of the fence line. To the east of the store, a gravel driveway leads from the road and terminates behind the store to the north at the back of the yard. Located along the driveway to the northeast of the store are two vehicle sheds, a barn, three silos, and three outbuildings of unknown function. To the east of the store in a small clearing are three small cabins. The yard is backed by an agricultural field to the north, which is bordered by woods to the east and west. The property is vacant.

According to a previous study, the property on which the store building now stands was once part of a farm owned by J.W. Hall. In 1916, farmer J.T. Johnson purchased two tracts from the Hall estate, which consisted of a 106-acre tract and a 31.39-acre tract. Johnson willed the property to his son, Lewis Johnson, in 1920. He continued operating the property as a farm. Then in 1930,

Route 460 was constructed along the edge of Johnson's property. At this time, Johnson constructed a store, gas pumps, and three tourist cabins along the road to accommodate travelers. The Johnson family lived in the rear portion of the store building and relied on their new business for income during the Great Depression. The cabins were used frequently by travelers during the early twentieth century, as they were one of few lodging options along Route 460 between Suffolk and Petersburg at the time. Following the death of Lewis Johnson in 1965, the store and cabins were closed. Lewis' widow, Eva, lived on the property until 1992. Eva Johnson then willed the property to her children, Helen Johnson Hobbs and Lewis Johnson. After the death of her brother, Helen became the sole owner. Helen Hobbs maintained the property and allowed a church congregation to meet in the store building until 2004. Today, the property is vacant.

The property was previously determined eligible for listing in the NRHP by the VDHR in 2004. It is eligible under Criterion A due to its association with roadside tourist cabins of the early twentieth century. The rise of the automobile and major road improvements during the time led to the construction of similar roadside stops and attractions. Located on the Hobbs property today are the only remaining example of tourist cabins found along Route 460. Further, the property is eligible under Criterion C, as the property is representative of roadside architecture during the 1930s. Despite the property's current vacant status, the historic store and cabins retain a high degree of historical integrity. At this time, D+A recommends that the resource continue to be considered ***eligible*** for listing in the NRHP.

As an NRHP-eligible resource within the survey area, an assessment of potential impacts brought about by the project is necessary. Because the property is located directly within and a part of the project area, this assessment considered both direct and indirect impacts. To assess impacts, inspection was performed and photographs taken from representative vantage points within and bordering the property to document existing setting, visibility, and lines of sight.

The Hobb's Store is situated centrally within a large rural tract on the north side of the Windsor Boulevard. The entire property parcel is included within the project lease area. As such, solar arrays, infrastructure, and other improvements will be made within and around the resource boundary, although the primary commercial building and surrounding building complex will be excluded from the development footprint. Improvements will be made throughout the majority of the property, including areas currently cleared for agricultural as well as currently wooded areas, although wetlands along the eastern edge of the property will be avoided and left vegetated. As such, there will be a direct impact to the landscape and setting of the overall property, although not to any of the buildings or surrounding yardspace. Although the existing field/vegetation patterns will also be altered, the existing topography will be maintained with no substantial cut, fill, or grading of the property proposed.

As project improvements will be spread through the property and in the vicinity of the building complex, the project also has the potential for indirect, or visual impacts to the resource. To reduce impacts, a variety of measures have been incorporated into the conceptual site plan. As a part of the avoidance of the building complex, the surrounding yard space area, as well as an adjacent woodland area will also be excluded from the development footprint. This avoidance area will maintain access to the resource with the existing driveway, and preserve visibility of the building complex from public ROW. Improvements will be setback in all directions from the avoidance area, as well as along the road to maintain sight lines of the building complex from public ROW

in each direction. Existing vegetation throughout the building complex and to the east side will be maintained and where vegetation does not currently exist along the front of the field to the west of the property, a robust supplemental buffer of evergreen trees will be planted to screen improvements. This buffer will be extended around the perimeter of the avoidance area to screen improvements in the background as well.

With these measures, the project will result in direct and indirect impacts to the resource through a change in setting and viewshed. However, key contributing aspects of the resource, including the home and associated outbuildings, and visibility of the building complex from the road will be preserved. It is also noted that as a roadside commercial building and motel complex, the character-defining aspect of its setting is the immediate yard and the connectivity to the road, both of which will remain intact and preserved as part of the avoidance area. The agricultural fields and wooded areas to the rear are a component of the resource's larger setting, however, do not substantially contribute to its significance in the area of commerce as a roadside commercial building, or in the area of architecture for its intact representation of roadside tourist cabins. Therefore, it is D+A's opinion that the project will result in no more than a ***minimal impact*** to the Hobb's Store per VDHR's impact characterization.

Figure 6-10 illustrates the location of the Hobbs Store in relation to the project area, with the location and direction of representative photographs. Figures 6-11 through 6-16 provide representative photographs of and from the resource towards the project area. Figures 6-17 and 6-18 provide a detail of the conceptual site plan in relation to the resource.

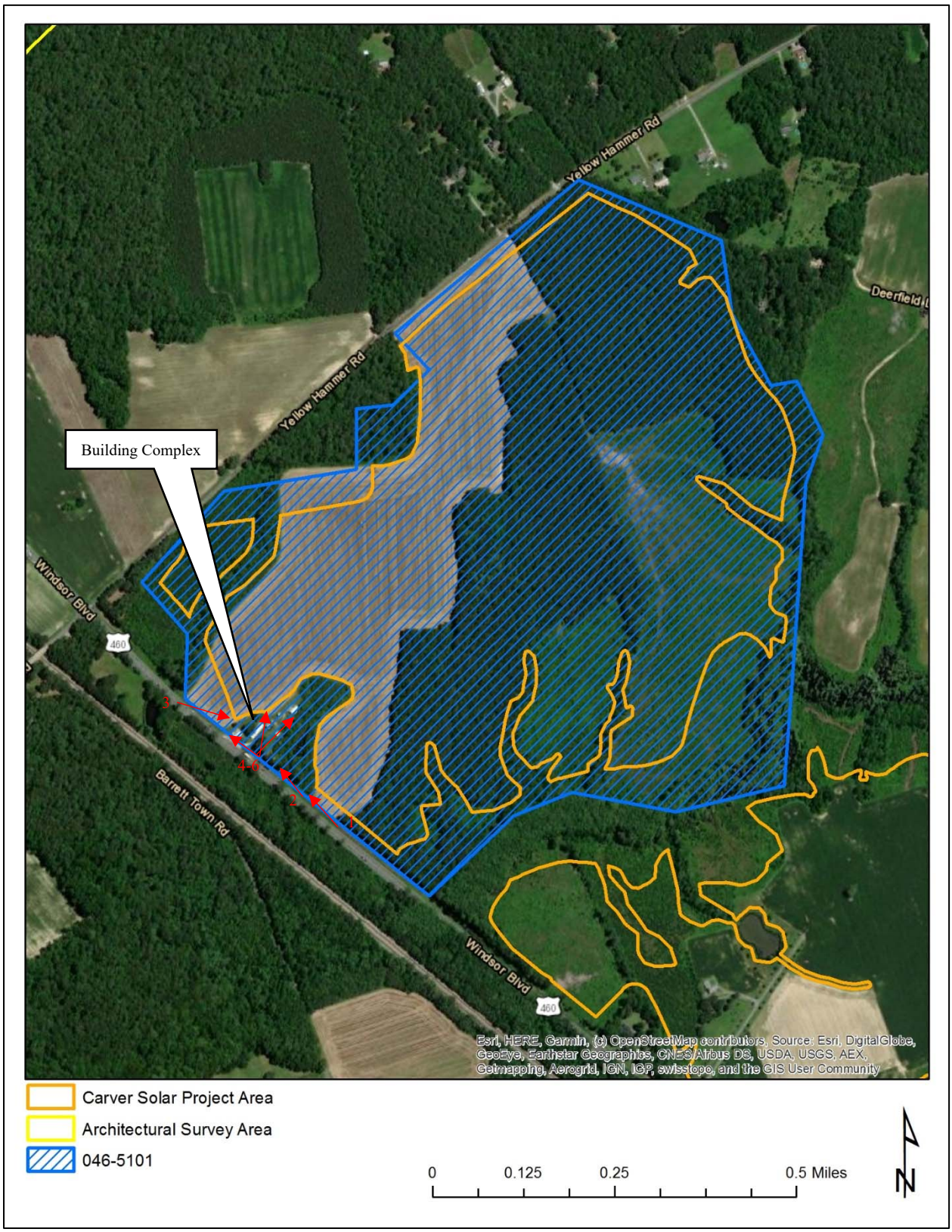

Figure 6-10: Hobb's Store in relation to the project area with locations and directions of representative photographs.

Figure 6-11: View 1 – View from U.S. 460 east of Hobb's Store property, facing northwest.

Figure 6-12: View 2 – View from U.S. 460 in front of Hobb's Store property, facing northwest.

Figure 6-13: View 3 – View from U.S. 460 west of Hobb's Store property, facing southeast.

Figure 6-14: View 4 – View from Hobb's Store driveway, facing northwest.

Figure 6-15: View 5 – View from Hobb's Store driveway, facing north.

Figure 6-16: View 6 – View from Hobb's Store driveway, facing northeast.

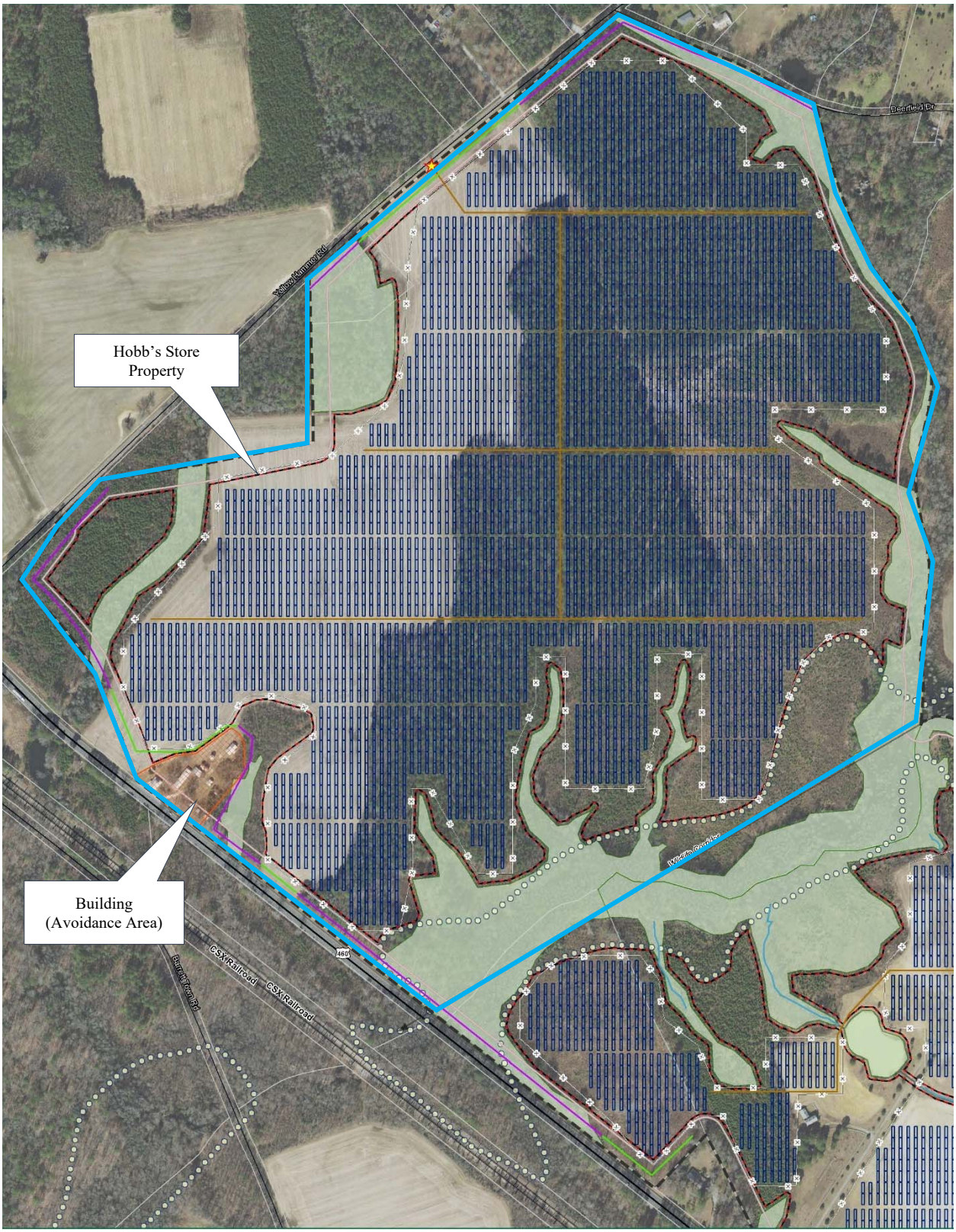

Figure 6-17: Carver Solar Conceptual Site Plan in relation to the Hobb's Store property. Source: Timmons Group.

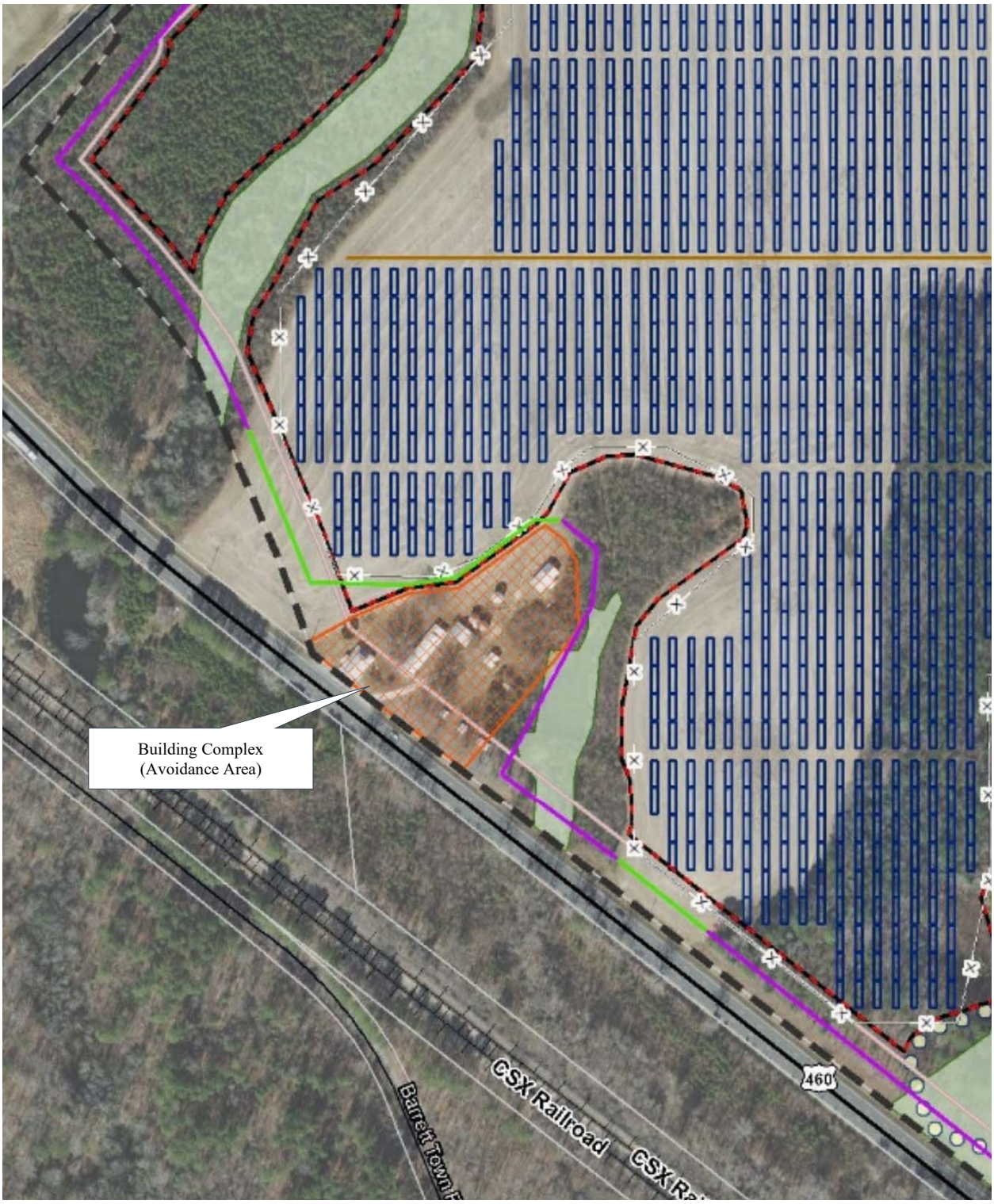

Figure 6-18: Carver Solar Conceptual Site Plan in relation to the Hobb's Store building complex. Source: Timmons Group.

VDHR# 046-5102
House, 7229 Windsor Boulevard

This single-family dwelling, located at 7229 Windsor Boulevard, was constructed in 1954, according to local land records. The building is a one-story, four-bay, Ranch-style house with a rectangular form. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with asphalt shingles. An interior-slope, brick chimney pierces the roof. On the primary façade (west elevation), the main entrance consists of an off-centered door, sheltered by a slight roof overhang and accessed by a brick stoop. Fenestration consists of six-over-six, double-hung sash windows, which are accompanied by faux shutters. The house has an attached sunroom along the south elevation. In terms of ornamentation, the front door has a decorative, molded door surround. Additionally, a large picture window is located on the front elevation.

The house is located in a rural area on the north side of Windsor Boulevard. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. A large number of trees grow around the house in the surrounding yard. The house is accessed by a gravel driveway, which leads from the road and terminates beside the house to the east. Two outbuildings stand along the driveway to the southeast. The property is bordered by woods and open fields.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5103
House, 7416 Ecella Road

This single-family dwelling, located at 7416 Ecella Road, was constructed in 1935, according to local land records. The building is a one-story, three-bay, Vernacular-style house with a rectangular form. The house consists of a two-bay main block with a one-bay wing along the east elevation. The structural framework of the house is wood frame, clad in aluminum siding, and it rests atop a continuous, poured concrete foundation. The roof is cross-gabled, with a deep overhang, and is covered with asphalt shingles. On the primary façade (north elevation), the main entrance consists of an off-centered door, accessed by a concrete stoop. Fenestration consists of one-over-one, double-hung sash windows, which are accompanied by faux, vinyl shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the south side of Ecella Road at its intersection with Windsor Boulevard. The house is set back roughly thirty feet from the road and sits in the center of a grassy yard. Shade trees grow around the house in the surrounding yard and along the road. A gravel driveway leads from the road and terminates beside the house to the northwest. A shed stands behind the house to the south. The property is bordered by residential properties to the east and west.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5104
House, 7279 Ecella Road

This single-family dwelling, located at 7279 Ecella Road, was constructed in 1940, according to local land records. The building is a one-story, three-bay, Vernacular-style house with an L-shaped form. The house has two large, rear additions along the north elevation. The structural framework of the house is wood frame, clad in green, vinyl weatherboards, and it rests atop a continuous, poured concrete foundation. The roof is side-gabled and is covered with asphalt shingles. On the primary façade (south elevation), the main entrance consists of an off-centered door, sheltered by a metal awning and accessed by a wooden deck. Fenestration consists of one-over-one, double-hung sash windows. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the north side of Ecella Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and terminates beside the house to the west. In the backyard, a shed stands behind the house to the northeast. The property is bordered by residential properties along Ecella Road.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5105
Commercial Building, 8189 Windsor Boulevard

This commercial building, located at 8189 Windsor Boulevard, was constructed in 1900, according to local land records. The building is a one-story, five-bay commercial building with a rectangular form and no discernible style. The building consists of a three-bay, main block with a two-bay addition along the east elevation. Its structural system is wood frame, clad in asbestos shingles, and it rests atop a continuous foundation. The roof is front-gabled and is covered with asphalt shingles. An interior-central, concrete block chimney pierces the roof peak. On the primary façade (south elevation), the main entrance consists of a central door. Fenestration consists of sash windows and fixed, commercial windows, although no window fixtures remain in place. In terms of ornamentation, the front elevation of the building has a parapeted wall. The building is vacant and in poor condition.

The store is located in a rural area on the north side of Windsor Boulevard. It is set back roughly fifty feet from the road and sits at the edge of an overgrown tree line. The yard fronting the store to the south is full of tall vegetation. Behind the building to the north is an open field, bordered by woods on all sides. Along the eastern and western edges of the field are five outbuildings of unknown function. The property is bordered by residential properties to the west and by woods to the east.

This property is an example of a typical early-twentieth century commercial building located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. Further, the building remains in poor condition with compromised historical integrity. As a result, it was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5107
Mumford Family Cemetery, Yellow Hammer Road

This cemetery, located along Yellow Hammer Road, was established circa 1866, according to written data. The cemetery includes three regularly-spaced headstones, one of which marks the spot of two burials. The graves face southward. Two of observed headstones are granite tablets with textual inscriptions about the interred, while the remaining headstone is made of carved granite. This third grave marker features an arch that rests atop two columns (one for each person buried there); a granite urn rests atop the arch. The two granite tablets feature simple carvings along the front sides. The headstones are in fair condition.

The cemetery is located on the east side of Yellow Hammer Road at its intersection with Barrett Town Road. It is located at the northern edge of the parcel and is set back roughly fifty feet from Barrett Town Road. The area immediately surrounding the grave markers is open and covered with brush. A tree line borders the small clearing on all sides. There is no evidence of a fence or other enclosure. To the north of the cemetery is a railroad bed. The parcel is bordered by woods to the east and by Yellow Hammer Road to the west.

The Mumford Family Cemetery was once located on the Mumford farm and remained in use from the mid-nineteenth century through the early twentieth century. It is associated with the Mumford House (VDHR# 046-0034), which was constructed circa 1836 by C.F. Mumford. The house once stood less than half of a mile north of the cemetery and continued to pass through the Mumford family through the early twentieth century. The interred individuals represent members of a single household that once resided in the Mumford house; they were descendants of C.F. Mumford. The cemetery includes the following burials: Virginia Mumford (1826-1866), Nathan Mumford (1809-1877), Alonzo H. Mumford (1851-1886), and N.E.H. Mumford (1856-1921). The cemetery is an undistinguishable example of a typical mid-nineteenth century, rural family cemetery and does not embody distinctive characteristics or possess significant or unique architectural or design features. There is no dwelling or any other associated improvements extant on the property. The cemetery therefore does not meet NRHP Criterion Consideration D and was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5108
House, 7230 Ecella Road

This single-family dwelling, located at 7230 Ecella Road, was constructed in 1921, according to local land records. The building is a one-story, three-bay, Craftsman-style house with a rectangular form. Its structural framework is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with asphalt shingles. An exterior-end, brick chimney pierces the roof peak. On the primary façade (north elevation), the main entrance consists of a central door, sheltered by a three-bay porch. The front-gable porch roof is supported by four battered posts that rest atop brick piers. Fenestration consists of one-over-one, double-hung sash windows. In terms of ornamentation, the house has gable returns on the front-gable ends of the house and on the front porch.

The house is located in a rural area on the south side of Ecella Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. The yard is surrounded by an agricultural field on all sides. A gravel driveway leads from the road and terminates beside the house to the east. In the backyard, a garage, vehicle shed, and animal shelter stand behind the house to the south and southeast. The property is bordered by other residential properties and farms along Ecella Road.

This property is an example of a typical early-twentieth century, Craftsman-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5109
House, 21539 Barrett Town Road

This single-family dwelling, located at 21539 Barrett Town Road, was constructed in 1918, according to local land records. The building is a one-and-a-half-story, four-bay, Vernacular-style house with later additions to the side and rear. The house consists of a one-and-a-half-story, three-bay, original block with a one-bay, side wing along the north elevation. Its structural framework is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete foundation. The side-gabled roof has a central cross-gable and is covered with standing-seam metal. An interior-end, brick chimney pierces the roof peak. On the primary façade (west elevation), the main entrance consists of a central door, sheltered by a one-bay entry porch. The gable porch roof is supported by wood posts. Fenestration consists of one-over-one, four-over-four, and six-over-six, double-hung sash windows. In terms of ornamentation, the house has a picture window and front-facing, central gable on the front elevation.

The house is located in a rural area on the east side of Barrett Town Road. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. Shade trees and foundation plantings grow around the house in the surrounding yard. The yard is surrounded by a cultivated field on three sides. A gravel driveway leads from the road and terminates behind the house to the east in front of a garage. To the immediate west of the garage is a small well. The property is bordered by woods to the north and east, and by Ecella Road to the south. What was once likely a tenant house or secondary dwelling (VDHR# 046-5110) is located on the same parcel but is situated along Ecella Road to the southeast.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5110
House, 7121 Ecella Road

This single-family dwelling, located at 7121 Ecella Road, was constructed in 1950, according to local land records. The building is a one-story, three-bay, Minimal Traditional-style house with a rectangular form. Its structural framework is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete block foundation. The roof is cross-gabled and is covered with standing-seam metal. On the primary façade (south elevation), the main entrance consists of an off-centered door, sheltered by a partial width porch. The shed porch roof is supported by wooden posts that rest atop a concrete block base. Fenestration consists of six-over-six, double-hung sash windows. In terms of ornamentation, the house is simple in design and has no additional ornamentation.

The house is located in a rural area on the north side of Ecella Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A large number of shade trees grow around the house in the surrounding yard. A gravel driveway leads from the road and terminates beside the house to the east in front of a carport. The property is bordered by an open field to the west and by residential properties to the east. While a separate property, the house likely served as a tenant house or secondary dwelling for a neighboring farm (VDHR# 046-5109) along Barrett Town Road; both houses are located on the same parcel.

This property is an example of a typical mid-twentieth century, Minimal Traditional-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5111
House, 8027 Winston Drive

This single-family dwelling, located at 8027 Winston Drive, was constructed in 1931, according to local land records. The building is a one-and-a-half-story, three-bay, Craftsman-style house with a Bungalow form. Its structural framework is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, brick foundation. The roof is side-gabled, with a steep pitch, and is covered with standing-seam metal. Two interior-central, brick chimneys pierce the roof peak. Additionally, a large, gable dormer pierces the front roof slope. On the primary façade (south elevation), the main entrance consists of a central door, sheltered by an engaged, full-width porch. The porch roof is supported by four battered posts that rest atop brick piers. Fenestration consists of two-over-two, double-hung sash windows and four-light, single-hung sash windows. In terms of ornamentation, the door and windowsills, as well as the porch deck, are painted pastel green and the siding is painted pastel yellow. Three painted brackets are located at the roof eaves and roof peak on the dormer.

The house is located in a rural area on the north side of Winston Drive. It is set back roughly fifty feet from the road and is situated in the center of a grassy yard. The yard is bordered by agricultural fields, interspersed with a large patch of woods, to the north. Shade trees grow around the house in the surrounding yard. A gravel driveway leads from the road and terminates behind the house to the northeast in front of a large shed. Set to the northwest of the house in the back field is an outbuilding of unknown function. The property is bordered by woods to the west and by residential properties to the west.

This property is an example of a typical early-twentieth century, Craftsman-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5113
House, 9155 Windsor Boulevard

This single-family dwelling, located at 9155 Windsor Boulevard, was constructed in 1955, according to local land records. The building is a one-story, six-bay, Ranch-style house with a rectangular form. The house consists of a three-bay, central block with a one-bay, brick wing along the west elevation and a one-bay, frame wing along the east elevation. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is side-gabled, with a central, front-facing gable, and is covered with asphalt shingles. An exterior, brick chimney pierces the roof on the front elevation of the house. On the primary façade (south elevation), the main entrance consists of a central door sheltered by a metal awning, supported by metal posts. Fenestration consists of one-over-one, double-hung sash windows. In terms of ornamentation, a fanlight is located above the front door. Additionally, the door is surrounded by a molded door frame topped by a triangular pediment.

The house is located in a rural area on the north side of Windsor Boulevard. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. Small trees grow in front of the house. A gravel driveway leads from the road and terminates behind the house to the north in front of a garage. A concrete sidewalk leads from the driveway to the front door. The property is bordered by residential properties to the east and west.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5114
House, 9169 Windsor Boulevard

This single-family dwelling, located at 9169 Windsor Boulevard, was constructed in 1966, according to local land records. The building is a one-story, five-bay, Ranch-style house with a rectangular form. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is hipped and is covered with asphalt shingles. An interior-end, brick chimney pierces the roof peak. On the primary façade (south elevation), the main entrance consists of a central door sheltered by a one-bay, entry porch. The porch roof is supported by vinyl posts that rest atop a brick base. Fenestration consists of six-over-six, double-hung sash windows, which are accompanied by faux shutters. In terms of ornamentation, the house has a picture window on the front elevation.

The house is located in a rural area on the north side of Windsor Boulevard. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and terminates behind the house to the northeast in front of a garage. The property is bordered by residential properties to the west and by an open field to the east.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2004. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5277
House, 23258 Barrett Town Road

This single-family dwelling, located at 23258 Barrett Town Road, was constructed in 1900, according to local land records. The building is a one-story, three-bay, Vernacular-style house with a Bungalow form. Its structural system is wood frame, clad in wood weatherboards, and it rests atop a continuous, brick foundation. The roof is front-gabled and is covered with standing-seam metal. Two interior-slope, brick chimneys and one interior-central, brick chimney pierce the roof. On the primary façade (east elevation), the main entrance consists of a slightly off-centered door, sheltered by a partial-width porch. The hipped porch roof is supported by wood posts that rest atop brick piers. Fenestration consists of six-over-six, double-hung sash windows. In terms of ornamentation, the house has exposed rafters.

The house is located in a rural area on the west side of Barrett Town Road. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and terminates beside the house to the south. A shed, domestic outbuilding, and garage stand behind the house to the west. The yard is surrounded by an agricultural field to the west and south, and by woods to the north. The back field is bordered by woods on all sides.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2007. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5293
House, 21512 Barrett Town Road

This single-family dwelling, located at 21512 Barrett Town Road, was constructed in 1927, according to local land records. The building is a one-and-a-half-story, three-bay, Vernacular-style house with a Bungalow form. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete foundation. The roof is side-gabled and is covered with standing-seam metal. A shed dormer pierces the front roof slope. On the primary façade (east elevation), the main entrance consists of an off-centered door, sheltered by a metal awning. Fenestration consists of one-over-one, double-hung sash windows, which are accompanied by faux shutters. In terms of ornamentation, the house is simple in design and has no additional ornamentation.

The house is located in a rural area on the west side of Barrett Town Road. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. The yard is surrounded by agricultural fields on all sides. A gravel driveway leads from the road and loops around the house. Behind the house to the west is a carport and garage. The property is bordered by woods to the north and by a farm to the south.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2009. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5294
House, 7132 Ecella Road

This single-family dwelling, located at 7132 Ecella Road, was constructed in 1944, according to local land records. The building is a one-story, three-bay, Vernacular-style house with a rectangular form. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous foundation. The roof is cross-gabled and is covered with standing-seam metal. An interior-central, brick chimney and exterior-end, brick chimney pierce the roof peak. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a partial-width porch. The hipped porch roof is supported by wood posts. Fenestration consists of one-over-one, double-hung sash windows, which are accompanied by faux shutters. In terms of ornamentation, the house has gable returns on the front-gable ends.

The house is located in a rural area on the south side of Ecella Road. It is set back roughly fifty feet from the road and is situated in the center of a grassy yard. Shade trees grow around the house in the surrounding yard. A gravel driveway leads from the road and terminates behind the house in front of a garage, which stands to the southwest. To the immediate east of the garage is a small, log outbuilding. In the backyard, a trailer stands behind the house to the southeast. The property is bordered by an agricultural field on three sides.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2009. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5307
Commercial Granary, 22000 Barrett Town Road

This office building, located at 22000 Barrett Town Road, was constructed in 1938, according to local land records. The building is a one-story, three-bay, Vernacular-style office with a rectangular form. A one-bay addition is located along the south elevation. Its structural framework is wood frame, clad in board and batten siding, and it rests atop a continuous foundation. The front-gable roof is covered with standing-seam metal and has exposed rafters. The main entrance was not visible from the public right-of-way. Fenestration consists of two-over-two, double-hung sash windows. A side entrance is located along the east elevation of the addition.

The office building is located in a rural area on the west side of Barrett Town Road. It is set back roughly one hundred feet from the road and sits at the eastern edge of a farm complex. The complex consists of an office and eighteen agricultural outbuildings situated in a grassy yard. A gravel driveway leads from the road and passes through the work yard. The yard is bordered by agricultural fields on all sides. A small pond is situated beside the office to the east. The property is bordered by other farms to the north and south.

This property is an example of a typical mid-twentieth century agricultural complex located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2009. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5501
House, 9108 Cut Thru Road

This single-family dwelling, located at 9108 Cut Thru Road, was constructed in 1942, according to local land records. The building is a one-story, three-bay, Vernacular-style house with a rectangular form. Its structural system is wood frame, clad in asbestos shingles, and it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with asphalt shingles. An interior-central, brick chimney pierces the roof. On the primary façade (north elevation), the main entrance was not visible due to tall vegetation. Fenestration consists of two-over-two, double-hung sash windows. The house is vacant and in poor condition.

The house is located in a rural area on the south side of Cut Thru Road. It is set back roughly fifty feet from the road. The house is surrounded by trees and tall vegetation on all sides. A gravel driveway leads from the road and terminates beside the house to the east. The yard is bordered by an agricultural field to the south and west. To the west of the house in the side yard is a small privy. A barn stands behind the house to the south. The property is bordered by an open field to the east and by residential properties to the west.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. The resource was previously determined not eligible for listing in the NRHP by the VDHR in 2014. At this time, D+A recommends that the resource continue to be considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5664
House, 7346 Yellow Hammer Road

This single-family dwelling, located at 7346 Yellow Hammer Road, was constructed in 1952, according to local land records. The building is a one-and-a-half-story, four-bay, Minimal Traditional-style house with a rectangular form. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete block foundation. The roof is cross-gabled and is covered with asphalt shingles. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a partial-width porch. The shed porch roof is supported by wooden posts that rest atop a wooden deck. Fenestration consists of six-over-six, double-hung sash windows, which are accompanied by faux shutters. In terms of ornamentation, the shutters, window and door frames, porch, foundation, and roof eaves are painted brown.

The house is located in a rural area on the south side of Yellow Hammer Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard, which is bordered by woods on all sides. A gravel driveway leads from the road, branches off in front of the house, and terminates on each side of the house to the east and west. A carport stands beside the house to the west. In the backyard, a gazebo stands behind the house to the south.

This property is an example of a typical mid-twentieth century, Minimal Traditional-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5668
House, 7297 Yellow Hammer Road

This single-family dwelling, located at 7297 Yellow Hammer Road, was constructed in 1925, according to local land records. The building is a one-story, three-bay, Vernacular-style house with a rectangular form. Its structural system is wood frame, clad in wooden, board and batten siding, and it rests atop concrete piers. The roof is side-gabled and is covered with standing-seam metal. An interior-end, concrete chimney flue pierces the roof peak. On the primary façade (south elevation), the main entrance consists of a central door, sheltered by a slight roof overhang and accessed by a single, concrete step. Fenestration consists of six-over-six, double-hung sash windows. The house is simple in design and has no additional ornamentation. It appears to be vacant.

The house is located in a rural area on the north side of Yellow Hammer Road. It is set back roughly thirty feet from the road and sits at the western end of a grassy clearing. The clearing is surrounding by woods on three sides. Trees grow around the house in the surrounding yard. A well stands in front of the house to the southeast. The property appears to be vacant, although at the time of the survey the house was in fair condition and the surrounding yard was well-maintained.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5669
House, 7246 Yellow Hammer Road

This single-family dwelling, located at 7246 Yellow Hammer Road, was constructed in 1958, according to local land records. The building is a one-story, four-bay, Ranch-style house with a rectangular form. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete foundation. The roof is cross-gabled and is covered with asphalt shingles. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a partial-width porch. The shed porch roof is supported by wooden posts that rest atop a wooden deck. Fenestration consists of one-over-one, double-hung sash windows, which are accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the south side of Yellow Hammer Road. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. Shrubs grow around the house in the surrounding yard. A gravel driveway leads from the road and terminates beside the house to the west; the driveway also provides access to the neighboring property. A barn stands behind the house to the south. A fenced-in pasture stands directly behind the barn. The property is bordered by residential properties to the east and west.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5670
House, 7230 Yellow Hammer Road

This single-family dwelling, located at 7230 Yellow Hammer Road, was constructed in 1959, according to local land records. The building is a one-story, four-bay, Ranch-style house with a rectangular form. Its structural system is wood frame, clad in composite siding, and it rests atop a continuous, concrete foundation. The roof is hipped and is covered with asphalt shingles. An interior-central, brick chimney pierces the roof. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a partial roof overhang and accessed by a wooden stoop. Fenestration consists of two-over-two, double-hung sash windows, which are accompanied by faux shutters. In terms of ornamentation, the house has two picture windows on the front elevation and a typical, Mid-Century front door.

The house is located in a rural area on the south side of Yellow Hammer Road. It is set back roughly fifty feet from the road and sits in the center of a grassy yard. Small trees and foundation plantings grow around the house in the surrounding yard. A shared, gravel driveway leads from t the road and terminates beside the house to the east; the driveway also provides access to the neighboring house. Two sheds stand behind the house to the southeast. The property is bordered by a residential property to the east and by Deerfield Drive to the west.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5671
Farm, 7431 Deerfield Drive

This house, located at 7431 Deerfield Drive, was constructed circa 1850, according to site inspection. The building is a two-story, three-bay, Vernacular-style farmhouse with an I-house form. The structural framework is wood frame, clad in weatherboards, and it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with standing-seam metal. An exterior-end, brick chimney pierces the roof peak on each side of the house. On the primary façade (south elevation), the main entrance consists of a central door, sheltered by a partial-width, screened-in porch. The porch has a hipped roof, covered with asphalt shingles, and a central, screen door provides access to the interior space. Fenestration consists of one-over-one, double-hung sash windows, which are accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area at the end of Deerfield Drive. A long, gravel driveway leads from the road in an east-west direction and continues for roughly one quarter of a mile, at which point it bends to the north. From there, the driveway continues northward for roughly four hundred feet before terminating in front of the house, which faces to the south. The house sits in the center of a grassy yard, which is surrounded by agricultural fields on all sides. Eight domestic and agricultural outbuildings are situated along the driveway to the south of the house. Closer to Deerfield Drive, a quarter and large outbuilding stand along the driveway to the south, roughly six hundred feet from the entrance to the property. The fields are bordered by a tree line on all sides. To the north of the property on the opposite side of the tree line is a group of residential properties as well as woods. To the south, east, and west of the property are additional patches of woods and fields.

According to a survey conducted by the Works Progress Administration in 1937, the present house was constructed in 1894 by Civil War veteran Mills Valentine Bracey. The house is located on the site of an earlier, brick dwelling, constructed in 1787 by Edwin Grey. During the early nineteenth century, Grey sold his home and farm to Exum Bracey. Bracey lived in the house with his wife,

Dowdy, and their son, Mills Valentine Bracey through the mid-nineteenth century. The Bracey home appeared on Civil War-era maps of Isle of Wight. During Exum Bracey's ownership of the property, enslaved workers cultivated the surrounding farmland. A kitchen-quarter remains standing on the property today, as well as other historic outbuildings from the nineteenth century.

When war broke out in 1861, Mills Bracey, who was seventeen at the time, joined Company D of the 16th Virginia Infantry Regiment. He was wounded at the Battle of the Wilderness in May of 1864 and was transported to Chimborazo Hospital in Richmond, the largest Confederate hospital during the war. After he was released from the hospital a month later, he continued to fight in the Confederate Army until the end of the war in April of 1865. At that time, he returned to his family's home in Isle of Wight. Sometime during the 1860s, the property passed to Mills following his father's death, although the specific date is unknown. In 1894, Mills tore down the original house and constructed the present house on its site. He lived in the house until his death in 1922, at which time the property passed to his son, Robert Bracey. At the time of the 1937 survey, Robert's daughter, Ora Bracey Parr, owned the property.

This property represents a typical, late-nineteenth century, Vernacular-style, I-house within the region. The property and possibly several outbuildings and other features, however, may be remnants of the earlier development of the property that can be documented as early as 1787. While the property and resources present warrant further study and evaluation to determine historical associations and significance, it will be treated as ***potentially eligible*** for listing in the NRHP for the purposes of this effort.

As a potentially NRHP-eligible resource within the survey area, an assessment of potential impacts brought about by the project is necessary. While project details including site plan, array layout, and vegetative screening are still under development, this resource is not located directly within the project area and therefore an assessment of potential visual impacts was conducted at this time.

To assess whether the project may pose a visual impact to the resource, a viewshed assessment was conducted from public ROW in the vicinity of the property. Inspection was performed and photographs towards the project area taken to document existing visibility and surrounding setting.

Improvements related to the Carver Solar project are proposed to take place within the landscape to the south (front/side) of the 7431 Deerfield Drive property. Although the project area property immediately abuts the edge of the property, the house sits far back from that edge of the large parcel, approximately 0.31 mile away at its nearest point. The landscape between the house and the project area is a mix of agricultural field, timber stand, and native woodland. The home itself is surrounded by agricultural field that extends roughly 0.1 mile to the front of the house and ends at the driveway. Across the driveway, occupying the remaining 0.3 mile between the it and the project area is a large pine timber stand. According to review of aerial photography, this stand was last harvested in 2019 and has now regrown with a mix of young pine and brush. Along the edge of the property that is shared with the project area is a narrow strip of native woodland and vegetation bordering Burnt Mills Swamp and a tributary creek.

Inspection from the road leading into the property found that the existing vegetation within the timber stand and bordering Burnt Mill Swamp completely screens views in the direction of the project area and will inhibit visibility of the project improvements. Although much of landscape

of the property between the house and the project area is planted timber, and it is acknowledged that it may periodically be harvested, the wide wooded area bordering the swamp is not suitable for agriculture or timber, and where therefore likely remain in place as screening. Regardless of vegetation patterns on this property, the swamp and surrounding woodland also extend well into the project area and will be avoided and not cleared as part of the project. As such, it is anticipated that the project area and associated improvements will continue to be screened from the property and the project is therefore not anticipated to introduce any noticeable change in the setting or viewshed of or from the property. For these reasons, it is D+A's recommendation that the Carver Solar Project will pose no more than a ***minimal impact*** to the farm at 7431 Deerfield Drive.

Figure 6-19 illustrates the location of the project area in relation to the farm at 7431 Deerfield Drive, along with the location and direction of representative photography. Figures 6-20 through 6-22 provide representative photography of and from the property towards the project area. Figure 6-23 provides a detail of the conceptual site plan in the vicinity of the resource.

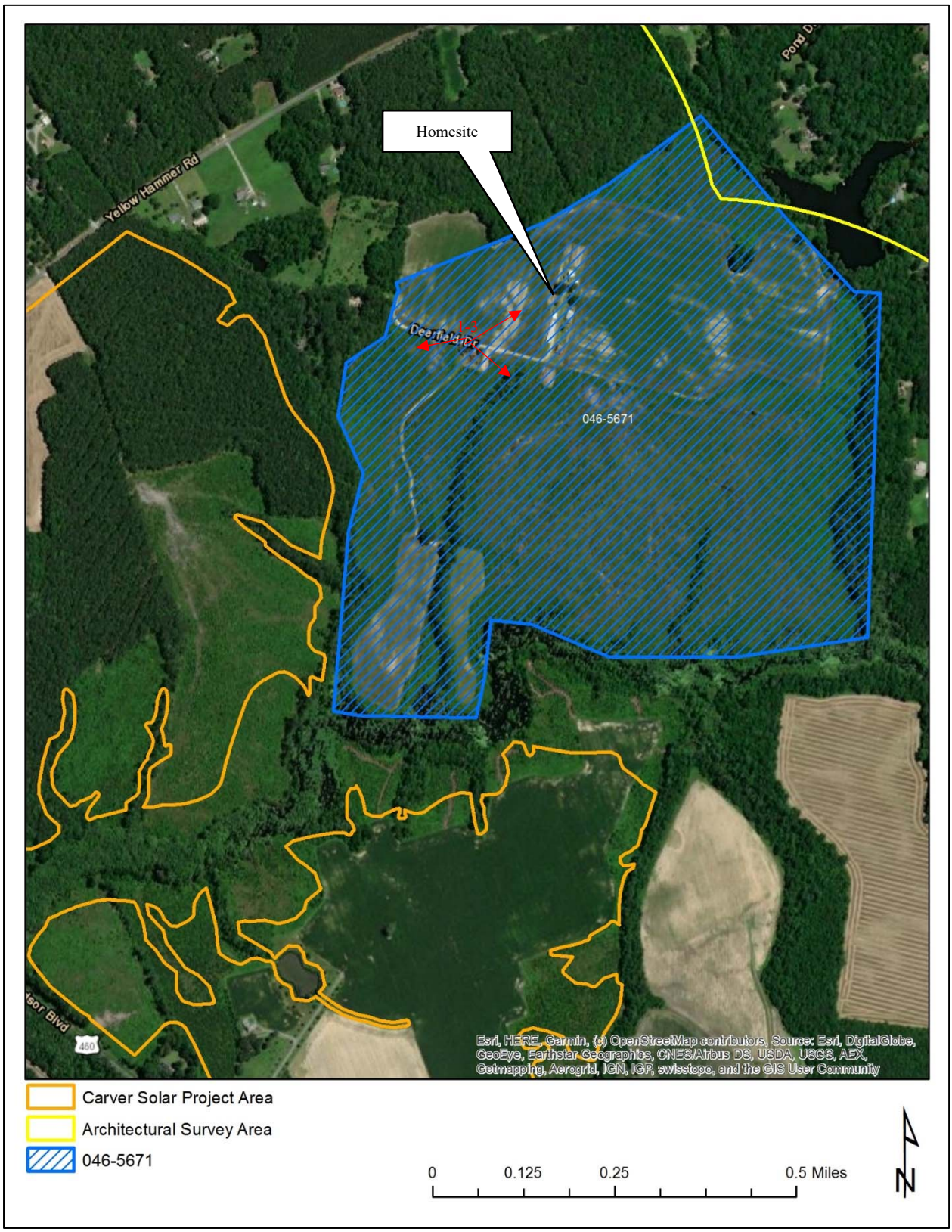

Figure 6-19: Farm at 7431 Deerfield Drive in relation to the project area with locations and directions of representative photographs.

Figure 6-20: View 1 - Farm at 7431 Deerfield Drive setting as viewed from Deerfield Drive, facing northeast.

Figure 6-21: View 2 – View from Deerfield Drive within the resource property towards the project area (not visible – screened by vegetation), facing southeast.

Figure 6-22: View 3 – View from Deerfield Drive within the resource property towards the project area (not visible – screened by vegetation), facing southeast.

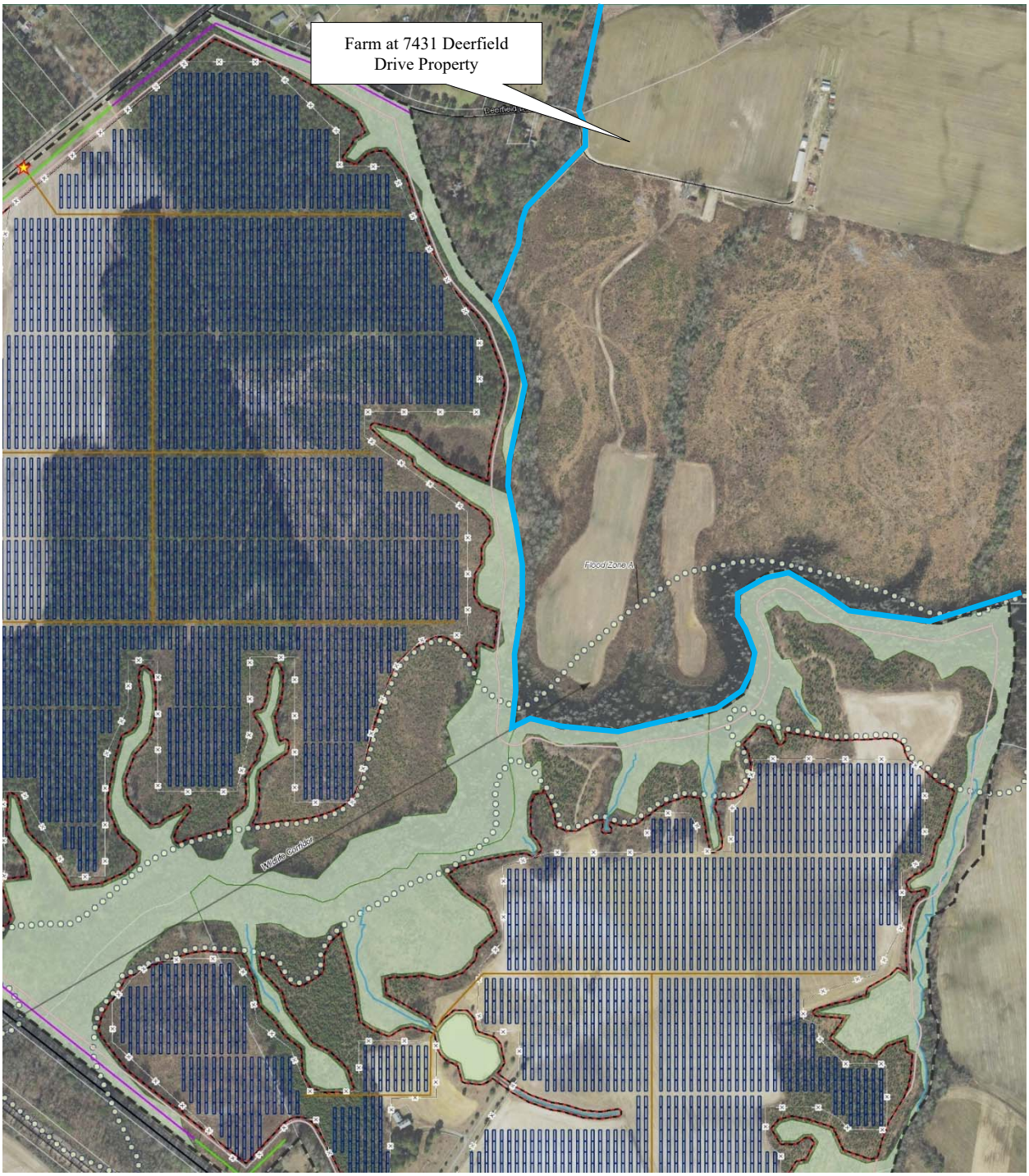

Figure 6-23: Conceptual site plan in the vicinity of the farm at 7431 Deerfield Drive. Source: Timmons Group

VDHR# 046-5672
House, 7296 Deerfield Drive

This single-family dwelling, located at 7296 Deerfield Drive, was constructed in 1939, according to local land records. The building is a one-story, four-bay, Vernacular-style house with a rectangular form. Its structural system is concrete block, and it rests atop a continuous, concrete block foundation. The roof is side-gabled and is covered with asphalt shingles. An interior-central, metal chimney flue pierces the roof. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a full-width porch. The porch roof is supported by metal posts. Fenestration consists of one-over-one, double-hung sash windows, which are accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the south side of Deerfield Drive. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. Two trees grow in the front yard, which is enclosed by a wooden fence. A gravel driveway leads from the road and terminates beside the house to the east in front of a garage. The property is surrounded by woods on three sides.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5673
House, 7268 Deerfield Drive

This single-family dwelling, located at 7268 Deerfield Drive, was constructed in 1962, according to local land records. The building is a one-story, small house with a rectangular form and no discernible style. Its structural system is wood frame, clad in wood weatherboards. The roof is side-gabled and is covered with standing-seam metal. Along the west elevation, the main entrance consists of a central doorway with a recessed bay. The windows are covered with wood shutters. The house is simple in design and unornamented.

The property is situated on the south side of Deerfield Drive and is primarily wooded. The home is set near the road along the side of a dirt driveway. A variety of ornamental landscaping is mixed into the native woodland around the building. The driveway continues into the property and leads to a larger, modern dwelling. Further beyond the modern dwelling is a large, historic barn.

This resource is an example of a typical, late-twentieth century dwelling with no discernible style located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5674
House, 6250 Yellow Hammer Road

This single-family dwelling, located at 6250 Yellow Hammer Road, was constructed in 1958, according to local land records. The building is a one-story, four-bay, Ranch-style house with an L-shaped form. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is hipped and is covered with asphalt shingles. Two interior-central, metal chimney flues pierce the roof. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a slight roof overhang and accessed by a brick stoop. Fenestration consists of two-over-two, double-hung sash windows, which are accompanied by faux shutters. In terms of ornamentation, the house has a picture window along the front elevation.

The house is located in a rural area on the south side of Yellow Hammer Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. An asphalt driveway leads from the road and loops in front of the house to the north. No outbuildings were observed. The property is bordered by a residential property to the east and by woods to the west and south.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5675
House, 6278 Yellow Hammer Road

This single-family dwelling, located at 6278 Yellow Hammer Road, was constructed in 1958, according to local land records. The building is a one-story, four-bay, Vernacular-style house with a rectangular form. The house consists of a three-bay, main block with a one-bay wing along the east elevation. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, poured concrete foundation. The roof is side-gabled and is covered with asphalt shingles. An interior-central, concrete chimney flue pierces the roof. Additionally, an exterior-end, concrete block chimney pierces the roof peak along the eastern elevation of the wing. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a partial-width, screened-in porch. Fenestration consists of one-over-one, double-hung sash windows, which are accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the south side of Yellow Hammer Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. The front yard is enclosed by a wire fence. A gravel driveway leads from the road and terminates beside the house to the west. Three sheds stand behind the house to the south. In the side yard, a trailer is located beside the house to the west. The property is bordered by a residential property to the west and by woods to the east and south.

This property is an example of a typical mid-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5676
House, 8072 Winston Drive

This single-family dwelling, located at 8072 Winston Drive, was constructed in 1962, according to local land records. The building is a one-story, five-bay, Ranch-style house with a rectangular form. The house consists of a three-bay, main block with a one-bay wing along the west elevation and a one-bay sunroom along the east elevation. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, poured concrete foundation. The roof is hipped and is covered with asphalt shingles. Two interior-slope, brick chimneys pierce the roof. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a slight roof overhang and accessed by concrete steps. Fenestration consists of two-over-two, double-hung sash windows. In terms of ornamentation, the house has a picture window along the front elevation. Additionally, the siding is painted yellow.

The house is located in a rural area on the south side of Winston Drive. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A large tree grows in front of the house to the north. A gravel driveway leads from the road and terminates beside the house to the east in front of a garage. A shed stands behind the garage to the south. In the front yard, a well stands beside the house to the northeast. The property is bordered by residential properties to the west and by woods to the east and south.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5677
House, 9071 Cut Thru Road

This single-family dwelling, located at 9071 Cut Thru Road, was constructed in 1969, according to local land records. The building is a one-story, three-bay, Minimal Traditional-style house with a rectangular form. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is cross-gabled and is covered with asphalt shingles. An interior-central, brick chimney pierces the roof peak. On the primary façade (south elevation), the main entrance consists of an off-centered door that is inset slightly into the front wall and accessed by brick steps. Fenestration consists of six-over-six and four-over-four, double-hung sash windows. In terms of ornamentation, the house has two picture windows on the front elevation. Additionally, the walls flanking the inset front door are clad in vinyl weatherboards. The door surround is topped by a brick arch.

The house is located in a rural area on the north side of Cut Thru Road at its intersection with Winston Drive. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and terminates beside the house to the west in front of a garage. In the backyard to the north, a carport and two sheds stand behind the house. The property is bordered by a residential property to the east and by Winston Drive to the west.

This property is an example of a typical mid-twentieth century, Minimal Traditional-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5678
House, 22038 Garrison Drive

This single-family dwelling, located at 22038 Garrison Drive, was constructed in 1969, according to local land records. The building is a one-story, three-bay, Ranch-style house with a rectangular form. The house has a one-bay, attached garage along the north elevation. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with asphalt shingles. An interior-end, brick chimney pierces the roof peak. On the primary façade (east elevation), the main entrance consists of an off-centered door, sheltered by a partial-width, engaged porch. The overhang is supported by two vinyl posts. Fenestration consists of eight-over-eight, double-hung sash windows, which are accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the west side of Garrison Drive. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and terminates in front of the garage to the east. Foundation plantings grow along the front of the house. No outbuildings were observed. The property is bordered by residential properties to the north and south.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5679
House, 22004 Garrison Drive

This single-family dwelling, located at 22004 Garrison Drive, was constructed in 1970, according to local land records. The building is a one-story, four-bay, Ranch-style house with a rectangular form. The original portion of the house has a large, two-story addition leading from the west elevation of the house. The structural system of the house is wood frame, clad in vertical wood boards, and it rests atop a continuous foundation. The roof of the original portion of the house is hipped and the roof of the addition is front-gabled; both roofs are covered with asphalt shingles. On the primary façade (east elevation), the main entrance consists of an off-centered door, sheltered by a one-bay, roof overhang. The overhang is supported by what appears to be wooden posts that rest atop a wooden deck. Fenestration consists of six-over-six, double-hung sash windows, which are accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the west side of Garrison Drive. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A large number of trees grow around the house on all sides. A gravel driveway leads from the house and terminates beside the house to the north. A large outbuilding stands behind the house to the west. The property is bordered by residential properties to the north and south.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5680
House, 21296 Garrison Drive

This single-family dwelling, located at 21296 Garrison Drive, was constructed in 1962, according to local land records. The building is a one-story, five-bay, Ranch-style house with a rectangular form. The southernmost bay of the house consists of an enclosed sunroom. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is hipped and is covered with asphalt shingles. An interior-slope, brick chimney pierces the roof. On the primary façade (east elevation), the main entrance consists of a central door, sheltered by a slight roof overhang and accessed by concrete stairs. Fenestration consists of two-over-two, double-hung sash windows. In terms of ornamentation, the house has a large picture window along the front elevation.

The house is located in a rural area on the west side of Garrison Drive. It is set back roughly seventy feet from the road and sits in the center of a grassy yard, which is bordered by a thin tree line on three sides. A gravel driveway leads from the road and terminates in front of the house to the east. The yard is bordered by agricultural fields to the north, west, and south. An outbuilding is located in the backyard to the west. Additionally, three outbuildings are located in the surrounding tree line to the north and southeast. The property is bordered by two residential properties to the south and west, and by woods to the north.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5681
House, 21416 Garrison Drive

This single-family dwelling, located at 21416 Garrison Drive, was constructed in 1908, according to local land records. The building is a two-story, three-bay, Vernacular-style house with an I-house form. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete foundation. The roof is side-gabled and is covered with standing-seam metal. An exterior-end, brick chimney pierces the roof peak. On the primary façade (east elevation), the main entrance consists of a central door, sheltered by a partial-width porch. The hipped porch roof is supported by what appears to be wood posts that rest atop a wood deck. Fenestration consists of six-over-six, double-hung sash windows, accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the west side of Garrison Drive. It is set back roughly two hundred feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and terminates beside the house to the north. The yard is bordered by agricultural fields on all sides. Behind the house to the west, a garage, well house, gazebo, and shed stand in the back yard. Further to the east, a carport stands in the front field. The property is bordered by residential properties to the north and south.

This property is an example of a typical early-twentieth century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5682
House, 7334 Ecella Road

This single-family dwelling, located at 7334 Ecella Road, was constructed in 1966, according to local land records. The building is a one-story, three-bay, Ranch-style house with a rectangular form. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete block foundation. The roof is side-gabled and is covered with asphalt shingles. An interior-slope, brick chimney pierces the roof. On the primary façade (north elevation), the main entrance consists of an off-centered door, sheltered by a slight roof overhang and accessed by a concrete block stoop. Fenestration consists of two-over-two, double-hung sash windows, which are accompanied by faux shutters on the front elevation. In terms of ornamentation, the house has a large picture window along the front elevation.

The house is located in a rural area on the south side of Ecella Road. It is set back roughly thirty feet from the road and is situated in the center of a grassy yard. Mature shade trees grow around the house in the surrounding yard. No outbuildings were observed. The property is bordered by woods and open fields on three sides. The house is located at the eastern end of Ecella Road at its intersection with the Norfolk Southern Railroad.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5683
House, 7295 Ecella Road

This single-family dwelling, located at 7295 Ecella Road, was constructed in 1969, according to local land records. The building is a one-story, four-bay, Ranch-style house with a rectangular form. Numerous additions have been made to the house over time. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete foundation. The original portion of the roof is hipped and is covered with asphalt shingles. An interior-slope, metal chimney flue pierces the roof. On the primary façade (south elevation), the main entrance consists of an off-centered door that is inset into the front wall and accessed by concrete stairs. Fenestration consists of one-over-one, double-hung sash windows. In terms of ornamentation, the house has a large, bay window along the front elevation.

The house is located in a rural area on the north side of Ecella Road. It is set back roughly thirty feet from the road and is situated in the center of a grassy yard. A gravel driveway leads from the road and terminates beside the house to the east. A large shed stands behind the house to the north. The property is bordered by residential properties to the west and by the Norfolk Southern Railroad to the east.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5684
House, 22150 Barrett Town Road

This single-family dwelling, located at 22150 Barrett Town Road, was constructed in 1962, according to local land records. The building is a one-story, five-bay, Ranch-style house with a rectangular form. The northernmost bay consists of a one-bay, attached garage. Its structural system is brick, laid in a running bond, it rests atop a continuous, brick foundation. The roof is cross-gabled and is covered with asphalt shingles. An interior-slope, brick chimney pierces the roof. On the primary façade (east elevation), the main entrance consists of an off-centered door that is inset into the front wall and accessed by brick stairs. Fenestration consists of one-over-one, double-hung sash windows, accompanied by faux shutters on the front elevation. In terms of ornamentation, the house has a large picture window.

The house is located in a rural area on the west side of Barrett Town Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road and each side of the house and terminates along the north and south elevations. A large outbuilding and shed stand behind the house to the west.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5685
House, 22288 Barrett Town Road

This single-family dwelling, located at 22288 Barrett Town Road, was constructed in 1967, according to local land records. The building is a one-story, four-bay, Ranch-style house with a rectangular form. A two-bay attached carport with located along the south elevation. Its structural system is brick, laid in a running bond, it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with asphalt shingles. On the primary façade (east elevation), the main entrance consists of an off-centered door, sheltered by a partial-width porch. The porch roof is supported by turned wood posts. Fenestration consists of six-over-six, double-hung sash windows, accompanied by faux shutters. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the west side of Barrett Town Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. Foundation plantings grow along the front of the house. An asphalt driveway leads from the road and terminates in front of the carport to the east. The space underneath the carport is paved with concrete. A shed stands behind the house to the west. The property is bordered by a residential property to the south and by woods to the west and north.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5686
House, 22310 Barrett Town Road

This single-family dwelling, located at 22310 Barrett Town Road, was constructed in 1942, according to local land records. The building is a one-story, five-bay, Ranch-style house with a rectangular form. Its structural system is wood frame, clad in vinyl weatherboards, and it rests atop a continuous, concrete block foundation. The roof is side-gabled and is covered with standing-seam metal. An exterior-end, concrete block chimney pierces the roof. On the primary façade (east elevation), the main entrance consists of an off-centered door, sheltered by a slight roof overhang and accessed by concrete steps. Fenestration consists of one-over-one, double-hung sash windows, sheltered by metal awnings. The house is simple in design and has no additional ornamentation.

The house is located in a rural area on the west side of Barrett Town Road. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A dirt driveway leads from the road and loops around the house to the west. In the backyard, two shed and a well house stand to the west of the house. The property is bordered by residential properties to the north and south.

This property is an example of a typical early-to-mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5687
House, 22392 Barrett Town Road

This single-family dwelling, located at 22392 Barrett Town Road, was constructed in 1967, according to local land records. The building is a one-story, seven-bay, Ranch-style house with a rectangular form. The house consists of a four-bay main block with a three-bay, addition along the south elevation of the original block and a one-bay, attached carport along the south elevation of the addition. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is cross-gabled and is covered with asphalt shingles. An interior-slope, brick chimney pierces the roof. On the primary façade (east elevation), the main entrance consists of an off-centered door, sheltered by a one-bay, entry porch and accessed by a brick stoop. A secondary entrance is centered along the side addition. Fenestration consists of six-over-six, double-hung sash windows, accompanied by faux shutters. In terms of ornamentation, the house has a large picture window along the front elevation.

The house is located in a rural area on the west side of Barrett Town Road at its intersection with Mill Creek Drive. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. A gravel driveway leads from the road, loops behind the house to the west, and intersects with Mill Creek Drive to the north. Two sheds, an outbuilding, and a carport stand behind the house to the southwest. The property is bordered by residential properties to the south and by Mill Creek Drive to the north.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5688
House, 21260 Leander Lane

This single-family dwelling, located at 21260 Leander Lane, was constructed circa 1900, according to site inspection. The building is a two-story, three-bay, Vernacular-style farmhouse with an I-house form and subtle Folk Victorian influences. Its structural system is wood frame, clad in composite siding, and it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with standing-seam metal. An exterior-end, brick chimney pierces the roof peak. On the primary façade (south elevation), the main entrance consists of a central door, sheltered by a partial-width porch. The hipped porch roof is supported by turned wood posts that rest atop a wood deck. Fenestration consists of six-over-six and two-over-two, double-hung sash windows. In terms of ornamentation, the porch features subtle Folk Victorian stylistic details such as decorative bargeboard and turned wood posts.

The house is located in a rural area at the end of Leander Lane, which intersects with Winston Drive to the south. It is set back roughly one-half mile from the road and sits in the center of a grassy yard. Shade trees grow around the house in the surrounding yard. The yard is surrounded by agricultural fields on all sides, which are bordered by thick woods to the north, west, and south. A long, gravel driveway leads from Winston Drive and terminates in front of the house to the south. The house is accompanied by a well, three silos, and a large outbuilding, which stand behind the house to the north. Additionally, a shed and outbuilding stand beside the house to the east. The property is bordered by woods and open fields to the north, east, and west, and by residential properties along Winston Drive to the south.

This property is an example of a typical turn-of-the-century, Vernacular-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5689
House, 8115 Windsor Boulevard

This single-family dwelling, located at 8115 Windsor Boulevard, was constructed in 1963, according to local land records. The building is a one-story, five-bay, Ranch-style house with a rectangular form. The house consists of a five-bay block with a one-bay, attached carport. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is hipped and is covered with asphalt shingles. An interior-slope, brick chimney pierces the roof. On the primary façade (south elevation), the main entrance consists of a central door that is slightly inset into the wall and accessed by a brick stoop. A garage door flanks the front door to the right. Fenestration consists of two-over-two, double-hung sash windows, accompanied by faux shutters. In terms of ornamentation, the house has a large picture window on the front elevation.

The house is located in a rural area on the north side of Windsor Boulevard. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. The yard is bordered by woods to the north and west. A residential property borders the house to the east. A concrete driveway leads from the road and terminates underneath the attached carport. Foundation plantings and shrubs grow around the house. A shed stands behind the house to the north.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5690
House, 8089 Windsor Boulevard

This single-family dwelling, located at 8089 Windsor Boulevard, was constructed in 1969, according to local land records. The building is a one-story, five-bay, Ranch-style house with a rectangular form. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is hipped and is covered with asphalt shingles. On the primary façade (south elevation), the main entrance consists of an off-centered door that is slightly inset into the wall and accessed by a brick stoop. Fenestration consists of one-over-one, double-hung sash windows, accompanied by faux shutters. In terms of ornamentation, the house has three converging rooflines.

The house is located in a rural area on the north side of Windsor Boulevard. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. Trees grow around the house on all sides. Additionally, foundation plantings front the house to the south. A gravel driveway leads from the road and loops behind the house to the north. No outbuildings were observed. The property is bordered by a residential property to the east and by woods to the north and west.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5691
House, 7570 Windsor Boulevard

This single-family dwelling, located at 7570 Windsor Boulevard, was constructed in 1962, according to local land records. The building is a one-story, six-bay, Ranch-style house with a rectangular form. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is hipped and is covered with asphalt shingles. An exterior-central and interior-slope brick chimneys pierce the roof. On the primary façade (north elevation), the main entrance consists of an off-centered door that is sheltered by a one-bay, entry porch. The hipped porch roof is supported by vinyl posts. Fenestration consists of one-over-one, double-hung sash windows, accompanied by faux shutters. In terms of ornamentation, the house has a picture window along the front elevation.

The house is located in a rural area on the south side of Windsor Boulevard. It is set back roughly thirty feet from the road and sits in the center of a grassy yard. Shade trees grow around the house in the surrounding yard. An asphalt driveway leads from the road and terminates beside the house to the west. The backyard is enclosed with a wooden fence. No outbuildings were observed. The property is bordered by residential properties to the east and west.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5692
Southern States, 9242 Windsor Boulevard

This service station, located at 9242 Windsor Boulevard, was constructed in 1971, according to local land records. The building is a one-story, five-bay, commercial building with a rectangular form and no discernible style. The structural system of the building is concrete block, clad in brick on the front elevation, and it rests atop a continuous, concrete block foundation. The roof is flat and is covered with asphalt roofing. On the primary façade (north elevation), the main entrance consists of an off-centered, glass door sheltered by a metal awning. Fenestration consists of single-light, fixed commercial windows. In terms of ornamentation, a portion of the front façade is clad in vertical boards while the remainder of the wall is clad in brick veneer. Additionally, the front door is flanked by a large sidelight and topped by a transom. The building also has two large signs that include the name of the store.

The store is located in a rural area on the south side of Windsor Boulevard. It is set back roughly fifty feet from the road and sits in the center of a small, grassy yard. An asphalt parking lot and staging area surround the building on all sides. Additionally, an asphalt driveway leads from the road into the parking area. To the east of the building are two gas pumps and a system of pipes, each of which are covered by a shelter. Two additional gas pumps front the building to the north but are not covered by a shelter. To the south of the shelters is a shed. On the opposite side of the store to the west is a carport that provides shelter over a propane tank. The store is bordered by residential properties to the east and west and by the Norfolk Southern Railroad to the south.

This property is an example of a typical mid-twentieth century roadside service station located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5693
House, 9141 Windsor Boulevard

This single-family dwelling, located at 9141 Windsor Boulevard, was constructed in 1968, according to local land records. The building is a one-story, eight-bay, Ranch-style house with a rectangular form. The easternmost bay of the house consists of an attached garage. Its structural system is brick, laid in a running bond, and it rests atop a continuous, brick foundation. The roof is side-gabled and is covered with asphalt shingles. An interior-slope, brick chimney pierces the roof. Additionally, an interior-central, frame cupola pierces the roof peak. On the primary façade (south elevation), the main entrance consists of a central door, sheltered by a partial-width porch. The porch overhang is supported by wood posts that rest atop a brick base. Fenestration consists of eight-over-twelve- double-hung sash windows. In terms of ornamentation, the front door is accompanied by a molder door surround topped by a broken ogee pediment. Additionally, two of the windows on opposite sides of the door are topped by arched pediments.

The house is located in a rural area on the north side of Windsor Boulevard. It is set back roughly thirty feet from the road and sits in the center of a grassy yard, which is enclosed by a chain link fence. Shade trees grow around the house to the east and west. A gravel driveway leads from the road and terminates in front of the attached garage. A shed stands beside the house to the east. In the front yard along the driveway, a well is situated to the southeast of the house. The property is bordered by residential properties to the east and west.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 046-5694
House, 7523 Mill Creek Drive

This single-family dwelling, located at 7523 Mill Creek Drive, was constructed in 1947, according to local land records. The house is a one-story, four-bay, Ranch-style house with a rectangular form. Its structural framework is wood frame, clad in composite siding, and it rests atop a continuous, brick foundation. The roof is cross-gabled and is covered with asphalt shingles. On the primary façade (south elevation), the main entrance was not observed during the survey due to a partial-width, enclosed porch that shelters the door. A central, screen door leads into the porch; the door is sheltered by a metal awning that spans the entire width of the porch. The porch has a front-gable roof. Fenestration consists of six-over-six, two-over-two, and one-over-one, double-hung sash windows, some of which are accompanied by faux shutters. The house has no additional ornamentation.

The house is located in a rural area on the north side of Mill Creek Drive. It is set back roughly fifty feet and sits in the center of a grassy yard. Two large trees grow in front of the house to the south. A gravel driveway leads from the road and terminates behind the house to the north. Various additions on the north elevation of the house connect with a large outbuilding, which stands to the northwest. At the edge of the woods to the north, a shed and garage are located behind the house. The property is bordered by a residential property to the west and by an open field to the east.

This property is an example of a typical mid-twentieth century, Ranch-style dwelling located within a rural setting in the region. It does not possess significant architectural features or characteristics and reconnaissance-level research did not identify any significant historical associations. As a result, it is considered ***not eligible*** for listing in the NRHP.

VDHR# 091-5098
Norfolk & Western Railway

The Norfolk & Western Railway was constructed in 1858, according to written data. Now operated as the Norfolk Southern Railroad, many historic elements of the original railroad remain in place. All of the former stations in the area have been demolished. The roughly four-mile portion of the railroad surveyed consists of two lines of timber ties on metal tracks with a gravel base underneath.

A roughly four-mile portion of the railroad between the towns of Zuni and Windsor was surveyed as a part of this effort. Within this area, the railroad runs in an east-west direction and parallels Route 460, which is located to the north. A small strip of properties is located between the railroad and Route 460 within the survey area. Most of the railroad is lined with thick vegetation, although some sort sections have been cleared in areas adjacent to development. Three roads cross over the railroad within the survey area. Crossing points are located at the points where Routes 638 and 639 intersect with the railroad. Additionally, a bridge crosses over the railroad at the point where Route 645 intersects with the railroad.

During the mid-nineteenth century, a number of businessmen in Norfolk sought out a new rail line that would connect the city with Petersburg. In 1851, the Norfolk and Petersburg Railroad Company was established and began making plans for the new line. Civil engineer William Mahone became the project's chief engineer in 1853. Due to various setbacks, the railroad was not completed until 1858. Shortly after its completion, the railroad company was faced with new challenges when civil war broke out in 1861. Between 1862 and 1865, both Union and Confederate forces removed portions of the track in an effort to keep the opposing side from making use of the railroad. During the siege of Petersburg from 1864 to 1865, soldiers on both sides of the conflict dismantled portions of the line and used the materials in their defenses.

After the war, Mahone continued to serve as an executive and worked to repair the railroad. As president of various railroad companies, he established the Atlantic, Mississippi and Ohio Railroad Company in 1870, which connected Norfolk to the Mississippi Valley. The Norfolk & Petersburg

Railroad was added to the AM&O at this time. In 1881, the company fell under new ownership due to financial issues that forced Mahone to sell his interests. The new owner renamed the AM&O the Norfolk & Western Railway at this time. During the early twentieth century, several improvements, such as double tracking, were made to the line in order to keep up with demands for increased tonnage. As a result, no vestiges of the railroad that were built under Mahone's leadership remain in place today. During both World War I and World War II, the railroad was used to transport troops and equipment to Norfolk. In 1982, the Norfolk & Western merged with the Southern Railway to form the Norfolk Southern Corporation, which owns the railroad today.

Although only a small portion of the corridor was subject to this survey, and a full evaluation of the Norfolk and Southern Railroad is beyond the scope of this effort, it is acknowledged that the railroad is a significant aspect of regional and state history. While the portion of the line within the survey area has been altered, the corridor continues to convey its association with transportation development in Southside Virginia during the nineteenth and twentieth centuries. As such, it was previously determined eligible for listing in the NRHP by the VDHR in 2004, and most recently in 2020. It is D+A's opinion that the portion of the resource within the survey area still be considered ***potentially eligible*** for listing in the NRHP.

As a potentially NRHP-eligible resource within the survey area, an assessment of potential impacts brought about by the project is necessary. While project details including site plan, array layout, and vegetative screening are still under development, this resource is not located directly within the project area and therefore an assessment of potential visual impacts was conducted at this time.

To assess whether the project may pose a visual impact to the resource, a viewshed assessment was conducted from select vantage points along the corridor towards the project area. Inspection was performed and photographs towards the project area taken to document existing visibility and surrounding setting. This effort found that the railroad corridor extends through the project area, abutting the perimeter of several of the project tracts and within one-half mile of several others. The vast majority of the railroad corridor in the vicinity of the project area is lined by vegetation, varying from narrow treelines immediately along the corridor to thicker wooded areas that extend further out. The corridor crosses two roadways within the survey area, including Antioch Road and Ecella Road. While much of the corridor is bordered by undeveloped land through the survey, there are some buildings that border the corridor in the vicinity of the road crossings.

Inspection was only possible from the public road crossings which found that discrete tracts of the project area and associated improvements may be visible from these locations, however would be amongst other development lining the roads, much of which is nonhistoric. Much of the existing vegetation that lines the railroad corridor is within the railroad ROW and would therefore not be cleared as part of this project and will continue to provide screening to prevent wide and/or uninterrupted views of the project.

Therefore, the project may introduce a change in the setting and viewshed of the landscape within and immediately surrounding the portion of the corridor in the vicinity of the project. However, despite the likely visibility of project improvements from vantage points along the corridor in the vicinity of the project area, the proposed project is not anticipated to alter the overall alignment of the existing corridor, nor introduce any features that are substantially different or incompatible from its constantly evolving setting. It is therefore D+A's opinion that the proposed project will

have no more than a ***minimal impact*** overall on the Norfolk and Western Railroad corridor per VDHR's impact characterization.

Figure 6-24 illustrates the location of the Norfolk and Western Railroad corridor in relation to the project area, with the location and direction of representative photographs. Figures 6-25 through 6-31 provide representative photographs of and from the corridor towards the project area.

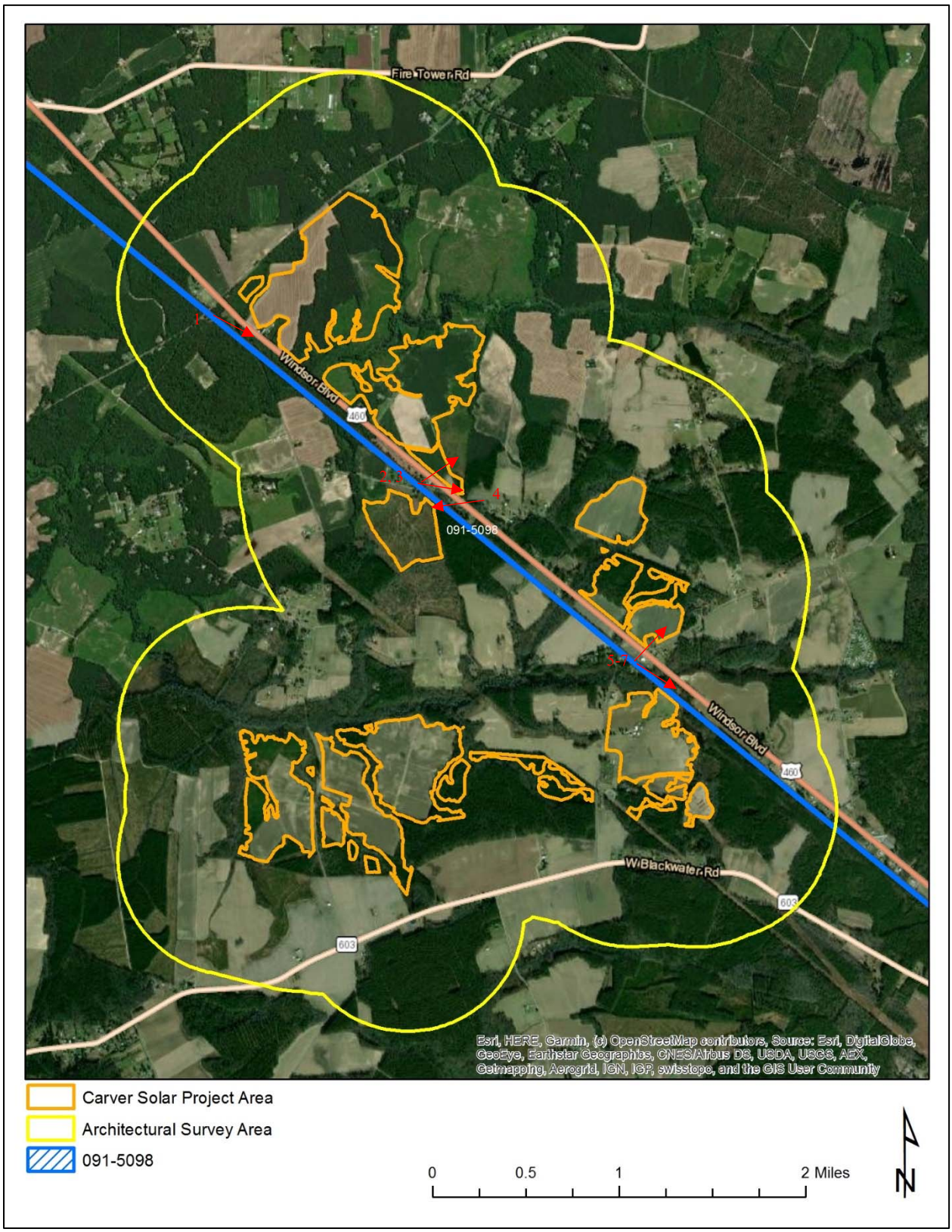

Figure 6-24: Norfolk and Western Railroad in relation to the project and survey areas with locations and directions of representative photos.

Figure 6-25: View 1- Norfolk Western Railroad corridor at Yellow Hammer Road, facing southeast (project not visible – screened by vegetation).

Figure 6-26: View 2- Norfolk Western Railroad corridor at Ecella Road crossing, facing east (project area visible in field immediately to the east, but screened on opposite side of railroad by raised berm and existing development).

Figure 6-27: View 3- Norfolk Western Railroad corridor at Ecella Road crossing, facing north (project area not visible – screened by raised berm and existing development).

Figure 6-28: View 4 - Norfolk Western Railroad corridor at Ecella Road crossing, facing west (project area not visible - screened on opposite side of corridor by existing vegetation).

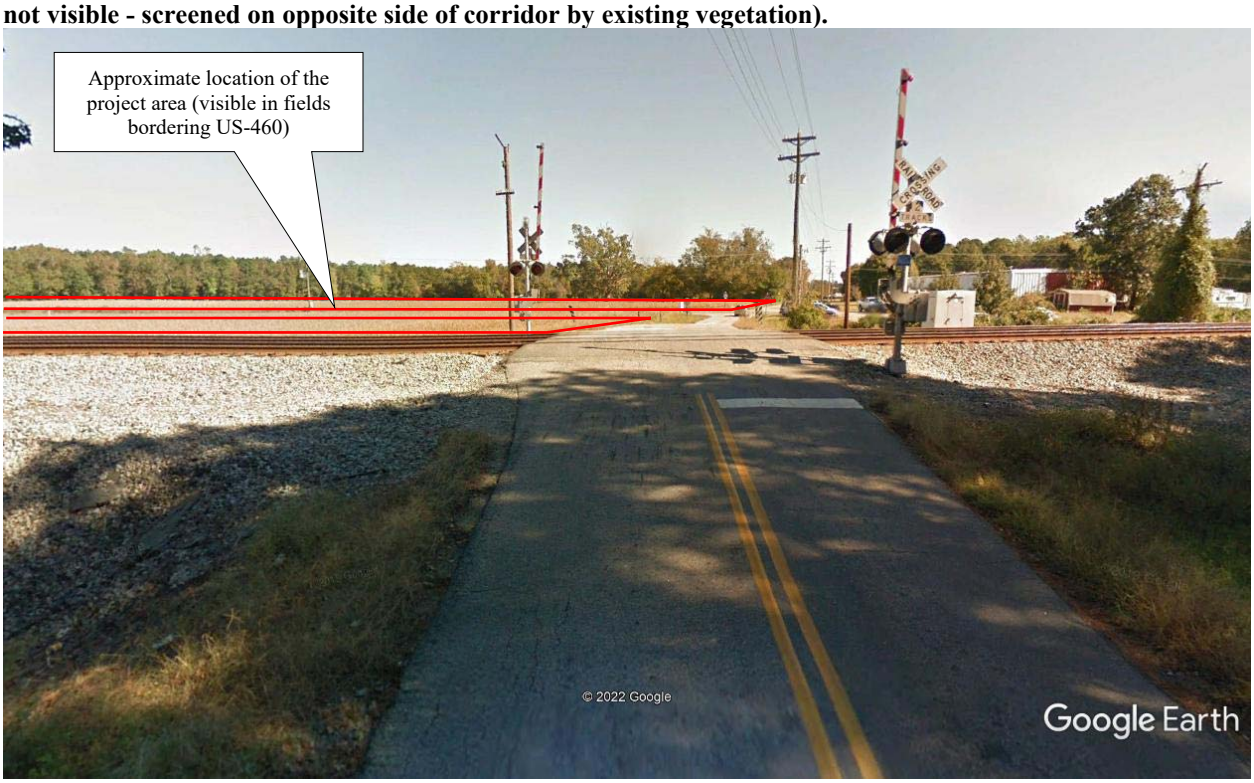

Figure 6-29: View 5- Norfolk Western Railroad corridor at Antioch Road, facing north (project area is visible in fields on opposite side of railroad corridor and US-460).

Figure 6-30: View 6- Norfolk Southern Railroad corridor at Antioch Road (project area not visible – screened by raised berm).

Figure 6-31: View 7- Norfolk Western Railroad corridor at Antioch Road, facing southeast (project area not visible – screened by existing vegetation).

7. CONCLUSIONS AND RECOMMENDATIONS

In April 2022, Dutton +Associates, LLC (D+A) completed a Phase I architectural resource survey (Phase I) of the Carver Solar Project Area in Isle of Wight County, Virginia. The effort was intended to provide documentation and assessment of architectural resources within the project area to make recommendations as to whether they may be potentially eligible for listing in the National Register of Historic Places (NRHP) and assess those that are considered NRHP-eligible for project impacts. The effort was conducted in support of an application to Isle of Wight County for a Conditional Use Permit (CUP) and application to the Department of Environmental Quality (DEQ) for a Permit By Rule (PBR). Although the project will require archaeological investigations as well, that study will be conducted as part of a separate effort and reported in a separate document.

The project involves the development of a solar energy production facility in the Windsor vicinity of southeastern Isle of Wight County. The project area is spread across several tracts of land to the west of Windsor along U.S. 460, bound generally by Yellow Hammer Road to the west, Deerfield Drive to the north, Antioch Road to the east, and Blackwater Road to the south. The project tracts are currently a mix of agricultural field and woodland (both native and planted timber). Several have homes and/or agricultural complexes that will be excluded from the proposed development. As part of the project, a series of solar arrays will be built throughout the project area and will tie into the power grid through connection to an existing transmission line on the east side of Antioch Road.

The architectural resources survey for the Carver Solar project resulted in the identification of a total of eighty-two (82) architectural resources greater than 50 years of age (constructed in 1972 or earlier) located within the survey area. Of the surveyed resources, fifty-four (54) were previously recorded (VDHR# 046-0034, 046-5057, 046-5086, 046-5088, 046-5089, 046-5099/5105, 046-5107/5111, 046-5113, 046-5114, 046-5277, 046-5293, 046-5294, 046-5307, 046-5501, and 091-5098) and twenty-eight (28) were newly recorded during this Phase I Survey (VDHR# 046-5664, 046-5668/5694). Twenty-nine (29) of the previously recorded resources were evaluated and determined not eligible for listing in the NRHP by the SHPO in 2020 and were therefore not subject to resurvey or evaluation as part of this effort (VDHR# 046-0116/0121, 046-0132, 046-5026/5029, 046-5055, 046-5056, 046-5087, 046-5112, 046-5154, 046-5295, 046-5296, 046-5298, 046-5569/5574/5577). An additional two (2) of the previously recorded resources (VDHR# 046-0034 and 046-5057) were revealed to have been demolished. The resources surveyed as part of this effort primarily include domestic and agricultural buildings from the mid-nineteenth to late-twentieth century, as well as a nineteenth century family cemetery, a railroad corridor, and several twentieth century commercial buildings.

A total of four resources identified within the survey area are considered eligible or potentially eligible for listing in the NRHP including two homes, a commercial building, and a railroad corridor. Of the two homes, the farm at 23255 Barrett Town Road (VDHR# 046-5089) has previously been determined potentially eligible as a good example of a mid-nineteenth century plantation home in the area with a relatively intact property and several potentially nineteenth century outbuildings. The second home, a farm located at 7431 Deerfield Drive (VDHR# 046-5671) is believed to have been built circa 1894, but replaced an eighteenth-century dwelling, and

retains several nineteenth century outbuildings as well as family cemetery. The commercial building is the 1930s roadside "Hobb's Store" (VDHR# 046-5101) that has been determined eligible for its association to the development of U.S. 460 and a unique example of a service station with a complex of motor lodge cabins. The Norfolk and Western Railroad (VDHR# 091-5098) has also been determined potentially eligible for its association to the growth and development of commerce in the region from the nineteenth century through the present-day.

Each of the four NRHP-eligible resources within the survey area were subject to an assessment of impacts according to VDHR's impact characterization scale. Two of the resources are located on tracts included in the project, but the building complexes themselves are outside of the project area (Farm at 23255 Barrett Town Road – VDHR# 046-5089 and Hobb's Store – VDHR# 046-5101). As such, solar arrays, infrastructure, and other improvements will be made within and around the boundaries of these two properties. The buildings themselves and adjacent yardscapes will be excluded from the development footprint and access will be maintained with existing driveways. The avoidance areas will extend from the buildings to the road and will tie into setback of project improvements from the roads to maintain visibility of the resources from public ROW. Existing vegetation in the vicinity of the building complexes will also be maintained and where no vegetation currently exists, a robust supplemental landscape buffer of evergreen trees will be planted to screen improvements from the roads and building complexes. As such, the project will result in direct impacts, as well as a change of setting and viewshed for both resources, however, with regards to the farm at 23255 Barrett Town Road, the impacts to the property will be more substantial as its associated property, field/woodland patterns, and landscape are contributing to its character as a farm and **therefore it is D+A's opinion that the project will result in a moderate impact to the farm at 23255 Barrett Town Road (VDHR# 046-5089)**. With regards to the Hobb's Store, however, the impacts will not substantially compromise the qualities and characteristics that make it significant or eligible for listing in the NRHP. As a roadside commercial building and tourist motel, its architecture and connectivity to the highway are considered key contributing aspects of its setting and will be preserved, while the farm fields and woodland to the rear where improvements are to be located are not as character-defining. **Therefore, it is D+A's opinion that the project will have no more than a minimal impact to the Hobb's Store (VDHR# 046-5101).**

For the other two properties located within the survey area but not within the project area, analysis found that the Farm at 7431 Deerfield Drive is located just north of the project area. Although the property parcel on which it is set immediately abuts the edge of the project area, the home and associated building complex are set centrally within the large property and a greater distance from the project. Existing vegetation on the property, including a thick timber stand, as well as a native wooded area bordering the swamp that extends along the perimeter of the property completely screens the project area from view and is anticipated to inhibit visibility of any project improvements. The Norfolk and Western Railroad corridor extends through the project tracts, although does not directly cross any of them. This corridor is lined by treelines and wooded areas for much of its length through the vicinity which buffer it from the project area. Inspection from the three road crossings in the vicinity reveal that in general this vegetation and other development bordering the roads and corridor screen wide views of the project area and will minimize visibility of project improvements. Therefore the project may introduce a slight change in the setting and viewshed of the landscape within and immediately surrounding the portion of the corridor in the vicinity of the project, although the project is not anticipated to alter the overall alignment of the

existing corridor, nor introduce any features that are substantially different or incompatible from its constantly evolving setting. **Therefore, it is D+A's opinion that the project will result in no more than a minimal impact to these resources.** Below is a summary of NRHP-eligible resources and recommendations of impacts.

Table 7-1: NRHP-eligible architectural resources with recommendations of project impacts

VDHR#	Resource Name/Address	Year Built	NRHP Eligibility	Project Impacts
046-5089	Farm, 23255 Barrett Town Road	c.1850	Potentially NRHP-Eligible	Moderate Impact
046-5101	Hobb's Store, 6635 Windsor Boulevard	c.1933	NRHP-Eligible	Minimal Impact
046-5671	Farm, 7431 Deerfield Drive	c.1894	Potentially NRHP-Eligible	Minimal Impact
091-5098	Norfolk and Western Railroad	c.1858	NRHP-Eligible	Minimal Impact

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APPENDIX A: RESUMES

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ROBERT J. TAYLOR, JR
Senior Architectural Historian

Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

Education

Master of Arts, 2009
Historic Preservation
Savannah College of Art and Design
Savannah, Georgia

Bachelor of Arts, 2005
Historic Preservation
University of Mary Washington
Fredericksburg, Virginia

Awards

Eagle Scout, 2001

Mr. Taylor holds a B.A. in Historic Preservation from University of Mary Washington and a M.A. in Historic Preservation from Savannah College of Art and Design. He has over 10 years of Cultural Resource Management Experience and has taken part in projects in Virginia, North Carolina, Maryland, Delaware, New Jersey, Rhode Island, Pennsylvania, Ohio, Florida, and California.

His experience in Cultural Resource Management includes working on both Architectural and Archaeological projects while participating in all phases of compliance from project initiation and development to completion. His work includes conducting field surveys, researching and documenting historic resources, completing site file forms, writing reports, preparing *NRHP* evaluations and documentation for individual resources and historic districts, compiling HABS/HAER documentation packages, preparing Cell Tower compliance packages, and conducting archaeological testing. He has a thorough understanding of the laws and regulations that govern cultural resources and has assisted with a number of Cultural Resource Management Plans, Programmatic Agreements, and Memorandum of Agreements. Outside of CRM, he has worked for the Thomas Jefferson's Monticello Foundation where he was a field archaeologist and assisted with the long-term, Plantation Survey Project on Monticello Mountain. Mr. Taylor's primary interests lie in Architectural Forensics and the study of building evolution.

As Senior Architectural Historian for Dutton + Associates, Mr. Taylor manages and conducts all aspects of historic and architectural resource projects and studies.

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Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

ROBERT J. TAYLOR, JR
Senior Architectural Historian

Professional Experience

Dutton + Associates, LLC, Architectural Historian, Richmond, Virginia, March 2009-present.
Manages architectural history studies, provides regulatory and compliance consultation, conducts Historic Resources Surveys, prepares NRHP nominations, HABS/HAER packages, site forms, and other documentation packages; performs research and context development, and authors project reports.

Thomas Jefferson Monticello Foundation, Field Archaeologist, Charlottesville, Virginia, Winter 2008- 2009. Conducted archaeological testing, assisted with site research, performed lab work

Janus Research, Inc, Architectural Historian, Tampa, Florida, August 2005- May 2008.
Conducted field surveys, Prepared NRHP and HABS/HAER documentation packages, authored Cultural Resource Assessment Survey Reports

Example Projects and Publications

Transmission Line Projects
Phase I Cultural Resources Survey of the Cunningham to Elmont 500 kV Transmission Line, Multiple Counties
Phase I Cultural Resources Survey of the TL47 230kV Transmission Line Rebuild, Multiple Counties
SCC Pre-Application Study for the Gainesville-Haymarket Substation and Transmission Line, Prince William Co
Cultural Resources Survey of the Bearwallow-Faraday Transmission Line Rebuild Project, Tazewell County
Phase I Cultural Resources Survey of the Dominion Line 567 Wilcox Wharf to Windmill Point Rebuild Project, Charles City and Prince George County
Phase I Survey of the Chase City-Kerr Dam, Line 137 and 138, Mecklenburg County
SCC Pre-Application Study of the Mount Storm-Valley Rebuild Project, Rockingham County
Phase I Survey of the Hayes-Yorktown 230kV Transmission Line, Gloucester County

Substation Projects
SCC Pre-Application Study of the Elklick Substation Expansion, Fairfax Co
SCC Pre-Application Study of the Roundtable Substation, Fairfax County
Phase I Survey of the Possum Point Project, Prince William County

Wind Power Projects
Phase I Cultural Resources Survey of the Rocky Forge Wind Project, Botetourt County

Solar Projects
Phase I Survey of the Briel Solar Farm, Henrico Co
Phase I Survey of the Puller Solar Project, Middlesex County
Phase I Survey of the Whitehouse Solar Project, Louisa County
Phase I Survey of the Hosier Road Solar Project, Suffolk County
Phase I Survey of the Twitty Creek Solar Project, Charlotte County

Other
Phase III Investigations of the Spring Hill Plantation Site for the Dominion Reymet Road Expansion Project, Chesterfield County
HALS Photography for the Skiffe's Creek 500kV Transmission Line Project, Charles City County

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DARA FRIEDBERG
Architectural Historian

D
A

Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

Education

Master of Science, 2004
Historic Preservation
University of Pennsylvania
Philadelphia, Pennsylvania

Bachelor of Arts, 1999
Historic Preservation
Mary Washington College
Fredericksburg, Virginia

Ms. Friedberg holds a M.S. in Historic Preservation, concentrating in Architectural Conservation, from University of Pennsylvania and a B.A. in Historic Preservation from Mary Washington College. She has worked in historic preservation and conservation since 1999 and has taken part in projects in Virginia, Maryland, Pennsylvania, Washington, D.C., South Carolina, Georgia, Connecticut, New York, Illinois, Ohio, and Tennessee.

Her experience in Cultural Resource Management includes conducting field surveys, researching and documenting historic resources, preparing National Register of Historic Places nominations, performing archival research, assisting in Federal Tax Credit projects, and completing material analyses of historic mortar and paint.

Prior to working at Dutton + Associates, she was employed as a conservator. This allowed her to conduct multiple conditions assessments of architecture, monuments, and sculptures as well as provide treatment recommendations and project specifications. She has also physically worked on the conservation of stone, metal, and decorative painting. At the completion of each project she provided thorough documentation of each process undertaken.

As an Architectural Historian for Dutton + Associates, Ms. Friedberg collaborates on all aspects of historic and architectural projects including performing field work, conducting project research, and authoring project reports.

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Dutton + Associates
CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

DARA FRIEDBERG
Architectural Historian

Professional Experience

Dutton + Associates, LLC, Architectural Historian, Midlothian, Virginia, 2013-Present
Conducts historic resources surveys, performs background research, develops historic contexts, writes National Register nominations, and authors and formats project reports

Kreilick Conservation, LLC, Conservator, Oreland, Pennsylvania, 2006-2012
Completed conditions assessments and treatment recommendations for stone and metal projects, conserved stone and metal architectural elements, monuments, and sculptures, and authored conservation reports.

Powers & Company, Inc., Preservation Associates, Philadelphia, Pennsylvania, 2002-2006
Conducted historic resources surveys, performed background research, assisted with Federal Historic Preservation Tax Credit projects, completed mortar and historic paint analyses, completed conditions assessments and recommendations for buildings, produced reports for large scale restoration projects, and created project specifications.

Albert Michaels Conservation, Inc., Conservation Technician, Harrisburg, Pennsylvania, 2001-2002
Conserved decorative paintings and refinished ornate wood, and authored conservation reports.

KCI Technologies, Inc., Cultural Resource Specialist, Hunt Valley, Maryland, 2000-2001
Conducted historic resources surveys, performed background research, and authored project reports.

Restoration Concepts, Restoration Intern, Burlington, Vermont, 1999
Assisted in the restoration of a building.

Example Projects

National Register of Historic Places Nominations
- Tower Building, Richmond
- Lee Medical Building, Richmond
- Fuqua Farm, Chesterfield

Preliminary Information Forms
- North Thompson Street Historic District, Richmond
- Virginia Avenue Elementary School, Petersburg

Interpretive Signs
- Skiffes Creek Interpretive Signs, multiple counties
- Spring Hill Plantation Interpretive Signs, Chesterfield Co.

Viewshed Analyses
- Viewshed Assessment for Fort Evans, Loudoun Co.
- Viewshed Analysis for Ellerslie, Surry Co.

Military Analyses and Landscape Studies
- Phase IA Assessment and Military Terrain Analysis of the Plantation Woods Property, Spotsylvania Co.
- Phase I, Viewshed Assessment, and Military Terrain Analysis for the Potato Run Mitigation Bank, Culpeper Co.
- Assessment of Two Core Areas of the Battle of Buckland Mills, Prince William Co.

Cultural Resource Survey and Compliance Reports
- Cultural Context and Thematic Study for the Proposed Revitalize RVA Project, Richmond
- Assessment of Fulton Gas Works, Richmond
- Documentary Study of the Cromley Row Project Area, Alexandria
- Study of Washington Boundary Ditches, Fairfax Co.
- Intensive Level Survey for Warehouse No. 3 of the Richmond Intermediate Terminal, Richmond
- Economic Context of Middlesex County and the Palmer House, Middlesex Co.
- Phase I Survey for the Remington-Gordonsville Transmission Line Rebuild Project, multiple counties
- Phase II Archaeological Evaluation of Site 44LD1244, Loudoun Co.

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COMMONWEALTH of VIRGINIA

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

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Acting Secretary of Natural and Historic Resources

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July 26, 2022

Robert J. Taylor, Jr., M.A.
Dutton + Associates, LLC
1115 Crowder Dr.
Midlothian, VA 23113

RE: Carver Solar Project Phase I Architectural Resource Survey
Lancaster County, Virginia
DHR File No. 2022-3225

Dear Mr. Taylor:

We have received for review the *Phase I Architectural Resource Survey of the Carver Solar Project Area* prepared by Dutton + Associated (D+A) on behalf of Carver Solar I, LLC. We provide the following comments in support of an application to the Department of Environmental Quality (DEQ) for a Permit-by-Rule to construct and operate a small solar project Lancaster County, Virginia. Please note that these comments are regarding the impacts to architectural resources within or near the project area. To date, the archaeological survey of the project area has not been received, and DHR cannot provide comments on the overall impacts of the project at this time.

The architectural report identified eighty-two (82) resources; which includes fifty-four (54) previously recorded resources and twenty-eight (28) newly identified resources within the 0.5-mile study area. Two (2) previously recorded have been demolished. Of the surveyed resources, four (4) resources are eligible, potentially eligible or considered eligible for listing in the Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP).

D+A recommends a moderate impact to the potentially VLR/NRHP-eligible Farm (DHR ID #046-5089). The resource is within the project lease area and the historic integrity of setting and will be diminished by the project. The conceptual site plan includes minimization efforts such as excluding a portion of the landscape to the front (between it and the road) from the development footprint; setting back improvement areas in all directions from the avoidance areas; installing of a supplemental buffer of evergreen trees where vegetation does not currently exist; and extending the buffer around the perimeter of the avoidance area to screen improvements in the background as well. D+A included the conceptual site plan in the report. ***DHR conditionally concurs*** that there will be a moderate adverse impact to #046-5089 warranting mitigation. We will need to see a detailed planting plan as the condition to our concurrence. This planting plan should include renderings with mature growth superimposed onto key viewshed photos to and from #046-5089.

The entire potentially VLR-NRHP-eligible Hobbs Store (DHR ID #046-5101) parcel is included within the project lease area. Solar arrays, infrastructure, and other improvements will be made within and around the resource boundary and the primary commercial building and surrounding building complex will be excluded from the development footprint. The conceptual site plan includes minimization efforts such as setting back improvements in all directions from the avoidance area; maintaining sight lines of the building complex from public ROW in each direction; maintaining existing vegetation throughout the building complex and to the east side; installing a supplemental buffer of evergreen trees where vegetation does not currently exist along the front of the field to the west of the property; and extending around the perimeter of the avoidance area to screen improvements in the background as well. D+A recommends a minimal impact and ***DHR does not concur***. It is DHR's opinion that this will be a moderate adverse impact warranting mitigation. A majority of the resource boundary will be filled with arrays. If the opinion is that the current boundary for #046-5101 needs to be reassessed, which currently includes the fields and wooded property to the rear of the primary resource, then additional survey work will be needed to justify the redrawing of the boundary and submitted to DHR for review and comment. If at that time DHR concurs that the boundary redrawing is justified, we will reassess our opinion on impacts. We will need to see a detailed planting plan on #046-5101 to include renderings with mature growth superimposed onto key viewshed photos to and from #046-5101.

DHR concurs with D+A's recommendation that the Farm (DHR ID #046-5671) is potentially VLR/NRHP eligible. This resource is not located directly within the project area and a swamp and surrounding woodland extending into the project area and will be avoided and not cleared as part of the project. Therefore D+A recommends a minimal impact to #046-5671 and ***DHR concurs***.

In sum, there will be moderate adverse impacts to the Farm (DHR ID #046-5089) and Hobbs Store (DHR ID #046-5101), which both warrant mitigation. Mitigation options should be discussed in consultation with DHR. Additionally, we need to see a detailed planting plans for both resources to include renderings with mature growth superimposed onto key viewshed photos to the resource from the project area and from the project area to the resource.

Please see the attached, updated table for impact and eligibility recommendations.

If you have any questions regarding these comments, please contact me at 804-482-8091 or via email, jennifer.bellville-marrion@dhr.virginia.gov.

Sincerely,

Jenny Bellville-Marrion, Project Review Archaeologist
Review and Compliance Division

c. David Dutton, D+A
Chris Egghart, DEQ

Architecture Eligibility and Impact Recommendations

TABLE KEY:	Warrants Mitigation	Needs Attention	**DHR does not concur**	***Not Surveyed due to 2020 Survey***

DHR #	Property Name / Address	D+A Eligibility	DHR Eligibility	D+A Impact	DHR Impact
046-0034	Mumford House, Windsor Boulevard	D+A: Demolished	Demolished	N/A	N/A
046-5057	Barn, West Blackwater Road	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5086	Hedgepeth House, 22156 Barrett Town Road	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5088	House, 23000 Barrett Town Road	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5089	Farm, 23255 Barrett Town Road	VDHR: Potentially Eligible/ D+A: Potentially Eligible	Potentially Eligible	Moderate	Moderate with the Condition of DHR-approved Planting Plan
046-5099	House, 6456 Windsor Boulevard	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5100	House, 6470 Windsor Boulevard	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5101	Hobbs Store, 6635 Windsor Boulevard	VDHR: Eligible/ D+A: Potentially Eligible	Potentially Eligible	**Minimal**	**Moderate**
046-5102	House, 7229 Windsor Boulevard	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5103	House, 7416 Ecella Road	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5104	House, 7279 Ecella Road	VDHR: Not Eligible (2004)/	Not Eligible	N/A	N/A

DHR #	Property Name / Address	D+A Eligibility	DHR Eligibility	D+A Impact	DHR Impact
		D+A: Not Eligible			
046-5105	Commercial Building, 8189 Windsor Boulevard	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5107	Mumford Family Cemetery, Yellow Hammer Road	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5108	House, 7230 Ecella Road	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5109	House, 21539 Barrett Town Road	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5110	House, 7121 Ecella Road	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5111	House, 8027 Winston Drive	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5113	House, 9155 Windsor Boulevard	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5114	House, 9169 Windsor Boulevard	VDHR: Not Eligible (2004)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5277	House, 23258 Barrett Town Road	VDHR: Not Eligible (2007)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5293	House, 21512 Barrett Town Road	VDHR: Not Eligible (2009)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5294	House, 7132 Ecella Road	VDHR: Not Eligible (2009)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5307	Commercial Granary, 22000 Barrett Town Road	VDHR: Not Eligible (2009)/	Not Eligible	N/A	N/A

DHR #	Property Name / Address	D+A Eligibility	DHR Eligibility	D+A Impact	DHR Impact
		D+A: Not Eligible			
046-5501	House, 9108 Cut Thru Road	VDHR: Not Eligible (2014)/ D+A: Not Eligible	Not Eligible	N/A	N/A
046-5664	House, 7346 Yellow Hammer Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5668	House, 7297 Yellow Hammer Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5669	House, 7246 Yellow Hammer Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5670	House, 7230 Yellow Hammer Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5671	Farm, 7431 Deerfield Drive	D+A: Potentially Eligible	Potentially Eligible	Minimal	Minimal
046-5672	House, 7296 Deerfield Drive	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5673	House, 7268 Deerfield Drive	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5674	House, 6250 Yellow Hammer Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5675	House, 6278 Yellow Hammer Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5676	House, 8072 Winston Drive	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5677	House, 9071 Cut Thru Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5678	House, 22038 Garrison Drive	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5679	House, 22004 Garrison Drive	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5680	House, 21296 Garrison Drive	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5681	House, 21416 Garrison Drive	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5682	House, 7334 Ecella Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5683	House, 7295 Ecella Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5684	House, 22150 Barrett Town Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5685	House, 22288 Barrett Town Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5686	House, 22310 Barrett Town Road	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5687	House, 22392 Barrett Town Road	D+A: Not Eligible	Not Eligible	N/A	N/A

DHR #	Property Name / Address	D+A Eligibility	DHR Eligibility	D+A Impact	DHR Impact
046-5688	House, 21260 Leander Lane	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5689	House, 8115 Windsor Boulevard	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5690	House, 8089 Windsor Boulevard	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5691	House, 7570 Windsor Boulevard	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5692	Southern States, 9242 Windsor Boulevard	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5693	House, 9141 Windsor Boulevard	D+A: Not Eligible	Not Eligible	N/A	N/A
046-5694	House, 7523 Mill Creek Drive	D+A: Not Eligible	Not Eligible	N/A	N/A
091-5098	Norfolk & Western Railway	VDHR: Eligible/ D+A: Potentially Eligible	Eligible	Minimal	Minimal
046-0116	*Farm, 8151 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-0117	*House, 8299 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-0118	*Bostick Cemetery*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-0119	*Morning Star Baptist Church, 8445 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-0120	*House, 8503 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-0121	*House, 9177 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-0132	*Morning Star Baptist Cemetery, 8445 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5026	*Farm, 7095 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5027	*House, 7289 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5028	*Chapel Grove Congregational Christian Church, 7366 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5029	*House, 7443 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5055	*House, 7058 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5056	*House, 6483 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*

DHR #	Property Name / Address	D+A Eligibility	DHR Eligibility	D+A Impact	DHR Impact
046-5087	*House, 7683 Mill Creek Drive*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5112	*Farm, 23093 Antioch Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5154	*Antioch Christian Church, 23011 Antioch Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5295	*House, 8021 Mill Creek Drive*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5296	*House, 23050 Antioch Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5298	*House, 8464 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5569	*House, 8430 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5570	*House, 8412 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5571	*House, 8404 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5572	*House, 8394 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5573	*House, 8384 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5574	*House, 8376 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5575	*Antioch Christian Cemetery, Antioch Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5576	*House, 7076 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*
046-5577	*House, 7524 Blackwater Road*	*VDHR: Not Eligible (2020)*	*VDHR: Not Eligible (2020)*	*N/A*	*N/A*

CARVER SOLAR - 71 MW

ECONOMIC & FISCAL CONTRIBUTION TO ISLE OF WIGHT COUNTY, VIRGINIA

Prepared for

OPEN ROAD RENEWABLES

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APRIL 2022

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About Mangum Economics, LLC

Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Information Technology:** Working with some of the largest names in the industry, to date the Mangum Team has produced analyses of the economic and fiscal impact of the data center industry in Virginia, home to the largest concentration of data centers in the world, and in five other states.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 15 GW of proposed solar, wind, battery storage, and hydro projects spanning Virginia and eleven other states. Among those projects was Dominion Energy's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. Most recently, we were called upon by Henrico County to provide an analysis of the proposed $2.3 billion Green City "net-zero eco district." The Mangum Team has also authored multiple economic development plans, including identifying industries that were likely recruitment targets because of the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Education and Workforce:** The Mangum Team has worked with multiple post-secondary and secondary education institutions to quantify their economic contribution to their host communities as well as their impact on regional and statewide workforce needs.

The Project Team

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Executive Summary

This report assesses the economic and fiscal contribution that the proposed Carver Solar project would make to Isle of Wight County, Virginia. The primary findings from that assessment are as follows:

1) **Carver Solar is a proposed 71-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located on both sides of Route 460 approximately 2 miles northwest of the Town of Windsor in Isle of Wight County, Virginia. The estimated actively used, fenced-in solar site would be approximately 596 acres of agricultural land and timberland.**

2) **The proposed Carver Solar project would make a significant economic contribution to Isle of Wight County:**

   - The proposed Carver Solar project would provide an estimated one-time pulse of economic activity to Isle of Wight County during its construction phase supporting approximately:
     - 56 direct, indirect, and induced jobs.
     - $2.6 million in associated labor income.
     - $7.5 million in economic output.
   - The proposed Carver 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.
     - $68,900 in associated labor income.
     - $210,600 in economic output.

3) **The proposed Carver Solar project would also make a significant fiscal contribution to Isle of Wight County. The proposed project would generate approximately:**[1]

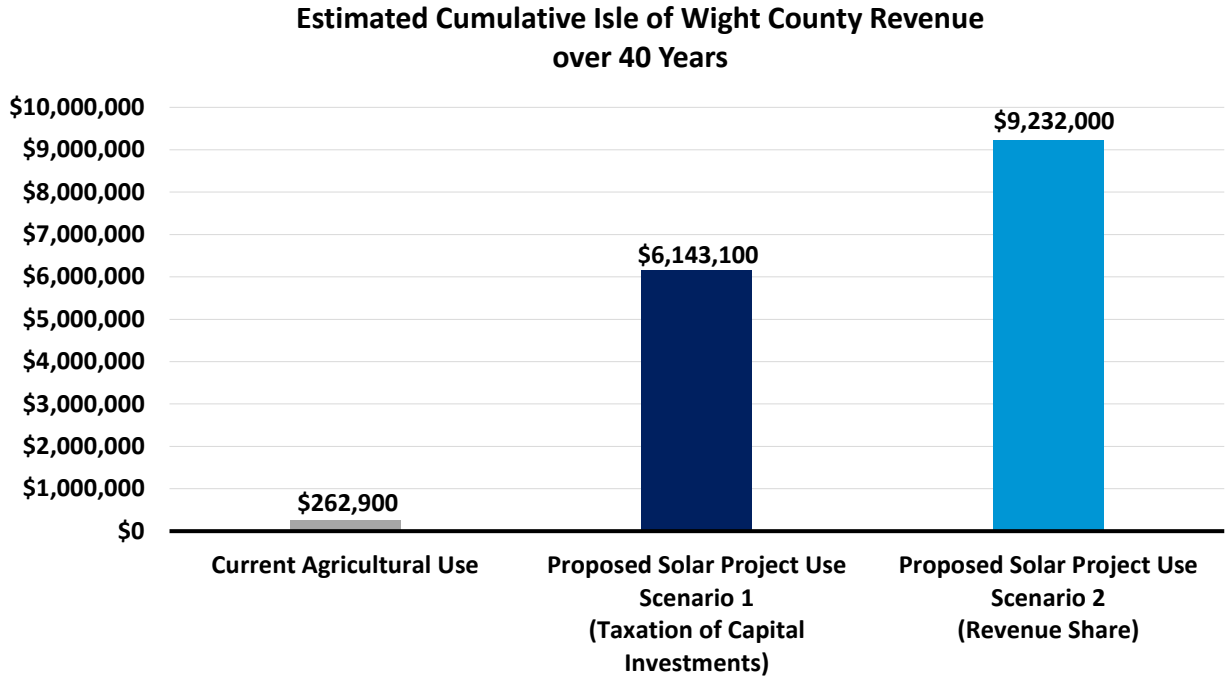
   - $207,600 in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
   - $6.1 million in cumulative county revenue over the facility's anticipated 40-year operational life assuming revenues are generated from the reassessment of the real property and the taxation of the associated capital investments, (Scenario 1); or
   - $9.2 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 and payments associated with locally adopted revenue share ordinance that

[1] Estimated revenue does not include voluntary payments associated with a siting agreement, which is subject to negotiation between Open Road Renewables and Isle of Wight County.

are based on the project's generation capacity and include a 10 percent escalator every five years (Scenario 2).

4) **The proposed Carver 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 Carver Solar project would generate approximately $6.1 million (from taxation on capital equipment) or $9.2 million (from a revenue share ordinance) in cumulative county revenue over the facility's anticipated 40-year operational life, as compared to approximately $262,900 in cumulative county revenue in the property's current agricultural use – a difference of approximately $5.9 million and $9.0 million.



5) **The proposed Carver Solar project would provide a boost to Isle of Wight County's construction sector:**

   - At 461 jobs, construction is Isle of Wight's sixth largest major industry sector.[2]
   - Additionally, the construction sector posted the second largest job gain of any major industry sector in the county between the first quarter of 2020 and the first quarter of 2021 (a gain of 28 jobs).
   - The proposed Carver Solar project could directly support approximately 47 jobs and $2.2 million in labor income in Isle of Wight County's construction sector.

[2] Data Source: 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 that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general 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 Carver Solar project would make to Isle of Wight County, Virginia. This report was commissioned by Open Road Renewables and produced by Mangum Economics.

The Project

Carver Solar is a proposed 71-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located on both sides of Route 460 approximately 2 miles northwest of the Town of Windsor in Isle of Wight County, Virginia. The estimated actively used, fenced-in solar site would be approximately 596 acres of agricultural land and timberland.

Economic and Fiscal Impact

This section quantifies the economic and fiscal contribution that the proposed Carver 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 operations phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Carver Solar project, the analysis employs a regional economic impact model called IMPLAN.[3] 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 Carver 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

[3] IMPLAN is produced by IMPLAN Group, LLC.

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 Carver Solar project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Carver Solar project would have on Isle of Wight County.

Assumptions

The analysis is based on the following assumptions:

- Total investment in the Carver Solar project is estimated to be approximately $85.2 million.[4]
- Of that total:
    - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately $32.1 million.[5]
    - Capital equipment costs are estimated to be approximately $53.1 million.[6] It is anticipated that no capital equipment would be purchased from vendors in Isle of Wight County.[7]
- For ease of analysis, all construction expenditures are assumed to take place in a single year.

[4] Data Source: Open Road Renewables.
[5] Data Source: Open Road Renewables.
[6] Data Source: Open Road Renewables.
[7] Data Source: IMPLAN Group LLC.

Results

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Carver Solar project would directly provide a one-time pulse supporting approximately: 1) 47 jobs, 2) $2.2 million in labor income, and 3) $6.2 million in economic output to Isle of Wight County.[8]

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) 56 jobs, 2) $2.6 million in labor income, 3) $7.5 million in economic output, and 4) $207,600 in state and local tax revenue.

Table 1: Estimated One-Time Economic and Fiscal Impact on Isle of Wight County from Construction of the Carver Solar Project[9]

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	47	$2,249,700	$6,168,600
2nd Round Indirect and Induced Economic Activity	9	$356,400	$1,340,600
Total Economic Activity	**56**	**$2,606,100**	**$7,509,200**
Fiscal Impact			
State and Local Tax Revenue			**$207,600**

**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 Carver Solar project would have on Isle of Wight County during its anticipated 40-year operational phase.

Assumptions

The analysis is based on the following assumptions:

- The Carver Solar project would spend approximately $170,800 each year for maintenance and repair, vegetative control, and other operational expenditures.[10]
- The Carver Solar project would involve an investment of approximately $85.2 million in capital equipment and improvements to the existing property.[11]

[8] 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.
[9] 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.
[10] Data Source: Open Road Renewables.
[11] Data Source: Open Road Renewables.

- The Carver Solar project would be situated on approximately 596 acres of fenced-in, leased and purchased land.[12]
- Only the actively used, fenced-in acreage would be removed from the land use program.
- The fenced-in acreage would be reappraised at $15,000 per acre.[13]
- The initial interconnection request for Carver Solar was filed in the 1st Quarter of 2018.[14]
- The Carver Solar project's total generation capacity would be 71 MW AC.[15]
- The Carver Solar project would become operational in the third quarter of 2024.[16]

Results – 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 Carver Solar project would directly support approximately: 1) 1 job, 2) $49,500 in labor income, and 3) $125,600 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) $68,900 in labor income, and 3) $210,600 in economic output.

Table 2: Estimated Annual Economic Impact on Isle of Wight County from the Ongoing Operation of the Carver Solar Project

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	1	$49,500	$125,600
2nd Round Indirect and Induced Economic Activity	1	$19,400	$85,000
Total Economic Activity	**2**	**$68,900**	**$210,600**

**Totals may not sum due to rounding.*

Results – Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed Carver Solar project would make to Isle of Wight County. The analysis considers two scenarios. Both scenarios include the additional revenue that the Carver 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

[12] Data Source: Open Road Renewables.
[13] Data Source: Isle of Wight County Commissioner of Revenue's Office. Current assessment value of existing solar farm in the county.
[14] Data Source: Open Road Renewables.
[15] Data Source: Open Road Renewables.
[16] Data Source: Open Road Renewables.

property. Scenario 1 then describes the additional revenue Carver 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.

Reassessment of Property

Table 3 details the increased property assessments associated with removing the affected acreage from the land use program and reassessing the 596-acre fenced-in site as solar use property. The county real estate tax revenue from the project after reassessment is estimated to be approximately $75,990 per year, for a cumulative total of approximately $3.0 million over the project's anticipated 40-year operational life expectancy.[17] Adding one-time rollback taxes of approximately $54,052 increases that cumulative total to approximately $3.1 million. In contrast, the property currently generates approximately $6,573 per year in real estate tax revenue for the county, for a cumulative total of approximately $262,931 over 40 years.[18]

Table 3: Estimated County Revenue Generated by the Proposed Carver Solar Project over 40 Years from Real Estate Taxes

Estimated Increased Appraised Value of Property under Solar Use[19]	$8,940,000
Isle of Wight County Real Estate Tax Rate	0.0085
Annual County Real Estate Tax – Solar Use	$75,990
Cumulative Revenue over 40 Years	**$3,039,600**
One-time Rollback Taxes[20]	**$54,052**
Cumulative Revenue over 40 Years	**$3,093,652**

**Totals may not sum due to rounding.*

Scenario 1: Taxation of Capital Investment

Table 4 separately details the additional annual revenue that the proposed Carver Solar project would generate for Isle of Wight County over a 40-year period from taxes levied on capital investment. This calculation is based on: 1) the taxable portion of capital investments pursuant to the 80 percent local tax exemption pursuant to Virginia Code §58.1-3660[21], 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

[17] Assumes property will be reassessed at $15,000 per acre once it is under solar use.
[18] Derived from Isle of Wight County's Real Estate Assessment database. Excludes value of existing structures.
[19] Calculated as 596 acres times $15,000.
[20] Rollback taxes are computed as the difference between the 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, including 10 percent simple interest. Does not account for changes in assessment values.
[21] The Virginia Code §58.1-3660 stipulates that solar facilities over 20MW for which an interconnection request was filed between January 1, 2015 and June 30, 2018 are subject to an 80 percent exemption from local property taxes.

Commission's depreciation guidelines for solar facilities, times 5) Isle of Wight County's real property tax rate of $0.85 per $100 of assessed value pursuant to Virginia Code §58.1-2606.

As the data in Table 4 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Carver Solar project would be approximately $120,501 in the project's first year of operation, with that figure projected to decline to approximately $13,389 in the project's 34th year of operation and thereafter, as the value of the proposed capital investments is depreciated, for a cumulative total of approximately $3.0 million.

Table 4: Estimated County Revenue Generated by the Proposed Solar Investment over 40 Years

Year	Total Capital Investment Subject to Exemption[22]	Less Exemption[23]	Capital Investment Less Exemption[24]	Depreciation[25]	Depreciated Value of Taxable Capital Investment	Additional Annual County Tax Revenue Solar Investment[26]
1	$85,200,000	80%	$15,751,776	90.0%	$14,176,598	$120,501
2	$85,200,000	80%	$15,751,776	90.0%	$14,176,598	$120,501
3	$85,200,000	80%	$15,751,776	90.0%	$14,176,598	$120,501
4	$85,200,000	80%	$15,751,776	90.0%	$14,176,598	$120,501
5	$85,200,000	80%	$15,751,776	90.0%	$14,176,598	$120,501
6	$85,200,000	80%	$15,751,776	90.0%	$14,176,598	$120,501
7	$85,200,000	80%	$15,751,776	90.0%	$14,176,598	$120,501
8	$85,200,000	80%	$15,751,776	90.0%	$14,176,598	$120,501
9	$85,200,000	80%	$15,751,776	89.7%	$14,127,768	$120,086
10	$85,200,000	80%	$15,751,776	88.2%	$13,888,341	$118,051
11	$85,200,000	80%	$15,751,776	86.6%	$13,634,737	$115,895
12	$85,200,000	80%	$15,751,776	84.9%	$13,366,957	$113,619
13	$85,200,000	80%	$15,751,776	83.1%	$13,083,425	$111,209
14	$85,200,000	80%	$15,751,776	81.1%	$12,780,991	$108,638
15	$85,200,000	80%	$15,751,776	79.1%	$12,461,230	$105,920
16	$85,200,000	80%	$15,751,776	77.0%	$12,122,567	$103,042
17	$85,200,000	80%	$15,751,776	74.7%	$11,763,426	$99,989
18	$85,200,000	80%	$15,751,776	72.3%	$11,383,809	$96,762
19	$85,200,000	80%	$15,751,776	69.7%	$10,978,988	$93,321
20	$85,200,000	80%	$15,751,776	67.0%	$10,552,115	$89,693

[22] Data Source: Open Road Renewables

[23] Pursuant to Virginia Code §58.1-3660, solar facilities over 20MW are subject to an 80 percent exemption from local property taxes if the interconnection request was filed between January 1, 2015 and June 30, 2018.

[24] Accounts for the State Corporation Commission's utility assessment ratio for taxation of public utilities in Isle of Wight County.

[25] Data Source: State Corporation Commission guidelines.

[26] 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 $0.85 per $100 of assessed value.

Table 4: Estimated County Revenue Generated by the Proposed Solar Investment over 40 Years

Year	Total Capital Investment Subject to Exemption[22]	Less Exemption[23]	Capital Investment Less Exemption[24]	Depreciation[25]	Depreciated Value of Taxable Capital Investment	Additional Annual County Tax Revenue Solar Investment[26]
21	$85,200,000	80%	$15,751,776	64.1%	$10,098,464	$85,837
22	$85,200,000	80%	$15,751,776	61.1%	$9,618,034	$81,753
23	$85,200,000	80%	$15,751,776	57.8%	$9,109,252	$77,429
24	$85,200,000	80%	$15,751,776	54.4%	$8,568,966	$72,836
25	$85,200,000	80%	$15,751,776	50.8%	$7,997,177	$67,976
26	$85,200,000	80%	$15,751,776	46.9%	$7,389,158	$62,808
27	$85,200,000	80%	$15,751,776	42.8%	$6,746,486	$57,345
28	$85,200,000	80%	$15,751,776	38.5%	$6,064,434	$51,548
29	$85,200,000	80%	$15,751,776	33.9%	$5,343,002	$45,416
30	$85,200,000	80%	$15,751,776	29.1%	$4,575,891	$38,895
31	$85,200,000	80%	$15,751,776	23.9%	$3,764,674	$32,000
32	$85,200,000	80%	$15,751,776	18.4%	$2,904,627	$24,689
33	$85,200,000	80%	$15,751,776	12.7%	$1,992,600	$16,937
34	$85,200,000	80%	$15,751,776	10.0%	$1,575,178	$13,389
35	$85,200,000	80%	$15,751,776	10.0%	$1,575,178	$13,389
36	$85,200,000	80%	$15,751,776	10.0%	$1,575,178	$13,389
37	$85,200,000	80%	$15,751,776	10.0%	$1,575,178	$13,389
38	$85,200,000	80%	$15,751,776	10.0%	$1,575,178	$13,389
39	$85,200,000	80%	$15,751,776	10.0%	$1,575,178	$13,389
40	$85,200,000	80%	$15,751,776	10.0%	$1,575,178	$13,389
CUMULATIVE TOTAL						**$3,049,427**

Scenario 1: Total Fiscal Impact

Table 5 combines the results from the calculations depicted in Tables 3 and 4 to provide an estimate of the cumulative fiscal contribution that the proposed Carver 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 $6.1 million.

Table 5: Estimated Cumulative County Revenue from the Proposed Carver Solar Project over 40 Years under Scenario 1

County Real Estate Tax	$3,093,652
County Revenue from Taxation of Capital Investments	$3,049,427
TOTAL Cumulative Revenue over 40 Years[27]	**$6,143,079**

Scenario 2: Revenue Share Ordinance

The following section describes the additional annual revenue that the proposed Carver 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 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 6 details the revenue generated from a revenue share ordinance between Carver Solar and Isle of Wight County including the 10 percent escalator. Based on a total generation capacity of 71 MW AC and an assumed commissioning date in the third quarter of 2024, a revenue share ordinance would generate approximately $6.1 million over the anticipated 40-year operational life of the project.

Table 6: Estimated County Revenue Generated from a Revenue Share Ordinance over 40 Years

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
1	71	$1,400	$99,400
2	71	$1,540	$109,340
3	71	$1,540	$109,340
4	71	$1,540	$109,340
5	71	$1,540	$109,340
6	71	$1,540	$109,340
7	71	$1,694	$120,274

[27] Estimated revenue does not include voluntary payments associated with a siting agreement, which is subject to negotiation between Open Road Renewables and Isle of Wight County.

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
8	71	$1,694	$120,274
9	71	$1,694	$120,274
10	71	$1,694	$120,274
11	71	$1,694	$120,274
12	71	$1,863	$132,301
13	71	$1,863	$132,301
14	71	$1,863	$132,301
15	71	$1,863	$132,301
16	71	$1,863	$132,301
17	71	$2,050	$145,532
18	71	$2,050	$145,532
19	71	$2,050	$145,532
20	71	$2,050	$145,532
21	71	$2,050	$145,532
22	71	$2,255	$160,085
23	71	$2,255	$160,085
24	71	$2,255	$160,085
25	71	$2,255	$160,085
26	71	$2,255	$160,085
27	71	$2,480	$176,093
28	71	$2,480	$176,093
29	71	$2,480	$176,093
30	71	$2,480	$176,093
31	71	$2,480	$176,093
32	71	$2,728	$193,702
33	71	$2,728	$193,702
34	71	$2,728	$193,702
35	71	$2,728	$193,702
36	71	$2,728	$193,702
37	71	$3,001	$213,073
38	71	$3,001	$213,073
39	71	$3,001	$213,073
40	71	$3,001	$213,073
Cumulative Total			**$6,138,327**

Scenario 2: Total Fiscal Impact

Table 7 combines the results from the calculations depicted in Tables 3 and 6 to provide an estimate of the cumulative fiscal contribution that the proposed Carver 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 $9.2 million.

Table 7: Estimated Cumulative County Revenue from the Proposed Carver Solar Project over 40 Years under Scenario 2

County Real Estate Tax	$3,093,652
County Revenue from Revenue Share Ordinance	$6,138,327
TOTAL Cumulative Revenue over 40 Years[28]	**$9,231,979**

Current Agricultural Use

This section provides a benchmark for the previous estimates of the economic contribution that the proposed Carver 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.

Assumptions

The analysis is based on the following assumptions:

- The proposed Carver Solar project would be situated on an approximately 596-acre tract of land, of which about half is timberland and the other half is used for the agricultural production of corn, soybeans, cotton, and peanuts.[29]
- The current assessment value of the affected acreage is approximately $773,325.[30]

Results – Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 8, in an agricultural and timber production use, the proposed Carver Solar project site directly supports approximately: 1) 2 jobs, 2) $30,400 in labor income, and 3) $167,600 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) 3 jobs, 2) $58,400 in labor income, and 3) $236,600 in economic output.

[28] Estimated revenue does not include voluntary payments associated with a siting agreement, which is subject to negotiation between Open Road Renewables and Isle of Wight County.
[29] Data Source: Open Road Renewables.
[30] Data Source: Derived from Isle of Wight County's Real Estate Assessment database. Excludes value of existing structures as they are assumed to be outside of the project footprint.

Table 8: Total Estimated Annual Economic Impact of the Carver Solar Project Site on Isle of Wight County – Current Agricultural Use

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	2	$30,400	$167,600
2nd Round Indirect and Induced Economic Activity	1	$28,000	$69,000
Total Economic Activity	**3**	**$58,400**	**$236,600**

Results – Fiscal Impact

Table 9 details the estimated tax revenue that the proposed Carver Solar site generates for Isle of Wight County in its current agricultural use. As the data in Table 9 indicate, the current county real estate tax revenue from the project site is estimated to be approximately $6,573 per year, for a cumulative total of approximately $262,931 over 40 years.

Table 9: Estimated County Revenue Generated by the Proposed Carver Solar Project Site over 40 Years from Real Estate Taxes – Current Agricultural Use

Estimated Assessed Value of Property – Agricultural Use[31]	$773,325
Isle of Wight County Current Real Estate Tax Rate	0.0085
Estimated Annual County Real Estate Tax – Agricultural Use	$6,573
Total Cumulative Revenue over 40 years	**$262,931**

**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 that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

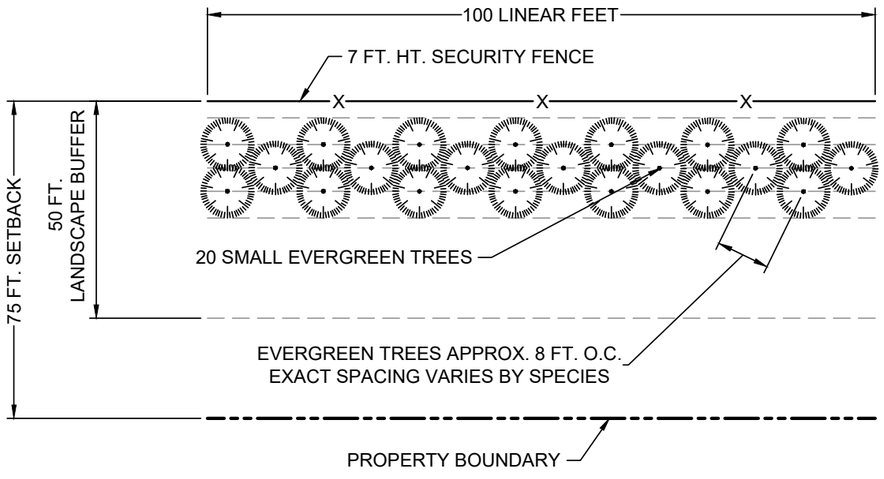
[31] Data Source: Derived from Isle of Wight County's Real Estate Assessment database. Excludes value of existing structures as they are assumed to be outside of the project footprint.

PROJECT	ACRES IN PANELS	LOCATION	% OF TOTAL FARMLAND	TOTAL MW	APPROVAL DATE
Woodland	180 +/-	Longview	0.2%	20	2015
Solidago	170 +/-	Redhouse	0.2%	20	2018
Ho-Fel	330 +/-	Lees Mill	0.4%	55	2019
Windsor PV1	630 +/-	Windsor	0.8%	85	2019; amended in 2021
Cavalier	450	Hardy	0.6%	240	2021
Nuby Run	20	Orbit	0.02%	2	2022
Carver (Proposed)	637	Windsor	0.8%	71	In Review
TOTAL	**2,417 +/-**		**3.02%**	**493**	

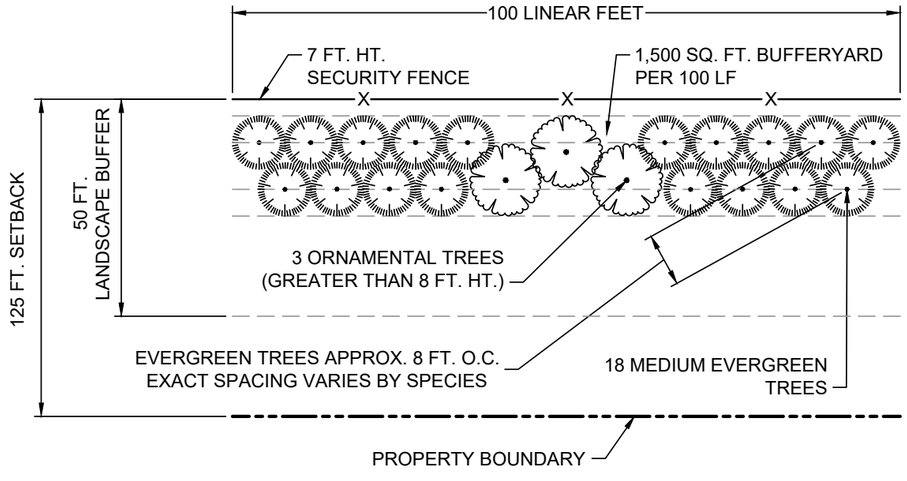
CARVER SOLAR FACILITY LANDSCAPING

FRONTAGE ZONE LANDSCAPING

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



BUFFER ZONE LANDSCAPING - ABUTTING RESIDENTIAL PARCELS



LANDSCAPE POINTS BY BUFFER TYPE

FRONTAGE ZONE

LANDSCAPE POINTS PER 100 LINEAR FEET

REQUIRED: 75

PROVIDED: 101

7 PTS PER ORNAMENTAL TREE (<8 FT. HT.) × 3 = 21

10 PTS. PER SMALL EVERGREEN TREES (<7 FT. HT.) × 8 = 80

ABUTTING RESIDENTIAL PARCELS

LANDSCAPE POINTS PER 500 SQUARE FEET

REQUIRED: 120

PROVIDED: 132 (396 PER 100 LF OR 1,500 SF)

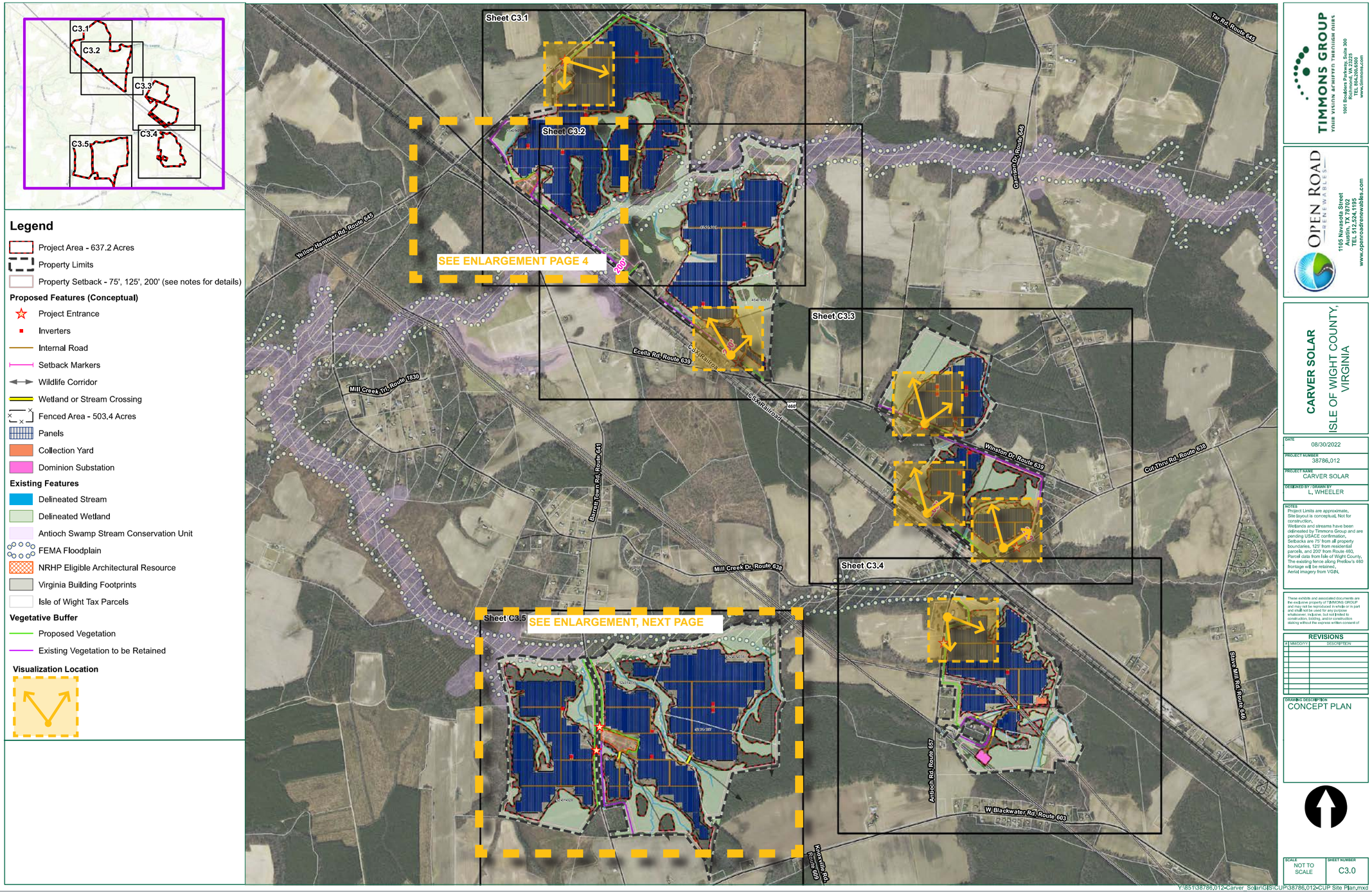
12 PTS. PER ORNAMENTAL TREE (>8 FT. HT.) × 3 = 36

20 PTS. PER MEDIUM EVERGREEN TREES (7-10 FT. HT.) × 18 = 360

CONCEPT PLANT LIST: FRONTAGE ZONE			
BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT AT PLANTING	TYPICAL HEIGHT AT MATURITY
EVERGREEN TREES			
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 MRYTLE	4 FT.	10-15 FT.
THUJA OCCIDENTALIS 'TECHNY'	EASTERN ARBORVITAE	4 FT.	10-15 FT.

CONCEPT PLANT LIST: BUFFER ZONE			
BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT AT PLANTING	TYPICAL HEIGHT AT MATURITY
EVERGREEN TREES			
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 MRYTLE	4 FT.	10-15 FT.
THUJA OCCIDENTALIS 'TECHNY'	EASTERN ARBORVITAE	4 FT	10-15 FT.
ORNAMENTAL 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.

SEPTEMBER 1, 2022

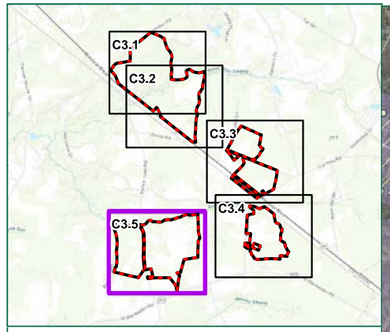


SEPTEMBER 1, 2022

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – PHOTO LOCATIONS AND VIEWSHEDS

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



Legend

- Project Area - 637.2 Acres
- Property Limits
- Property Setback - 75', 125', 200' (see notes for details)

Proposed Features (Conceptual)

- Project Entrance
- Inverters
- Internal Road
- Wildlife Corridor
- Wetland or Stream Crossing
- Fenced Area - 503.4 Acres
- Panels

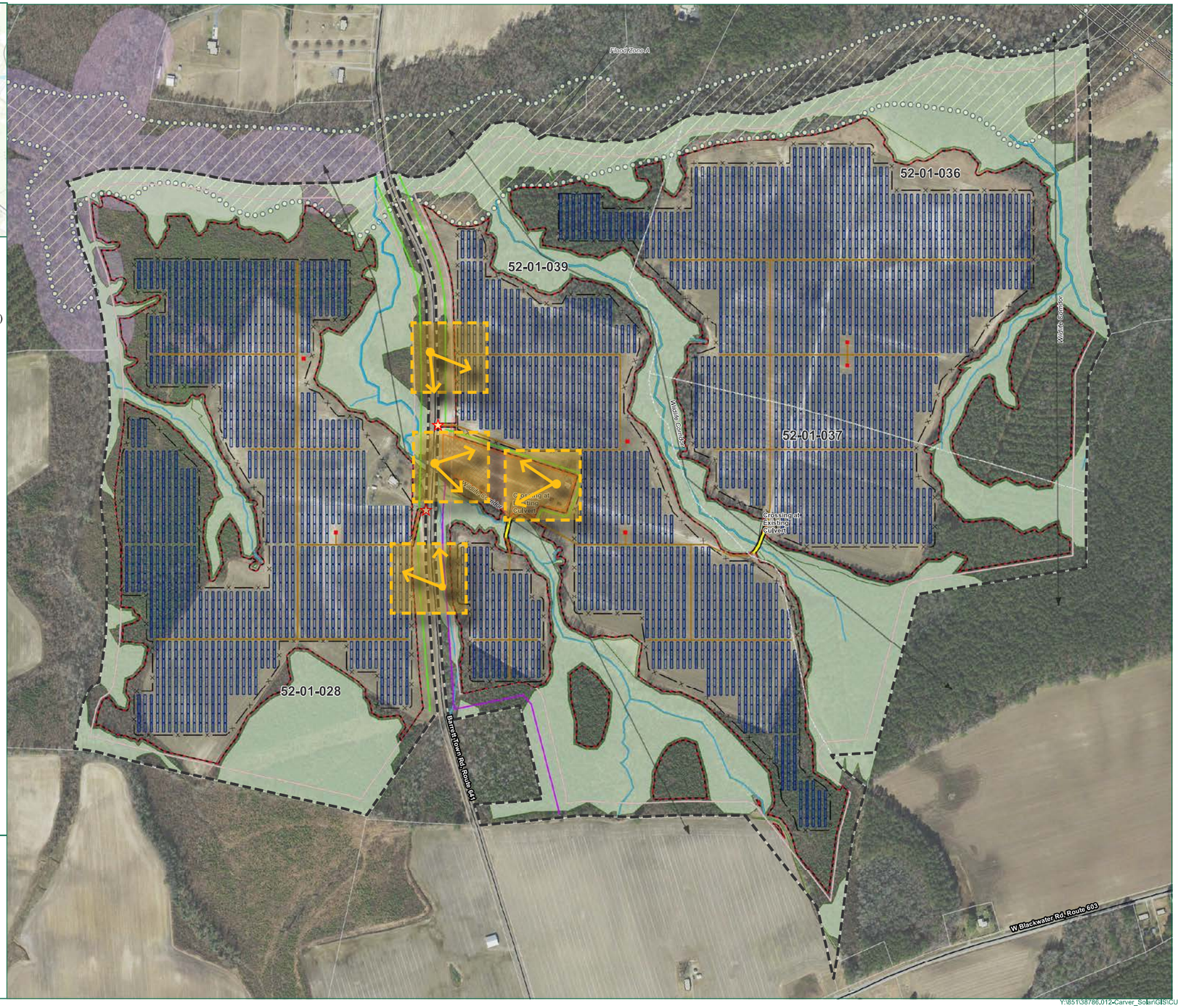
Existing Features

- Delineated Stream
- Delineated Wetland
- Antioch Swamp Stream Conservation Unit
- FEMA Floodplain
- NRHP Eligible Architectural Resource
- Virginia Building Footprints
- Isle of Wight Tax Parcels

Vegetative Buffer

- Proposed Vegetation
- Existing Vegetation to be Retained

Visualization Location



TIMMONS GROUP
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Richmond, VA 23225
TEL 804.200.6500
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OPEN ROAD RENEWABLES
1105 Navasota Street
Austin, TX 78702
TEL 512.524.1195
www.openroadrenewables.com

CARVER SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE	08/30/2022
PROJECT NUMBER	38786.012
PROJECT NAME	CARVER SOLAR
DESIGNED BY / DRAWN BY	L. WHEELER

NOTES
Project Limits are approximate.
Site layout is conceptual. Not for construction.
Wetlands and streams have been delineated by Timmons Group and are pending USACE confirmation.
Setbacks are 75' from all property boundaries, 125' from residential parcels, and 200' from Route 460.
Parcel data from Isle of Wight County.
The existing fence along Prettlow's 460 frontage will be retained.
Aerial imagery from VGIN.

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REVISIONS

#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION
CONCEPT PLAN

SCALE	SHEET NUMBER
NOT TO SCALE	C3.5

Y:\85138786.012-Carver_Solar\GIS\CUP\38786.012-CUP Site Plan.mxd

SEPTEMBER 1, 2022

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – ENLARGEMENT OF BARRET TOWN ROAD PHOTO LOCATIONS AND VIEWSHEDS

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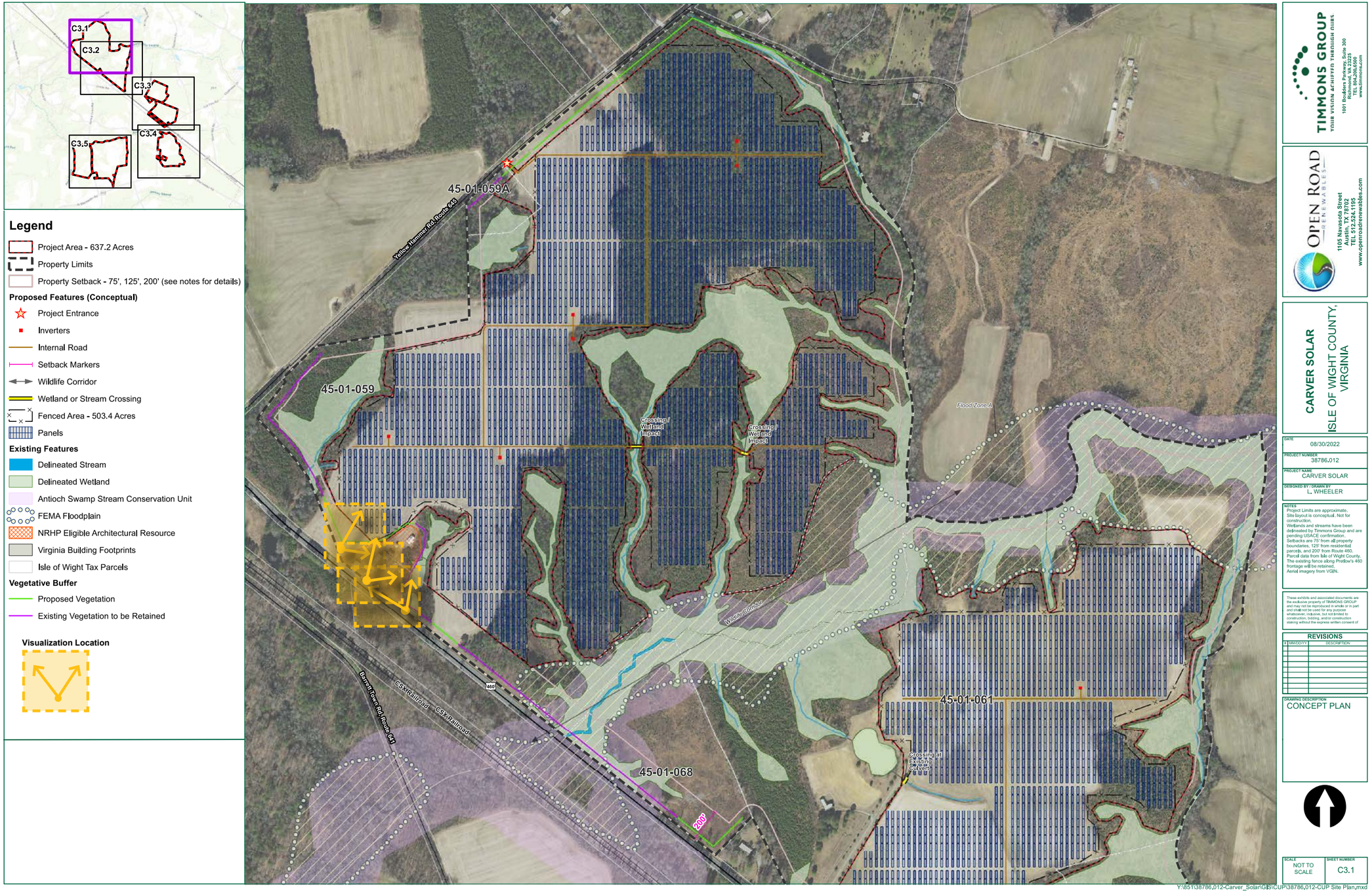

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CARVER SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 08/30/2022
PROJECT NUMBER: 38786.012
PROJECT NAME: CARVER SOLAR
DESIGNED BY / DRAWN BY: L. WHEELER

NOTES
Project Limits are approximate.
Site layout is conceptual. Not for construction.
Wetlands and streams have been delineated by Timmons Group and are pending USACE confirmation.
Setbacks are 75' from all property boundaries, 125' from residential parcels, and 200' from Route 460.
Parcel data from Isle of Wight County.
The existing fence along Prudlow's 460 frontage will be retained.
Aerial imagery from VGIN.

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REVISIONS

#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION: CONCEPT PLAN

SCALE: NOT TO SCALE
SHEET NUMBER: C3.1

SEPTEMBER 1, 2022

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – ENLARGEMENT OF WARWICK ROAD PHOTO LOCATIONS AND VIEWSHEDS

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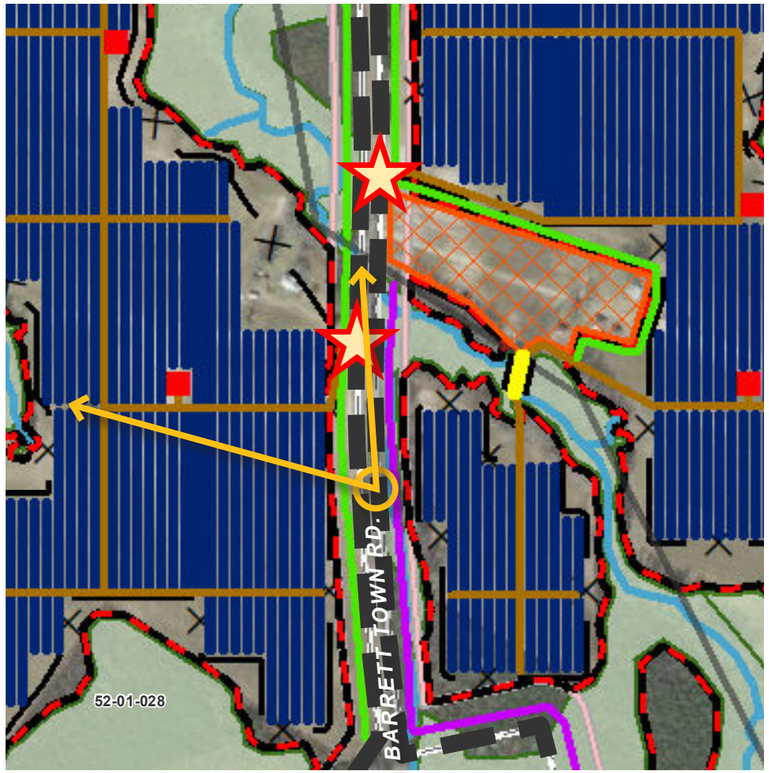
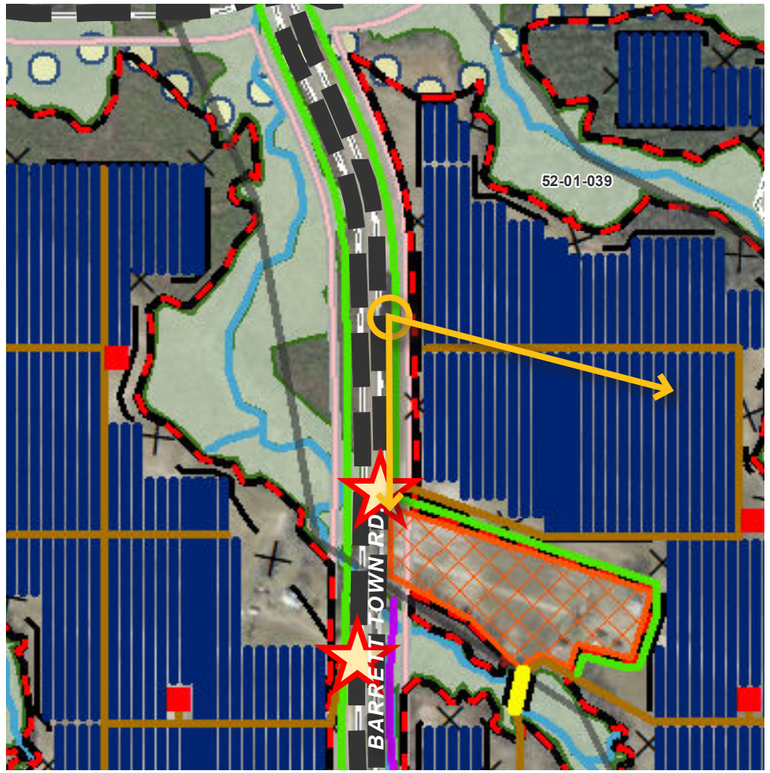


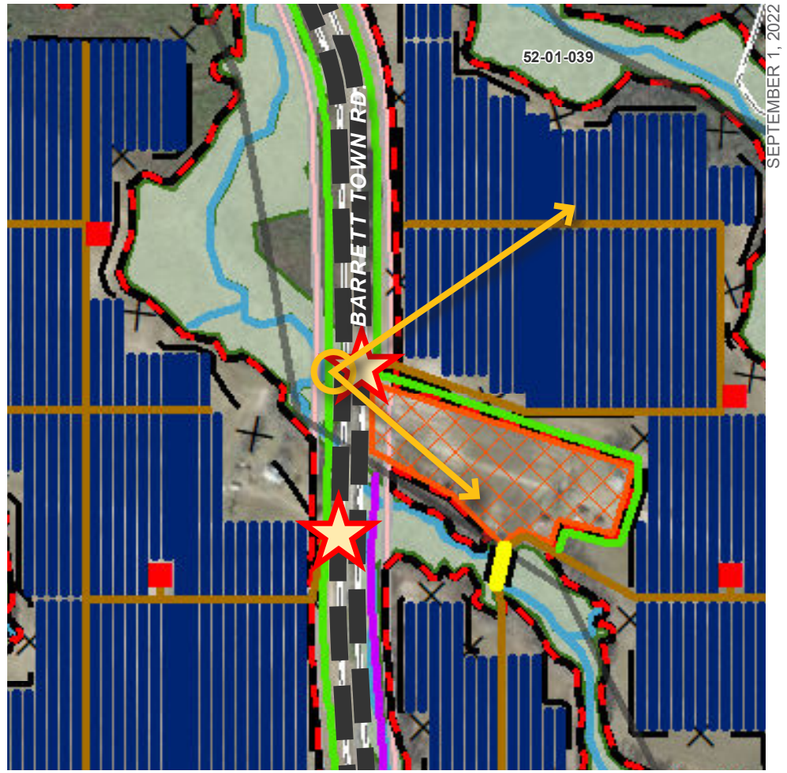
BARRET TOWN RD.
VIEW A

BUFFER ZONE
LANDSCAPING:
ABUTTING
RESIDENTIAL
PARCELS



BARRET TOWN RD.
VIEW B

BUFFER ZONE
LANDSCAPING:
ABUTTING
RESIDENTIAL
PARCELS



BARRET TOWN RD.
VIEW C

BUFFER ZONE
LANDSCAPING:
ABUTTING
RESIDENTIAL
PARCELS

PHOTO LOCATION
& VIEWSHED

Legend

- Project Study Limits - 937.3 Acres
- Property Setback - 75' & 125' from Residential Parcels
- Project Entrance
- Existing Substation
- Existing Transmission Line
- Transmission Line Easement
- Fence
- Panels
- Stream
- Wetland
- FEMA Floodplain
- Isle of Wight Tax Parcels

Vegetative Buffer

- Proposed Vegetation
- Existing Vegetation to be Retained

5' Topographic Contours

- Major
- Minor

SEPTEMBER 1, 2022

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – PHOTO LOCATIONS AND VIEWSHEDS

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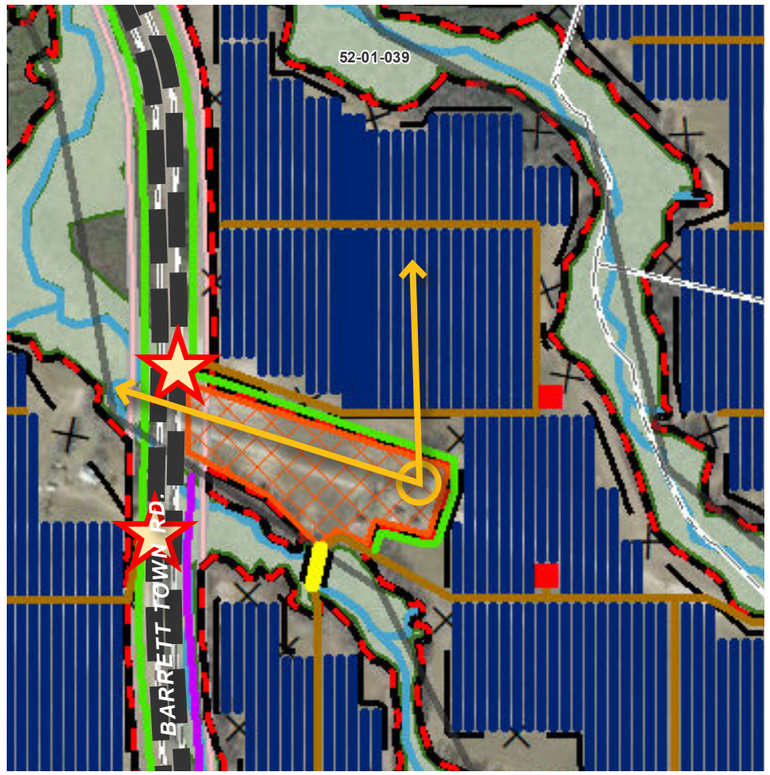
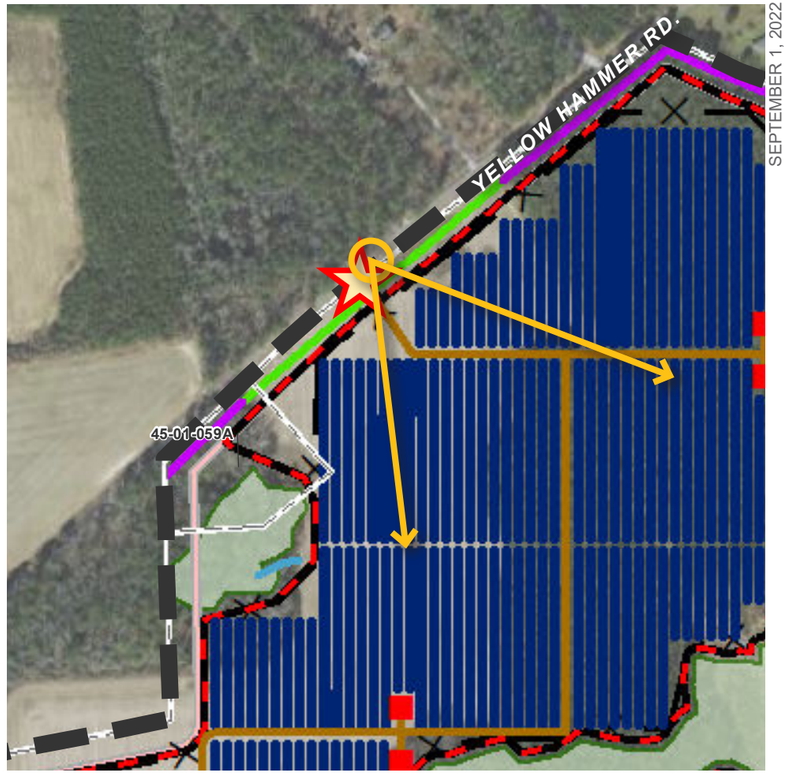


BARRET TOWN RD.
VIEW D

BUFFER ZONE
LANDSCAPING:
ABUTTING
RESIDENTIAL
PARCELS

ANTIOCH RD.

BUFFER ZONE
LANDSCAPING:
ABUTTING
RESIDENTIAL
PARCELS



YELLOW HAMMER RD.

BUFFER ZONE
LANDSCAPING: *ABUTTING*
RESIDENTIAL
PARCELS

SEPTEMBER 1, 2022

PHOTO LOCATION
& VIEWSHED

Legend

- Project Study Limits - 937.3 Acres
- Property Setback - 75' & 125' from Residential Parcels
- Project Entrance
- Existing Substation
- Existing Transmission Line
- Transmission Line Easement
- Fence
- Panels
- Stream
- Wetland
- FEMA Floodplain
- Isle of Wight Tax Parcels

Vegetative Buffer

- Proposed Vegetation
- Existing Vegetation to be Retained

5' Topographic Contours

- Major
- Minor

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – PHOTO LOCATIONS AND VIEWSHEDS

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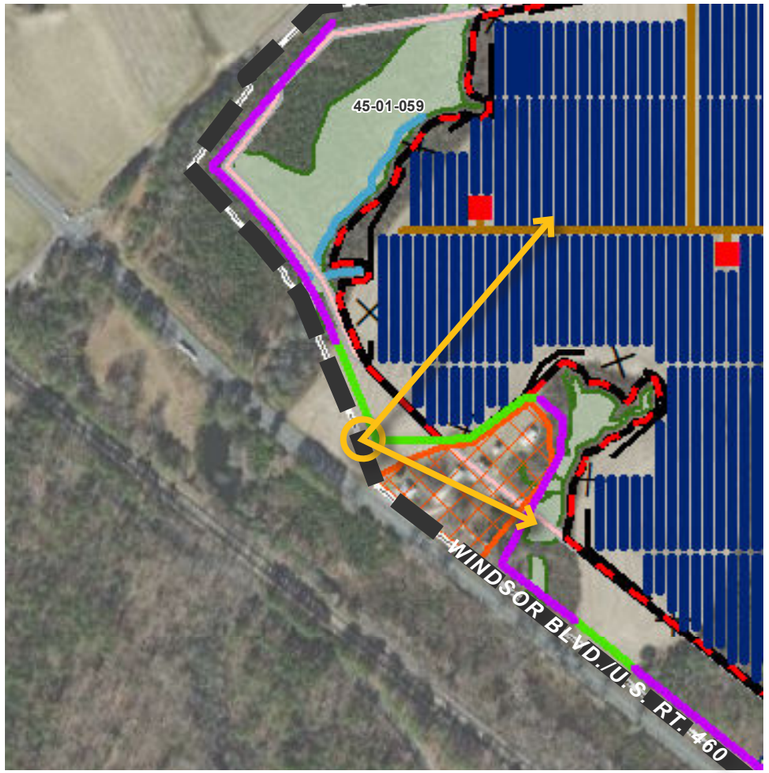
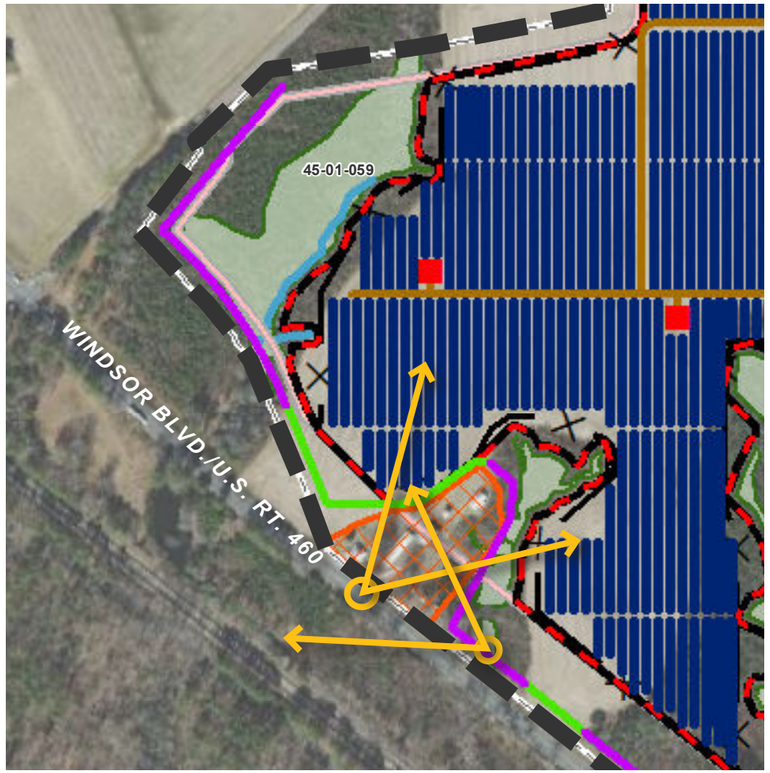


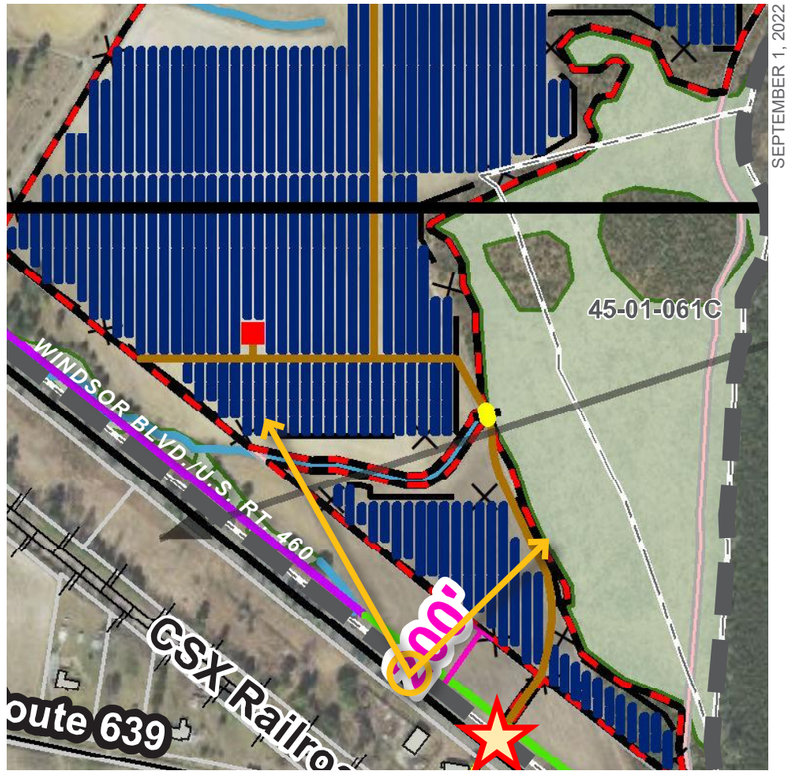
WINDSOR BLVD
VIEW A

FRONTAGE ZONE
LANDSCAPING



WINDSOR BLVD
VIEWS B AND C

NO LANDSCAPING
PANELS NOT VISIBLE



WINDSOR BLVD
VIEW D

FRONTAGE ZONE
LANDSCAPING

SEPTEMBER 1, 2022

PHOTO LOCATION
& VIEWSHED

Legend

- Project Study Limits - 937.3 Acres
- Property Setback - 75' & 125' from Residential Parcels
- Project Entrance
- Existing Substation
- Existing Transmission Line
- Transmission Line Easement
- Fence
- Panels
- Stream
- Wetland
- FEMA Floodplain
- Isle of Wight Tax Parcels

Vegetative Buffer

- Proposed Vegetation
- Existing Vegetation to be Retained

5' Topographic Contours

- Major
- Minor

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – PHOTO LOCATIONS AND VIEWSHEDS

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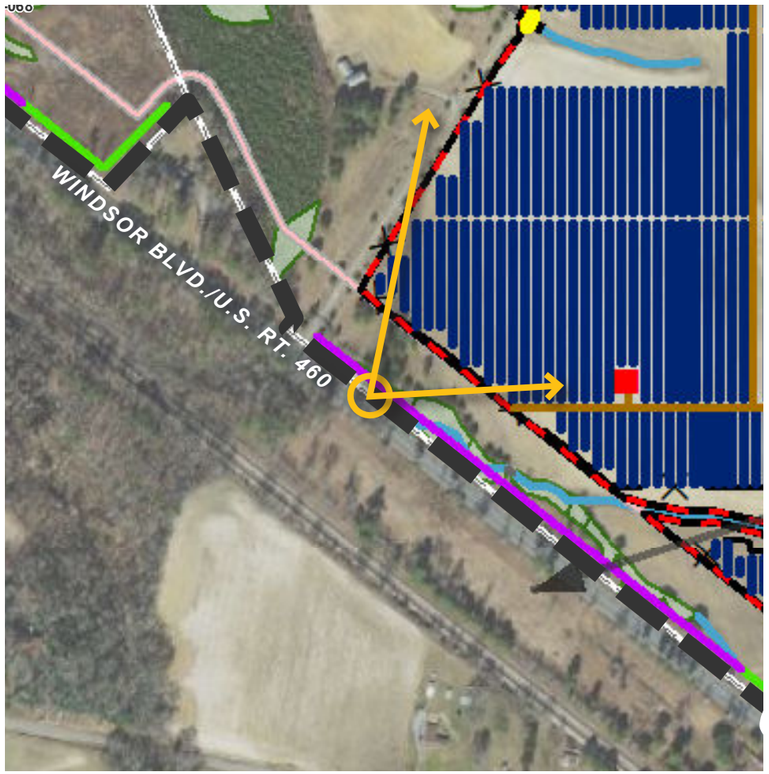
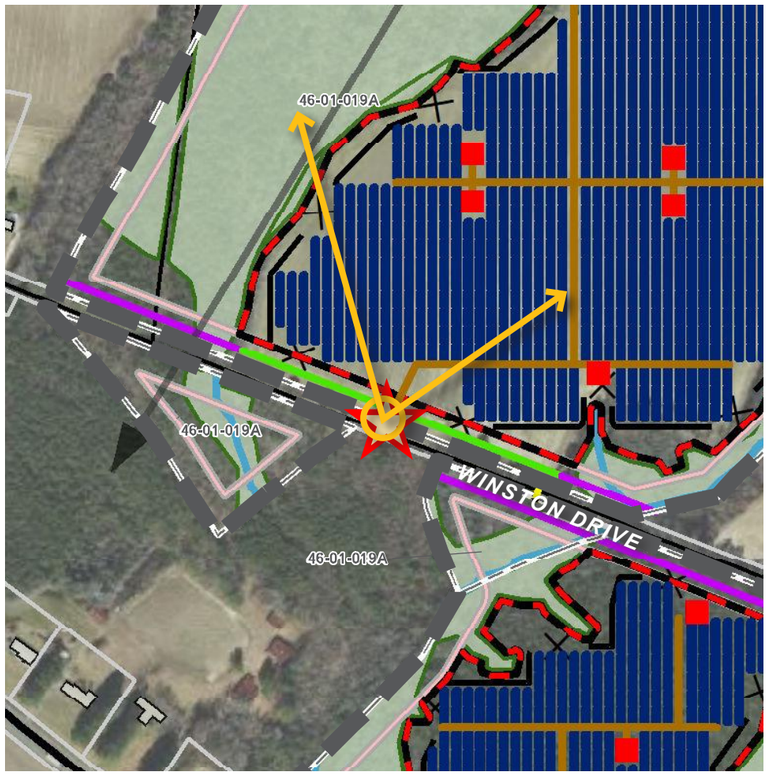


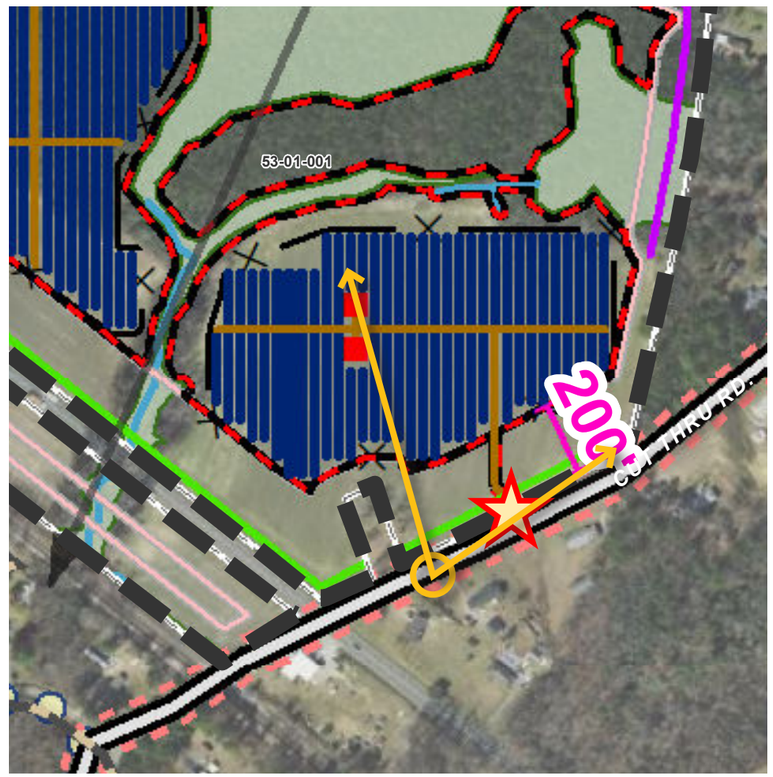
WINDSOR BLVD VIEW E

FRONTAGE ZONE
LANDSCAPING



WINSTON DR.

BUFFER ZONE
LANDSCAPING:
ABUTTING
RESIDENTIAL
PARCELS



CUT THRU RD.

BUFFER ZONE
LANDSCAPING:
ABUTTING
RESIDENTIAL
PARCELS

PHOTO LOCATION
& VIEWSHED

Legend

- Project Study Limits - 937.3 Acres
- Property Setback - 75' & 125' from Residential Parcels
- Project Entrance
- Existing Substation
- Existing Transmission Line
- Transmission Line Easement
- Fence
- Panels
- Stream
- Wetland
- FEMA Floodplain
- Isle of Wight Tax Parcels

Vegetative Buffer

- Proposed Vegetation
- Existing Vegetation to be Retained

5' Topographic Contours

- Major
- Minor

SEPTEMBER 1, 2022

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – PHOTO LOCATIONS AND VIEWSHEDS

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

BARRET TOWN RD. VIEW A

BUFFER ZONE LANDSCAPING: *ABUTTING RESIDENTIAL PARCELS*

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

SEPTEMBER 1, 2022

BARRET TOWN RD. VIEW B

BUFFER ZONE LANDSCAPING: *ABUTTING RESIDENTIAL PARCELS*

EXISTING

AT PLANTING

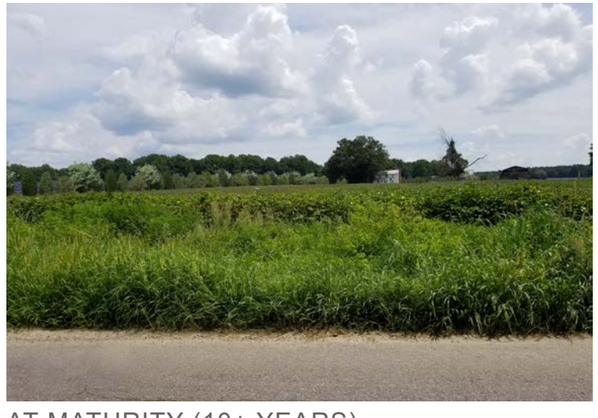
AT MATURITY (10+ YEARS)

BARRET TOWN RD. VIEW C

BUFFER ZONE LANDSCAPING: *ABUTTING RESIDENTIAL PARCELS*

EXISTING

AT PLANTING



AT MATURITY (10+ YEARS)

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – BEFORE AND AFTER BUFFER INSTALLATION

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

BARRET TOWN RD. VIEW D

BUFFER ZONE LANDSCAPING: *ABUTTING RESIDENTIAL PARCELS*

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

SEPTEMBER 1, 2022

ANTIOCH RD.

BUFFER ZONE LANDSCAPING: *ABUTTING RESIDENTIAL PARCELS*

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

YELLOW HAMMER RD.

BUFFER ZONE LANDSCAPING: *ABUTTING RESIDENTIAL PARCELS*

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – BEFORE AND AFTER BUFFER INSTALLATION

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

WINDSOR BLVD. VIEW A

FRONTAGE ZONE
LANDSCAPING

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

SEPTEMBER 1, 2022

WINDSOR BLVD. VIEWS B AND C

NO LANDSCAPING
PANELS NOT VISIBLE

EXISTING VIEW A

EXISTING VIEW B

WINDSOR BLVD. VIEW D

FRONTAGE ZONE
LANDSCAPING

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – BEFORE AND AFTER BUFFER INSTALLATION

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

WINDSOR BLVD VIEW E

FRONTAGE ZONE LANDSCAPING

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

SEPTEMBER 1, 2022

WINSTON DR.

BUFFER ZONE LANDSCAPING: *ABUTTING RESIDENTIAL PARCELS*

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

CUT THRU RD.

BUFFER ZONE LANDSCAPING: *ABUTTING RESIDENTIAL PARCELS*

EXISTING

AT PLANTING

AT MATURITY (10+ YEARS)

CARVER SOLAR FACILITY

LANDSCAPE BUFFER VISUALIZATION – BEFORE AND AFTER BUFFER INSTALLATION

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

ORDINANCE NUMBER _____

AN ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT FOR A 71 MW UTILITY SCALE SOLAR ENERGY GENERATION FACILITY AND SUBSTATION, ON 637 ACRES OF PROPERTY WITH TAX MAP PARCELS 52-01-028, 52-01-034, 52-01-035, 52-01-036, 45-01-059, 45-01-059A, 45-01-061,45-01-061B, 45-01-061C, 45-01-065, 45-01-068, 52-01-037, 52-01-039, 53-01-001, 53-01-003, 53-01-003M, 53-01-006, 53-01-022, 53-01-022E, AND 46-01-019AT

WHEREAS, Carver Solar I, LLC, applicant, and Carter R. Clements, Joyce G. Clements, Travis W. Williams, Lewis Clarence Lee Trust (Clarence Lee Lewis, Trustee), Joshua Pretlow, Jr., Garrison Farm Solar LLC, Delman Lew Carr Trust (Delman Lew Carr, Trustee), Chester G. Carr Trust (Glenn and Susan S. Carr, Trustees), Helene Johnson Hobbs, Joest Properties, LLC, Scott L. Thomason, Carla A. Thomason, James K. Edwards, Marsha F. Edwards, Cobb Land Limited Partnership, Troy L. Robinson, and Margaret F. Robinson, property owners, have requested approval of a conditional use permit for a 71 MW utility-scale solar energy facility and substation on 637 acres located on tax parcel numbers 52-01-028, 52-01-034, 52-01-035, 52-01-036, 45-01-059, 45-01-059A, 45-01-061,45-01-061B, 45-01-061C, 45-01-065, 45-01-068, 52-01-037, 52-01-039, 53-01-001, 53-01-003, 53-01-003M, 53-01-006, 53-01-022, 53-01-022E, and 46-01-019A, which land is 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 conditional use permit CUP-6-22, as submitted or modified with conditions herein, the expressed purpose of which is to permit a major utility service, 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 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 major utility service 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

ISSUE:

Consideration of a Siting Agreement for the Carver Solar Energy Generation Project

BACKGROUND:

Carver Solar Energy Generation desires to construct and operate a solar facility in the County. In this regard, the Code of Virginia allows the County and Carver Solar Energy Generation to enter into a siting agreement relative to solar facilities.

BUDGETARY IMPACT:

This project could potential provide revenues over the course of 40 years.

RECOMMENDATION:

Per the Board's discussion and direction.

ATTACHMENTS:

Description	Type	Upload Date
Siting Agreement	Agreement	1/12/2023
Voluntary Payment Schedule	Backup Material	1/12/2023

SOLAR FACILITY SITING AGREEMENT

This Solar Facility Siting Agreement (the "Agreement"), dated as of _____, 2023 (the "Effective Date"), is by and between Isle of Wight County, Virginia, a political subdivision of the Commonwealth of Virginia (the "County") and Carver Solar I, LLC a Virginia limited liability company (the "Applicant"). The County and the Applicant are herein each a "Party" and collectively, the "Parties".

RECITALS

WHEREAS, the Applicant intends to develop, build, operate, and decommission a utility scale solar facility and associated substations (the "Project") on certain parcels of land identified as Isle of Wight County Tax Map Parcel Numbers 52-01-028, 52-01-034, 52-01-035, 52-01-036, 45-01-059, 45-01-059A, 45-01-061, 45-01-061B, 45-01-061C, 45-01-065, 45-01-068, 52-01-037, 52-01-039, 53-01-001, 53-01-003, 53-01-003M, 53-01-006, 53-01-022, 53-01-22E, and 46-01-019A (collectively, the "Property");

WHEREAS, pursuant to Chapter 22, Title 15.2, Article 7.3 of the Code of Virginia titled "Siting of Solar Energy Facilities", the Applicant and the County may enter into a siting agreement for solar generating facilities;

WHEREAS, after negotiation between the County and the Applicant, the Parties desire to enter into this Agreement to provide financial compensation to the County to address any impacts of the Project and to provide community benefits that address capital needs set out in the County's capital improvement program, current fiscal budget, or fiscal fund balance policy;

WHEREAS, Virginia Code § 58.1-2636 permits the County to adopt an ordinance assessing a revenue share of up to $1,400.00 per megawatt (subject to certain increases as provided in Va. Code § 58.1-2636(A)(2)), as measured in alternating current generation capacity of the nameplate capacity of the Project (a "Solar Revenue Share Ordinance");

WHEREAS, the County has not adopted a Solar Revenue Share Ordinance but may choose to do so at a later date;

WHEREAS, Pursuant to Virginia Code § 58.1-3660, if the County adopts a Solar Revenue Share Ordinance, the solar photovoltaic (electric energy) systems associated with the Project, which are considered "certified pollution control equipment," will be exempt from all state and local taxation pursuant to Article X, Section 6(d) of the Constitution of Virginia (the "Tax Exemption");

WHEREAS, in the absence of a Solar Revenue Share Ordinance, such certified pollution control equipment would be subject to local machinery and tools taxation as provided by state law and local ordinances, including § 58.1-3660 (C) and (D), commonly known as the Machinery and Tools Tax Stepdown ("M&T Taxes");

WHEREAS, the 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 Solar Revenue Share Ordinance, regardless of whether the County actually adopts a Solar 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 Isle of Wight County Board of Supervisors 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 the Applicant do hereby agree as follows:

Article I

Project Features, Conditions and Mitigation

1. CUP Conditions. The 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, which is attached hereto as **Exhibit A** and is hereby incorporated herein. Violation by the Applicant or by any of Applicant's agents, assigns, or successors in interest of any terms and conditions of the CUP or of any other applicable zoning requirements shall constitute a violation of this Agreement.

2. Annual Valuation of Taxable Equipment; Updates. Prior to the Commercial Operation Date (defined below), Applicant agrees to provide County with a detailed list of capital equipment, including but not limited to solar photovoltaic equipment proposed to be installed, whether or not it has yet been certified as pollution control equipment by the State Corporation Commission or Virginia Department of Environmental Quality, and lists of all other taxable tangible property. Thereafter, on an annual basis, Applicant shall provide County with any updates to this information, including but not limited to all new or replacement solar panels and all other equipment. The Applicant agrees to provide the County all information it may in the future provide to the Virginia State Corporation Commission for the Commission's use in valuing such property for taxation purposes. In addition, prior to the Commercial Operation Date, the Applicant shall provide proof of payment for all components of the Project installed prior to the Commercial Operation Date. Applicant shall further submit proof of payment for any additional or replacement component installed during the life of the Project, proof of which shall be updated annually on or before the anniversary of the Commercial Operation Date, and if no such component is installed in any given year, notice of such shall also be filed with the County on or before the anniversary of the Commercial Operation Date.

Article II

Voluntary Payments

1. Purpose. The Parties acknowledge that the County has certain capital needs important to the economic, physical, and social wellbeing of the citizens and businesses within the County. Additionally, in recognition that the Project may generate the need for certain County services, the Applicant agrees to make the financial payments set out in **Exhibit B** attached hereto and permitted under Virginia Code § 15.2-2316.6, *et seq*.

2. Payment Structure. The Applicant shall make payments to the County, as set forth in Exhibit B (each a "Payment" and collectively, the "Payments"). The Payments shall begin no later than six (6) months following the date on which the Project commences commercial operation ("Commercial Operation Date") on a prorated basis for that year. As used herein, "Commercial Operation Date" means the date on which the Project becomes fully operational and begins providing electricity to the grid. Generation of test energy shall not be deemed to have triggered the Commercial Operation Date. The Payments shall be due and payable in one lump sum on or before December 1st each year thereafter until the earlier of one of the following (the "Termination Date"): (i) the Applicant's commencement of the decommissioning of the Project; (ii) the cessation of operation of the Project for a continuous period of longer than one (1) year; or (iii) if not previously terminated by (i) or (ii), and the Project remains in operation at the end of the fortieth (40^{th}) calendar year after the Commercial Operation Date, the conclusion of any renewal term, as described in Article III, Section 1 hereof. If the Termination Date is established pursuant to section (ii) above and the Project restarts commercial operation within two (2) years of that date, this Agreement shall be reactivated and its terms fully enforceable by the County against Applicant for the remaining term of the Agreement. The Parties acknowledge that, except as otherwise provided herein, the Applicant's obligation to make the Payments shall be conditioned upon the occurrence of the Commercial Operation Date.

3. Statutory Structure of Payments; **Statement of Benefit**. The Applicant agrees that, by entering into this Agreement, pursuant to Virginia Code § 15.2-2316.6, *et seq*., the voluntary portions of the Payments are authorized by statute, and the 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 them both. The Applicant acknowledges that this Agreement provides for a clear and 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 purposes including any of the following purposes: (a) to fund the capital improvement program of the County; (b) to meet needs of the current fiscal budget of the County; (c) to supplement or establish any fund for which the County maintains a balance policy; and (d) to support broadband funding, all as permitted Virginia Code § 15.2-2316.7.

Article III

Miscellaneous Terms

1. Term; Termination. This Agreement shall commence on the Effective Date and shall continue until the Termination Date. **The 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 fortieth (40^{th}) calendar year after the Commercial Operation Date, for each

subsequent year of Commercial Operation, this Agreement shall automatically renew for additional terms of one year, from January 1 to December 31 of each calendar year, until written notice of termination is given by either Party, at least one year in advance of the Termination Date. The termination of this Agreement shall not limit the 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. The 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 the 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. The Applicant has no obligation to develop or construct the Project and this Agreement does not require any Payments until after the Commercial Operation Date. Any test energy or other energy produced prior to the Commercial Operation Date shall not trigger any payments under this Agreement. It is understood that development of the Project by Applicant is contingent upon a number of factors including, but not limited to regulatory approvals, availability and cost of equipment and financing, and market demand for the Project's energy. No election by the 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 the 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, this Agreement will automatically be assumed by and be binding on the purchaser or transferee. Upon such assumption, the sale, transfer, lease, or assignment shall relieve the Applicant of all obligations and liabilities under this Agreement accruing from and after the date of sale or transfer, and the purchaser or transferee shall automatically become responsible under this Agreement. The 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 the County of Isle of Wight, Virginia. Such recordation shall be at the Applicant's sole cost and expense and shall occur as soon as reasonably practicable after the Effective Date. If the Applicant chooses to not develop the Project, in its sole discretion, the Applicant 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:

Isle of Wight County, Virginia
P.O. Box 80
17090 Monument Cir.
Isle of Wight, VA 23397
Attn: Randy R. Keaton
County Administrator

With a copy to:

Robert W. Jones, Jr., County Attorney
P.O. Box 80
Isle of Wight, VA 23397

Carver Solar I, LLC
c/o General Counsel
1105 Navasota Street
Austin, Texas 78702

With a copy to:

John G. "Chip" Dicks
D. Scott Foster, Jr.
Gentry Locke
P.O. Box 780
Richmond, Virginia 23218

The County and the 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 OR 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 Isle of Wight County Board of Supervisors, is a public document that is subject to production under the Virginia Freedom of Information Act ("FOIA"). The County understands and acknowledges the 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 the 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 the Applicant. The 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 the 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, the 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 the 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 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 the Applicant, and no presumption shall exist against any Party.

13. **Force Majeure**.

A. "Force Majeure Event" means the occurrence of:

(i) an act of war (whether declared or not), hostilities, 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 the 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) 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, including quarantines ordered by competent governmental authority in the event of a public health emergency, 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 Party 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. The 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 affecting the performance of the 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 any modifications to this Agreement (including without limitation, determination of new voluntary payments) that are equitable, having due regard to the nature of the ability of the 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. **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 simultaneously 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 by the authorized representatives whose names and titles appear below as of the Effective Date.

CARVER SOLAR I, LLC

_____
Signature

Name: _____

Title: _____

Date: _____

ISLE OF WIGHT COUNTY, VIRGINIA

By:_____
Name: Rudolph Jefferson

Title: Chairman, Board of Supervisors

Date: _____

Approved as to form:

By: _____
County Attorney

EXHIBIT A
CONDITIONAL USE PERMIT

EXHIBIT B

SCHEDULE OF VOLUNTARY PAYMENTS
AND
M&T STEPDOWN/SOLAR REVENUE SHARE PAYMENTS

The following schedule of voluntary payments assumes an estimated Project nameplate capacity of 71 MWac and certain project capital expenditures. The Voluntary Payments and Supplementary Voluntary Payments shall be adjusted proportionally if the nameplate capacity or actual capital expenditures of the constructed Project differs from such estimates:

(i) **Voluntary Payments**. The Voluntary Payments shall be made to the County in accordance with Article II, Section 2 of this agreement in the values as set out in the Payment Schedule below for the use by the County as the County sees fit and appropriate. (To be updated based on final payment values and timing)

(ii) **Supplemental Voluntary Payments in Addition to M&T Taxes**. Supplemental Voluntary Payments set out in the Payment Schedule below listing such payments which shall provide the County on an annual basis payments equal to the amounts of the M&T Taxes in the years where the M&T Taxes are higher, and the amounts equal to the Solar Revenue Share authorized under Special Session No 1 in Chapters 49, 50 and 429, for the life of the Project, regardless of whether the County adopts a Solar Revenue Share Ordinance or not. The M&T Taxes shall be assessed pursuant to Article 2, Chapters 35 and 36 of Title 58.1 of the Code of Virginia and applicable County Ordinances, in effect as of the date of this Agreement, for the life of the Project.

Insert Payment Schedule

EXHIBIT C

FORM OF MEMORANDUM

Full exhibit follows

PREPARED BY AND RETURN TO:
Carver Solar I, LLC
c/o General Counsel
1105 Navasota St.
Austin, TX 78702

Isle of Wight Tax Map ID No. _____

[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 **Carver Solar I, LLC** a Delaware limited liability company ("Carver"), with regard to the following:

1. Siting Agreement. The County and Carver are parties to that Solar Facility Siting Agreement, dated _____, 2023 (the "Siting Agreement"), which describes the intent of Carver to develop, install, build, and operate a solar facility ("Project") on those certain parcels of land identified as Isle of Wight County Tax Map Parcels as _____ (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 Isle of Wight County on _____, 2023.

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 Isle of Wight County Comprehensive Plan under Virginia Code Ann. § 15.2-2232.

4. Obligations. The Siting Agreement sets forth, *inter alia*, certain obligations of Carver 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 Carver executed and are recording this Memorandum solely for the purpose of providing constructive notice of the Siting Agreement and the County's and Carver'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:

By _____
Name: Rudolph Jefferson
Title: Chairman, Board of Supervisors

COMMONWEALTH OF VIRGINIA,
COUNTY OF ISLE OF WIGHT, to-wit:

The foregoing Memorandum was acknowledged before me this _____, 20__, by Rudolph Jefferson, Chairman of the Board of Supervisors of Isle of Wight County, Virginia.

_____
Notary Public

My Commission Expires:_____

Notary Registration No. _____

WITNESS the following signature and seal:

CARVER SOLAR I, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS }
}
COUNTY OF TRAVIS }

Before me, a notary public in and for the jurisdiction aforesaid, this ____ day of _____, 20__ appeared _____, who acknowledged that they executed the foregoing instrument in their capacity as _____ of Carver Solar I, LLC, a Delaware limited liability company, on behalf of said company.

_____
Notary Public

My Commission Expires:_____

Notary Registration No. _____

Discount Rate		0.07					
		OPTION 1	**OPTION 2**	**OPTION 3**	**OPTION 4**	**OPTION 5**	**OPTION 6**
Nameplate (MWac)		71	71	71	71	71	71
Voluntary Payment (Total)		$4,000,000	$2,800,000	$4,783,963	$1,300,000	$1,625,000	$1,900,000
Voluntary Payment (Net Present Value)		$1,333,171	$1,344,028	$1,322,174		$1,332,564	$1,334,480
Voluntary Payment (Net Present Value per MW)		$18,777	$18,930	$18,622		$18,769	$18,795
Voluntary Payment per Mega-watt		$56,338.03	$39,436.62	$67,379.76	$18,309.86	$22,887.32	$26,760.56
	Year						
	1	$100,000	$250,000	$75,000	$1,300,000	$325,000	$190,000
	2	$100,000	$250,000	$76,688		$325,000	$190,000
	3	$100,000	$250,000	$78,413		$325,000	$190,000
	4	$100,000	$250,000	$80,177		$325,000	$190,000
	5	$100,000	$50,000	$81,981		$325,000	$190,000
	6	$100,000	$50,000	$83,826			$190,000
	7	$100,000	$50,000	$85,712			$190,000
	8	$100,000	$50,000	$87,640			$190,000
	9	$100,000	$50,000	$89,612			$190,000
	10	$100,000	$50,000	$91,629			$190,000
	11	$100,000	$50,000	$93,690			
	12	$100,000	$50,000	$95,798			
	13	$100,000	$50,000	$97,954			
	14	$100,000	$50,000	$100,158			
	15	$100,000	$50,000	$102,411			
	16	$100,000	$50,000	$104,716			
	17	$100,000	$50,000	$107,072			
	18	$100,000	$50,000	$109,481			
	19	$100,000	$50,000	$111,944			
	20	$100,000	$50,000	$114,463			
	21	$100,000	$50,000	$117,038			
	22	$100,000	$50,000	$119,672			
	23	$100,000	$50,000	$122,364			
	24	$100,000	$50,000	$125,117			

25	$100,000	$50,000	$127,932			
26	$100,000	$50,000	$130,811			
27	$100,000	$50,000	$133,754			
28	$100,000	$50,000	$136,764			
29	$100,000	$50,000	$139,841			
30	$100,000	$50,000	$142,987			
31	$100,000	$50,000	$146,205			
32	$100,000	$50,000	$149,494			
33	$100,000	$50,000	$152,858			
34	$100,000	$50,000	$156,297			
35	$100,000	$50,000	$159,814			
36	$100,000	$50,000	$163,410			
37	$100,000	$50,000	$167,086			
38	$100,000	$50,000	$170,846			
39	$100,000	$50,000	$174,690			
40	$100,000	$50,000	$178,620			
Total	**$4,000,000**	**$2,800,000**	**$4,783,963**	**$1,300,000**	**$1,625,000**	**$1,900,000**

ISSUE:

Execution of Documents for Sale of County Property Located at Carrollton Blvd, Carrollton, Virginia

BACKGROUND:

The County currently owns a tract of land identified as Isle of Wight County Tax Map Parcels 24A-01-A011, 24A-01-012, 24A-01-013, 24A-01-014, 24A-01-015, 24A-01-A014A and 24A-01-M015, being approximately 1.07 acres, and designated as 12454 Carrollton Boulevard, Carrollton, Virginia. The property will allow direct access for a small business to expand its offshore oyster business.

A public hearing to consider the approval of the transfer of property to has been advertised.

In this regard authorization to execute such necessary documents is sought in order to effectuate closing on tract of land.

BUDGETARY IMPACT:

An increase of $100,000 in revenue and the return of the property to the tax rolls.

RECOMMENDATION:

Adopt a motion to authorize the Chairman to execute all appropriate documents necessary to transfer said property.

ISSUE:

Resolution to Budget and Appropriate Funds from the Unassigned Fund Balance to be Allocated to the Judgement Liability Line Item ($8,355,971)

BACKGROUND:

The Virginia Supreme Court recently affirmed the trial court's ruling that International Paper is entitled to a full refund of the machinery and tools taxes it paid in 2017 to Isle of Wight County, plus 10% interest. The total amount of the judgement is $8,355,971.

The County has been preparing for this possibility for several years and the Board of Supervisors has been building reserve funds over the last few years in the event of an unfavorable ruling.

BUDGETARY IMPACT:

The funding is currently available in the Unassigned Fund Balance.

RECOMMENDATION:

Adopt a resolution to appropriate funds from the Unassigned Fund Balance to be allocated to the judgement liability line item.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	1/11/2023

RESOLUTION TO BUDGET AND APPROPRIATE FUNDS FROM THE FY 2022-2023 UNASSIGNED FUND BALANCE TO THE JUDGEMENT LIABILITY LINE ITEM

WHEREAS, the Virginia Supreme Court recently affirmed the trial court's ruling that International Paper is entitled to a full refund of the machinery and tools taxes it paid in 2017 to Isle of Wight County, plus 10% interest; and,

WHEREAS, the Board of Supervisors needs to budget and appropriate funds from the Unassigned Fund Balance to be allocated to the judgement liability line item in the amount of $8,355,971.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that funds in the amount of $8,355,971 be budgeted and appropriated from the FY 2022-2023 Unassigned Fund Balance to the line item for judgement liability.

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 18th day of January 2023.

_____
William M. McCarty, Sr. Chairman

_____
Carey Mills Storm, Clerk

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney

ISSUE:

Discussion of Holding a Strategic Planning Retreat/Tour

BACKGROUND:

In January 2022, the Board held a full day retreat in the City of Franklin which included a tour of the Hayden Village facility, a discussion regarding programming for seniors and a regional transportation proposal from Senior Services.

The Board may wish to discuss potential subjects, dates, and locations for its next retreat so staff can begin securing speakers, locations, transportation, etc.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Per the Board's discussion.

ISSUE:

Staff Presentation - Legislative Update of the 2023 General Assembly Session

BACKGROUND:

The 2023 Session of the General Assembly began on January 11, 2023. It is anticipated that this will be a 30-day Session.

Staff will be monitoring 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 - November 2022	Cover Memo	1/5/2023
Incidents by Zone Map - November 2022	Backup Material	12/13/2022
Incidents by Zone Map - December 2022	Backup Material	1/5/2023
Incidents by Zone Data - November 2022	Backup Material	12/13/2022
Incidents by Zone Data - December 2022	Backup Material	1/5/2023
Year End Summary of Incidents - 2022	Backup Material	1/5/2023
Station Activity Report - Year End 2022	Backup Material	1/5/2023
Correspondence from Charter	Backup Material	12/16/2022
Museum Report - December 2022	Backup Material	1/5/2023

COUNTY OF ISLE OF WIGHT
TAX BILLINGS & COLLECTIONS AS OF NOVEMBER 2022

REAL ESTATE

TAX YEAR	TAX LEVY	SUPPLEMENTS	PUBLIC SERVICE	ADJUSTMENTS & ABATEMENTS	TOTAL TAX LEVIES	TAX COLLECTED	TAX OUTSTDG.	% COLLECTED	% UNC.
Prior 2015					$ 187,061,105.28	$ 187,058,391.70	$ 2,713.58	100.00%	0.00%
2016-2017	$ 36,430,832.13	$ 325,926.29	$ 1,450,155.11	$ (703,911.91)	$ 37,503,001.62	$ 37,500,625.12	$ 2,376.50	99.99%	0.01%
2017-2018	$ 37,210,991.03	$ 237,430.32	$ 1,499,216.98	$ (806,444.64)	$ 38,141,193.69	$ 38,126,622.01	$ 14,571.68	99.96%	0.04%
2018-2019	$ 37,640,722.98	$ 256,603.10	$ 1,395,368.74	$ (911,329.02)	$ 38,381,365.80	$ 38,361,720.58	$ 19,645.22	99.95%	0.05%
2019-2020	$ 39,703,728.23	$ 248,399.48	$ 1,455,114.04	$ (1,126,574.01)	$ 40,280,667.74	$ 40,243,400.39	$ 37,267.35	99.91%	0.09%
2020-2021	$ 40,264,498.73	$ 379,382.23	$ 1,637,435.57	$ (1,245,823.32)	$ 41,035,493.21	$ 40,890,777.30	$ 144,715.91	99.65%	0.35%
2021-2022	$ 41,155,420.28	$ 351,763.32	$ 1,532,654.01	$ (1,471,370.09)	$ 41,568,467.52	$ 41,104,594.52	$ 463,873.00	98.88%	1.12%
					DELINQUENT REAL ESTATE =		$ 685,163.24	99.84%	0.20%

PERSONAL PROPERTY

TAX YEAR	TAX LEVY	SUPPLEMENTS	PUBLIC SERVICE	ADJUSTMENTS & ABATEMENTS	TOTAL TAX LEVIES	TAX COLLECTED	TAX OUTSTDG.	% COLLECTED	% UNC.
prior 2015					$ 133,390,216.04	$ 133,381,565.54	$ 8,650.50	99.99%	0.01%
2016	$ 13,507,039.33	$ 1,380,743.87	$ 33,805.90	$ (1,077,716.68)	$ 13,843,872.42	$ 13,802,431.80	$ 41,440.62	99.70%	0.30%
LIC. FEE	$ 922,063.00	$ 172,022.00	$ -	$ (48,633.00)	$ 1,045,452.00	$ 1,036,932.41	$ 8,519.59	99.19%	0.81%
2017	$ 20,526,995.84	$ 1,403,829.87	$ 30,862.41	$ (2,393,586.06)	$ 19,568,102.06	$ 19,518,880.10	$ 49,221.96	99.75%	0.25%
LIC. FEE	$ 953,161.00	$ 175,816.00	$ -	$ (50,283.00)	$ 1,078,694.00	$ 1,067,321.91	$ 11,372.09	98.95%	1.05%
2018	$ 14,385,655.01	$ 1,445,294.48	$ 29,880.46	$ (1,099,309.24)	$ 14,761,520.71	$ 14,702,522.45	$ 58,998.26	99.60%	0.40%
LIC. FEE	$ 995,518.00	$ 172,363.00	$ -	$ (89,955.00)	$ 1,077,926.00	$ 1,063,954.71	$ 13,971.29	98.70%	1.30%
2019	$ 15,920,628.76	$ 1,442,013.48	$ 38,859.89	$ (1,052,842.02)	$ 16,348,660.11	$ 16,249,661.54	$ 98,998.57	99.39%	0.61%
LIC. FEE	$ 986,732.00	$ 154,039.00	$ -	$ (45,286.00)	$ 1,095,485.00	$ 1,075,600.38	$ 19,884.62	98.18%	1.82%

2020	$	16,352,666.74	$	1,394,569.11	$	38,691.28	$	(1,005,664.20)	$	16,780,262.93	$	16,641,177.85	$	139,085.08	99.17%	0.83%
LIC. FEE	$	942,740.00	$	130,672.00	$	-	$	(27,820.00)	$	1,045,592.00	$	1,020,794.00	$	24,798.00	97.63%	2.37%
2021	$	19,301,665.16	$	1,265,887.70	$	46,882.14	$	(1,480,114.49)	$	19,134,320.51	$	18,763,408.02	$	370,912.49	98.06%	1.94%
LIC. FEE	$	959,443.00	$	161,330.00	$	-	$	(36,437.00)	$	1,084,336.00	$	1,037,466.23	$	46,869.77	95.68%	4.32%
2022	$	11,131,544.72	$	374,479.28	$	34,783.40	$	(476,162.72)	$	11,064,644.68	$	6,645,528.20	$	4,419,116.48	60.06%	39.94%
LIC. FEE	$	971,360.00	$	109,224.00	$	-	$	(24,327.00)	$	1,056,257.00	$	827,843.95	$	228,413.05	78.38%	21.62%

Notes:

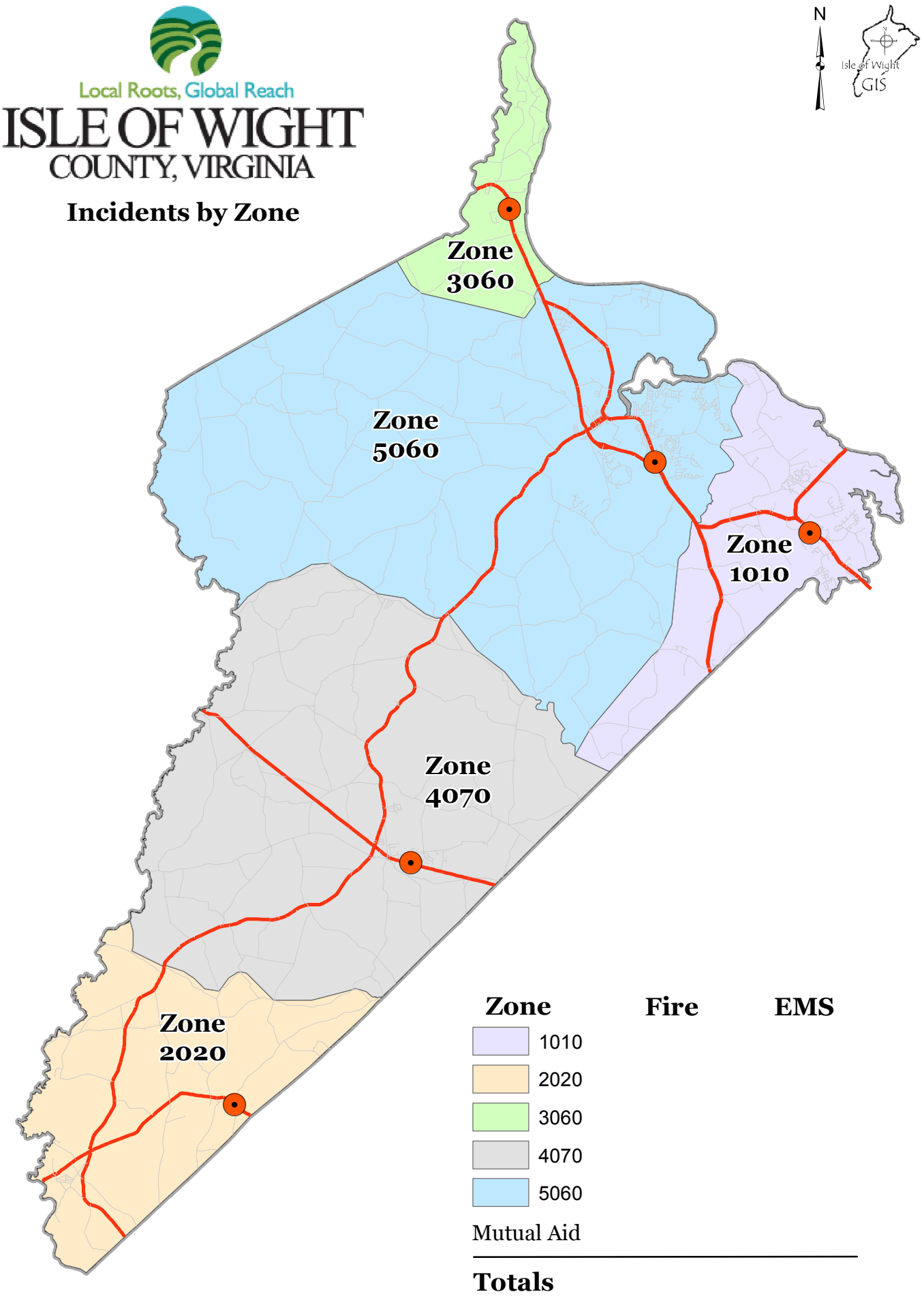
2022 is only the 1st installment totals

DELINQUENT PERSONAL PROP. =	**$**	5,540,252.37	97.80%	2.20%
TOTAL DELINQUENT=	**$**	**6,225,415.61**	99.08%	1.01%

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

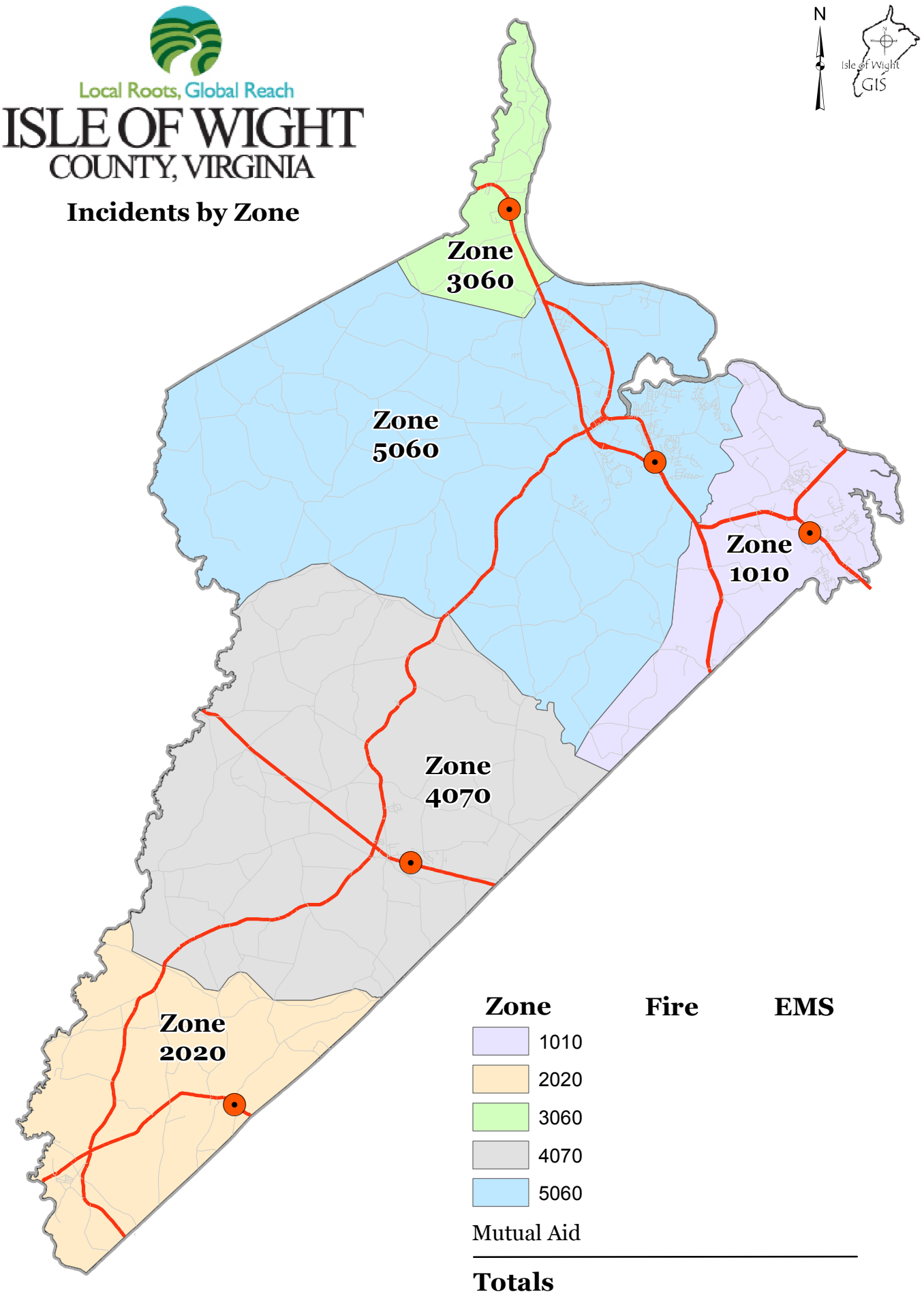
Incidents by Zone



Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

Incidents by Zone



ISLE OF WIGHT

Incident by Zone

Agency: IWFR, Event date/Time range: 11/01/2022 00:00:00 - 11/30/2022 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
	ACCIDENT UNKNOWN INJURIES	0	1	1	50%	0:01:06	0:11:09	0:14:38	0:26:53	0:26:53
	ACCIDENT WITH INJURIES	0	1	1	50%	0:00:29	0:05:03	0:43:17	0:48:49	0:48:49
	Subtotals for EMS	**0**	**2**	**2**	**100%**	**0:00:48**	**0:08:06**	**0:28:58**	**1:15:42**	**0:37:51**
	Totals for	**0**	**2**	**2**	**100%**	**0:00:48**	**0:08:06**	**0:28:58**	**1:15:42**	**0:37:51**
1010	ABDOMINAL PAIN	0	4	4	4%	0:01:55	0:06:38	1:02:04	4:42:29	1:10:37
	ABRASIONS BRUISES ETC	0	3	3	3%	0:01:13	0:05:19	0:51:56	2:55:25	0:58:28
	ACCIDENT UNKNOWN INJURIES	0	7	7	6%	0:01:19	0:04:02	0:40:55	5:24:00	0:46:17
	ACCIDENT WITH ENTRAPMENT	0	1	1	1%	0:01:54	0:04:45	0:48:22	0:55:01	0:55:01
	ACCIDENT WITH INJURIES	0	3	3	3%	0:01:25	0:03:51	0:15:43	1:02:55	0:20:58
	ALARM - MEDICAL	0	1	1	1%	0:00:46	0:03:15	0:01:57	0:05:58	0:05:58
	BACK PAIN (NON TRAUMATIC)	0	1	1	1%	0:01:25	0:12:48	1:03:29	1:17:42	1:17:42
	BITE	0	1	1	1%	0:01:48	0:04:23	0:10:13	0:16:24	0:16:24
	BLEEDING/HEMORRHAGING	0	2	2	2%	0:02:26	0:07:35	0:41:45	1:43:31	0:51:46
	CARDIAC ARREST	0	1	1	1%	0:00:49	0:04:24	0:30:05	0:35:18	0:35:18
	CHEST PAIN	0	3	3	3%	0:02:56	0:03:17	0:47:28	2:41:06	0:53:42
	CHOKING	0	1	1	1%	0:01:03	0:05:04	1:47:36	1:53:43	1:53:43
	DIABETIC PROBLEMS	0	2	2	2%	0:01:45	0:07:50	0:17:12	0:53:32	0:26:46
	DIFFICULTY BREATHING	0	10	10	9%	0:01:48	0:06:46	1:12:11	13:27:35	1:20:46
	FALLS AND RELATED INJURIES	0	6	6	6%	0:01:33	0:04:55	0:39:41	4:36:52	0:46:09
	FRACTURES OR BROKEN BONES	0	1	1	1%	0:03:04	0:09:30	1:01:22	1:13:56	1:13:56
	HEADACHE	0	1	1	1%	0:00:10	0:07:25	1:51:02	1:58:37	1:58:37
	HEART PROBLEMS	0	3	3	3%	0:02:01	0:07:48	0:35:07	2:14:49	0:44:56
	INGEST POISONS OR TOXINS	0	1	1	1%	0:02:05	0:06:02	0:58:55	1:07:02	1:07:02

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
	LIFT ASSIST	0	5	5	5%	0:02:06	0:10:14	0:15:25	2:18:51	0:27:46
	OVERDOSE	0	1	1	1%	0:01:28	0:05:34	1:16:44	1:23:46	1:23:46
	PAIN	0	4	4	4%	0:01:50	0:08:31	1:16:37	5:47:54	1:26:59
	SICK / ILL OR RESCUE	1	18	19	18%	0:01:44	0:07:36	0:51:45	19:12:53	1:00:41
	STROKE	0	1	1	1%	0:02:38	0:14:37	1:11:00	1:28:15	1:28:15
	SUICIDE	0	2	2	2%	0:00:51	0:05:40	0:14:53	0:42:47	0:21:24
	UNCONSCIOUS OR FAINTING	0	5	5	5%	0:01:43	0:04:54	1:06:44	6:06:47	1:13:21
	WELFARE CHECK	0	2	2	2%	0:00:15	0:10:24	0:18:56	0:59:10	0:29:35
	Subtotals for EMS	**1**	**90**	**91**	**84%**	**0:01:38**	**0:06:47**	**0:48:29**	**87:06:18**	**0:56:53**
	ARCING WIRES DOWN POWER LINES	0	2	2	2%	0:01:45	0:10:35	0:23:03	1:10:46	0:35:23
	CAR FIRE	0	1	1	1%	0:00:46	0:02:10	0:23:18	0:26:14	0:26:14
	CARBON MONOXIDE ALARM	0	3	3	3%	0:02:13	0:09:44	0:34:03	2:18:00	0:46:00
	FIRE ALARM	0	2	2	2%	0:01:32	0:05:23	0:05:40	0:25:10	0:12:35
	FIRE DEPT COMMUNITY RELATIONS	0	1	1	1%	0:00:06	0:00:00	0:04:46	0:04:52	0:04:52
	FIRE OTHER NOT LISTED	0	1	1	1%	0:00:07	0:10:05	0:04:42	0:14:54	0:14:54
	SMELL OF GAS INSIDE/OUTSIDE	0	3	3	3%	0:01:50	0:05:13	0:20:53	1:23:47	0:27:56
	SMELL OR ODOR OF SMOKE	0	2	2	2%	0:01:01	0:05:20	0:19:57	0:52:35	0:26:18
	STRUCTURE FIRE	0	2	2	2%	0:01:21	0:04:12	0:16:45	0:44:34	0:22:17
	Subtotals for FIRE	**0**	**17**	**17**	**16%**	**0:01:11**	**0:06:35**	**0:17:01**	**7:40:52**	**0:24:03**
	Totals for 1010	**1**	**107**	**108**	**100%**	**0:01:31**	**0:06:44**	**0:40:37**	**94:47:10**	**0:48:41**
2020	ABDOMINAL PAIN	0	1	1	3%	0:02:55	0:09:02	0:33:52	0:45:49	0:45:49
	ABRASIONS BRUISES ETC	0	1	1	3%	0:02:54	0:09:30	0:43:39	0:56:03	0:56:03
	ACCIDENT UNKNOWN INJURIES	0	2	2	7%	0:00:58	0:06:22	0:04:29	0:23:37	0:11:49
	ALARM - MEDICAL	0	2	2	7%	0:02:35	0:10:03	0:50:01	2:05:16	1:02:38
	CARDIAC ARREST	0	1	1	3%	0:01:25	0:04:32	1:47:50	1:53:47	1:53:47
	CHEST PAIN	0	4	4	14%	0:01:19	0:14:44	0:49:02	4:20:24	1:05:06

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
	DIFFICULTY BREATHING	0	1	1	3%	0:01:45	0:11:41	0:49:00	1:02:26	1:02:26
	FALLS AND RELATED INJURIES	0	3	3	10%	0:01:44	0:12:07	0:55:23	3:27:41	1:09:14
	SICK / ILL OR RESCUE	0	5	5	17%	0:01:19	0:14:09	0:32:01	3:57:32	0:47:30
	STROKE	0	1	1	3%	0:01:05	0:10:53	0:38:30	0:50:28	0:50:28
	UNCONSCIOUS OR FAINTING	0	1	1	3%	0:01:37	0:10:58	0:40:44	0:53:19	0:53:19
	Subtotals for EMS	**0**	**22**	**22**	**76%**	**0:01:47**	**0:10:22**	**0:45:52**	**20:36:22**	**0:58:01**
	ARCING WIRES DOWN POWER LINES	0	1	1	3%	0:01:50	0:06:23	2:11:22	2:19:35	2:19:35
	FIRE ALARM	0	2	2	7%	0:01:05	0:00:00	0:00:00	0:12:02	0:06:01
	FIRE OTHER NOT LISTED	0	1	1	3%	0:02:36	0:17:26	0:35:23	0:55:25	0:55:25
	STRUCTURE FIRE	0	2	2	7%	0:01:16	0:05:37	0:39:03	1:31:51	0:45:56
	TRANSFORMER FIRE OR POWER LINE	0	1	1	3%	0:01:34	0:12:18	0:15:14	0:29:06	0:29:06
	Subtotals for FIRE	**0**	**7**	**7**	**24%**	**0:01:40**	**0:10:26**	**0:55:16**	**5:27:59**	**0:55:13**
	Totals for 2020	**0**	**29**	**29**	**100%**	**0:01:45**	**0:10:23**	**0:48:22**	**26:04:21**	**0:57:08**
3060	EXTRICATION	0	1	1	5%	0:01:37	0:12:59	0:12:21	0:26:57	0:26:57
	Subtotals for No Summary Code	**0**	**1**	**1**	**5%**	**0:01:37**	**0:12:59**	**0:12:21**	**0:26:57**	**0:26:57**
	ACCIDENT UNKNOWN INJURIES	0	1	1	5%	0:03:06	0:07:39	0:10:16	0:21:01	0:21:01
	ACCIDENT WITH INJURIES	0	1	1	5%	0:00:59	0:09:42	0:29:23	0:40:04	0:40:04
	ALARM - MEDICAL	0	3	3	15%	0:02:08	0:15:32	0:11:05	1:02:34	0:20:51
	BLEEDING/HEMORRHAGING	0	1	1	5%	0:01:28	0:12:53	1:12:11	1:26:32	1:26:32
	CHEST PAIN	0	3	3	15%	0:01:40	0:12:57	1:24:00	4:55:51	1:38:37
	DIFFICULTY BREATHING	0	1	1	5%	0:01:08	0:13:38	0:25:52	0:40:38	0:40:38
	PAIN	0	1	1	5%	0:01:31	0:13:27	2:53:53	3:08:51	3:08:51
	SICK / ILL OR RESCUE	0	2	2	10%	0:02:08	0:17:51	0:56:52	2:33:43	1:16:52
	UNCONSCIOUS OR FAINTING	0	2	2	10%	0:00:57	0:14:19	2:48:39	3:10:07	1:35:04
	Subtotals for EMS	**0**	**15**	**15**	**75%**	**0:01:41**	**0:13:06**	**1:10:15**	**17:59:21**	**1:14:17**

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
	CARBON MONOXIDE ALARM	0	1	1	5%	0:01:27	0:11:18	0:07:23	0:20:08	0:20:08
	FIRE ALARM	0	2	2	10%	0:01:51	0:09:39	0:08:46	0:26:30	0:13:15
	FIRE OTHER NOT LISTED	0	1	1	5%	0:00:10	0:08:51	0:18:38	0:27:39	0:27:39
	Subtotals for FIRE	**0**	**4**	**4**	**20%**	**0:01:09**	**0:09:56**	**0:11:36**	**1:14:17**	**0:20:21**
	Totals for 3060	**0**	**20**	**20**	**100%**	**0:01:33**	**0:12:22**	**0:52:15**	**19:40:35**	**0:58:11**
4070	ABDOMINAL PAIN	0	2	2	2%	0:02:05	0:08:06	0:47:02	1:54:25	0:57:13
	ABRASIONS BRUISES ETC	0	3	3	3%	0:01:11	0:10:30	1:21:56	4:40:51	1:33:37
	ACCIDENT UNKNOWN INJURIES	0	11	11	10%	0:01:18	0:06:11	1:50:41	21:40:04	1:58:11
	ACCIDENT WITH INJURIES	0	3	3	3%	0:01:29	0:06:30	1:22:24	4:31:07	1:30:22
	ALARM - MEDICAL	0	1	1	1%	0:01:23	0:01:51	0:04:40	0:07:54	0:07:54
	BLEEDING/HEMORRHAGING	0	2	2	2%	0:01:46	0:10:33	0:30:37	1:25:52	0:42:56
	CARDIAC ARREST	0	1	1	1%	0:01:07	0:14:15	0:18:37	0:33:59	0:33:59
	CHEST PAIN	0	7	7	6%	0:01:35	0:07:55	1:07:01	8:55:44	1:16:32
	CHILD OR ANIMAL LOCKED IN CAR	0	2	2	2%	0:00:17	0:08:24	0:05:01	0:27:23	0:13:42
	DIABETIC PROBLEMS	0	4	4	4%	0:02:33	0:11:15	0:33:41	3:09:54	0:47:29
	DIFFICULTY BREATHING	0	9	9	8%	0:01:40	0:10:08	0:58:51	10:35:50	1:10:39
	FALLS AND RELATED INJURIES	0	7	7	6%	0:01:30	0:07:24	0:54:35	7:24:30	1:03:30
	HEART PROBLEMS	0	1	1	1%	0:01:25	0:09:43	0:16:59	0:28:07	0:28:07
	INGEST POISONS OR TOXINS	0	1	1	1%	0:05:03	0:03:28	0:06:52	0:15:23	0:15:23
	LIFT ASSIST	0	8	8	7%	0:01:45	0:08:08	0:14:16	3:13:11	0:24:09
	OVERDOSE	1	0	1	1%	0:00:20	0:01:25	0:56:31	0:58:16	0:58:16
	PAIN	0	4	4	4%	0:01:39	0:14:19	0:48:35	4:18:11	1:04:33
	PSYCHIATRIC PROBLEMS	0	1	1	1%	0:00:10	0:05:12	0:55:14	1:00:36	1:00:36
	SEIZURE	0	2	2	2%	0:02:08	0:09:01	0:52:32	2:07:22	1:03:41
	SICK / ILL OR RESCUE	1	24	25	22%	0:01:53	0:09:20	0:51:49	26:15:50	1:03:02
	STROKE	0	3	3	3%	0:00:54	0:12:21	1:00:43	3:41:55	1:13:58

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
	UNCONSCIOUS OR FAINTING	0	4	4	4%	0:01:32	0:08:07	1:00:21	4:40:05	1:10:01
	Subtotals for EMS	**2**	**100**	**102**	**90%**	**0:01:35**	**0:08:22**	**0:46:19**	**112:26:29**	**0:56:16**
	BOMB/BOMB THREAT	0	1	1	1%	0:01:49	0:18:58	2:24:20	2:45:07	2:45:07
	BRUSH FIRE	0	2	2	2%	0:02:42	1:04:52	0:22:49	1:48:20	0:54:10
	FIRE ALARM	0	4	4	4%	0:01:07	0:00:00	0:00:00	0:29:01	0:07:15
	FIRE OTHER NOT LISTED	0	1	1	1%	0:00:52	0:05:29	0:41:54	0:48:15	0:48:15
	SMELL OR ODOR OF SMOKE	0	1	1	1%	0:01:07	0:05:12	0:16:35	0:22:54	0:22:54
	STANDBY	1	0	1	1%	0:00:00	0:00:00	2:06:59	2:06:59	2:06:59
	STRUCTURE FIRE	0	1	1	1%	0:01:44	0:02:07	0:42:48	0:46:39	0:46:39
	Subtotals for FIRE	**1**	**10**	**11**	**10%**	**0:01:34**	**0:19:20**	**1:05:54**	**9:07:15**	**1:07:20**
	Totals for 4070	**3**	**110**	**113**	**100%**	**0:01:34**	**0:10:24**	**0:50:31**	**121:33:44**	**0:58:56**
5060	ABDOMINAL PAIN	0	8	8	3%	0:01:53	0:09:38	0:50:53	8:19:15	1:02:24
	ABRASIONS BRUISES ETC	1	0	1	0%	0:00:38	0:09:11	0:05:31	0:15:20	0:15:20
	ACCIDENT UNKNOWN INJURIES	0	11	11	4%	0:01:49	0:05:00	0:37:11	7:24:17	0:40:23
	ACCIDENT WITH ENTRAPMENT	0	1	1	0%	0:03:24	0:07:13	1:22:13	1:32:50	1:32:50
	ACCIDENT WITH INJURIES	0	6	6	2%	0:01:34	0:06:23	0:41:26	4:24:30	0:44:05
	ALARM - MEDICAL	0	5	5	2%	0:01:28	0:08:31	0:37:47	3:17:17	0:39:27
	BLEEDING/HEMORRHAGING	0	4	4	1%	0:01:43	0:09:52	1:08:02	5:18:30	1:19:38
	CARDIAC ARREST	0	4	4	1%	0:01:43	0:04:46	1:27:29	6:15:54	1:33:59
	CHEST PAIN	0	16	16	6%	0:01:31	0:11:36	1:09:59	22:09:46	1:23:07
	CHILD OR ANIMAL LOCKED IN CAR	0	1	1	0%	0:00:06	0:04:15	0:09:39	0:14:00	0:14:00
	CHOKING	0	1	1	0%	0:00:44	0:07:28	0:09:50	0:18:02	0:18:02
	DIABETIC PROBLEMS	0	5	5	2%	0:02:15	0:06:43	0:57:48	5:33:51	1:06:46
	DIFFICULTY BREATHING	0	26	26	9%	0:01:31	0:09:19	1:13:42	36:37:50	1:24:32
	FALLS AND RELATED INJURIES	0	28	28	10%	0:01:34	0:11:25	0:44:24	26:46:38	0:57:23

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
	FRACTURES OR BROKEN BONES	0	2	2	1%	0:01:17	0:08:13	1:44:01	3:47:00	1:53:30
	HEAD INJURY	0	1	1	0%	0:01:08	0:05:54	1:00:43	1:07:45	1:07:45
	HEADACHE	0	1	1	0%	0:00:13	0:14:13	1:17:37	1:32:03	1:32:03
	HEART PROBLEMS	1	3	4	1%	0:02:27	0:08:12	1:03:09	4:44:35	1:11:09
	LIFT ASSIST	0	10	10	4%	0:01:36	0:10:34	0:25:32	6:17:14	0:37:43
	MEDIC STANDBY	2	0	2	1%	0:00:00	0:00:00	2:10:26	4:20:52	2:10:26
	OBSTETRICS	0	4	4	1%	0:01:47	0:09:09	0:31:07	2:48:09	0:42:02
	OVERDOSE	0	2	2	1%	0:01:05	0:07:28	1:13:13	2:43:32	1:21:46
	PAIN	0	13	13	5%	0:01:36	0:10:43	0:47:49	13:01:57	1:00:09
	POSSIBLE DOA	0	1	1	0%	0:01:58	0:07:09	1:04:20	1:13:27	1:13:27
	PSYCHIATRIC PROBLEMS	0	2	2	1%	0:00:29	0:06:44	0:28:06	1:10:38	0:35:19
	SEIZURE	0	6	6	2%	0:01:37	0:08:52	0:57:49	6:49:52	1:08:19
	SICK / ILL OR RESCUE	2	50	52	19%	0:01:47	0:12:06	0:57:43	63:19:16	1:13:04
	STROKE	0	5	5	2%	0:01:50	0:12:33	0:59:57	6:11:42	1:14:20
	SUICIDE	0	1	1	0%	0:00:40	0:06:49	0:17:43	0:25:12	0:25:12
	UNCONSCIOUS OR FAINTING	0	9	9	3%	0:01:50	0:05:38	1:47:38	17:16:03	1:55:07
	WELFARE CHECK	0	2	2	1%	0:01:13	0:09:40	0:13:54	0:49:34	0:24:47
	Subtotals for EMS	**6**	**228**	**234**	**85%**	**0:01:29**	**0:08:31**	**0:54:44**	**266:06:51**	**1:03:49**
	BACKFILL STATION	0	1	1	0%	0:00:34	0:09:50	1:06:10	1:16:34	1:16:34
	BRUSH FIRE	0	3	3	1%	0:00:49	0:06:56	0:43:09	2:32:43	0:50:54
	BURNING COMPLAINT	0	3	3	1%	0:03:39	0:08:22	0:10:00	0:50:41	0:16:54
	CAR FIRE	0	2	2	1%	0:01:42	0:08:30	1:31:56	3:24:14	1:42:07
	CARBON MONOXIDE ALARM	0	3	3	1%	0:01:20	0:06:10	0:14:12	1:05:08	0:21:43
	FIRE ALARM	0	20	20	7%	0:01:12	0:05:25	0:07:32	3:38:43	0:10:56
	FIRE DEPT COMMUNITY RELATIONS	1	0	1	0%	0:00:00	0:00:00	0:09:06	0:09:06	0:09:06
	FIRE OTHER NOT LISTED	1	0	1	0%	0:00:00	0:03:48	0:16:03	0:19:51	0:19:51
	HAZARDOUS MATERIALS INCIDENT	0	2	2	1%	0:01:24	0:09:16	1:25:05	3:11:29	1:35:45

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
	SMELL OF GAS INSIDE/OUTSIDE	0	2	2	1%	0:00:58	0:04:52	0:37:59	1:27:38	0:43:49
	SMELL OR ODOR OF SMOKE	0	1	1	0%	0:00:52	0:06:31	0:09:33	0:16:56	0:16:56
	STANDBY	1	0	1	0%	0:00:00	0:00:00	5:21:47	5:21:47	5:21:47
	STRUCTURE FIRE	1	1	2	1%	0:01:00	0:06:10	0:36:56	1:28:11	0:44:06
	Subtotals for FIRE	**4**	**38**	**42**	**15%**	**0:01:21**	**0:06:54**	**0:57:39**	**25:03:01**	**1:03:53**
	Totals for 5060	**10**	**266**	**276**	**100%**	**0:01:27**	**0:08:05**	**0:55:36**	**291:09:52**	**1:03:50**
SOU	RESCUE MUTUAL AID	0	1	1	100%	0:01:15	0:14:08	1:48:49	2:04:12	2:04:12
	Subtotals for MUTA	**0**	**1**	**1**	**100%**	**0:01:15**	**0:14:08**	**1:48:49**	**2:04:12**	**2:04:12**
	Totals for SOU	**0**	**1**	**1**	**100%**	**0:01:15**	**0:14:08**	**1:48:49**	**2:04:12**	**2:04:12**
SRY	FIRE MUTUAL AID	0	4	4	50%	0:01:04	0:08:36	0:46:09	2:25:00	0:36:15
	RESCUE MUTUAL AID	0	4	4	50%	0:01:08	0:16:40	1:03:29	4:07:25	1:01:51
	Subtotals for MUTA	**0**	**8**	**8**	**100%**	**0:01:06**	**0:12:38**	**0:54:49**	**6:32:25**	**0:49:03**
	Totals for SRY	**0**	**8**	**8**	**100%**	**0:01:06**	**0:12:38**	**0:54:49**	**6:32:25**	**0:49:03**
SUF	ACCIDENT UNKNOWN INJURIES	0	1	1	20%	0:02:08	0:06:56	0:31:00	0:40:04	0:40:04
	CARDIAC ARREST	0	1	1	20%	0:01:44	0:11:08	0:17:46	0:30:38	0:30:38
	DIFFICULTY BREATHING	0	2	2	40%	0:01:37	0:07:48	0:59:43	2:18:14	1:09:07
	Subtotals for EMS	**0**	**4**	**4**	**80%**	**0:01:50**	**0:08:37**	**0:36:10**	**3:28:56**	**0:46:36**
	RESCUE MUTUAL AID	0	1	1	20%	0:01:53	0:10:06	1:46:20	1:58:19	1:58:19
	Subtotals for MUTA	**0**	**1**	**1**	**20%**	**0:01:53**	**0:10:06**	**1:46:20**	**1:58:19**	**1:58:19**
	Totals for SUF	**0**	**5**	**5**	**100%**	**0:01:50**	**0:09:00**	**0:53:42**	**5:27:15**	**1:04:32**

ISLE OF WIGHT

Indicents by Zone

Agency: IWFR, Event date/Time range: 12/01/2022 00:00:00 - 12/31/2022 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
	BLEEDING/HEMORRHAGING	0	1	1	100%	0:01:18	0:05:13	1:22:40	1:29:11	1:29:11
	Subtotals for EMS	**0**	**1**	**1**	**100%**	**0:01:18**	**0:05:13**	**1:22:40**	**1:29:11**	**1:29:11**
	Totals for	**0**	**1**	**1**	**100%**	**0:01:18**	**0:05:13**	**1:22:40**	**1:29:11**	**1:29:11**
1010	ABDOMINAL PAIN	0	3	3	3%	0:01:12	0:12:54	0:45:42	2:59:23	0:59:48
	ACCIDENT UNKNOWN INJURIES	0	9	9	8%	0:01:25	0:05:33	0:14:16	2:57:27	0:19:43
	ACCIDENT WITH ENTRAPMENT	0	2	2	2%	0:01:38	0:04:15	1:12:11	1:26:07	0:43:04
	ACCIDENT WITH INJURIES	0	1	1	1%	0:00:16	0:03:15	0:25:35	0:29:06	0:29:06
	ALARM - MEDICAL	0	1	1	1%	0:01:32	0:00:00	0:00:00	0:08:14	0:08:14
	ALLERGIC REACTIONS	0	3	3	3%	0:01:06	0:05:38	1:01:01	3:23:13	1:07:44
	BITE	0	1	1	1%	0:00:59	0:00:05	0:11:29	0:12:33	0:12:33
	BLEEDING/HEMORRHAGING	1	4	5	4%	0:01:03	0:06:22	1:02:47	5:51:01	1:10:12
	CARDIAC ARREST	0	3	3	3%	0:01:04	0:05:18	1:29:11	4:46:40	1:35:33
	CHEST PAIN	0	8	8	7%	0:01:40	0:07:11	0:57:12	8:48:30	1:06:04
	DIABETIC PROBLEMS	0	4	4	3%	0:01:32	0:03:59	1:02:35	4:32:23	1:08:06
	DIFFICULTY BREATHING	0	10	10	8%	0:02:20	0:07:44	1:00:51	11:04:04	1:06:24
	FALLS AND RELATED INJURIES	0	8	8	7%	0:01:27	0:07:14	1:08:34	10:18:06	1:17:16
	HEADACHE	0	1	1	1%	0:00:44	0:07:02	0:13:40	0:21:26	0:21:26
	HEART PROBLEMS	0	1	1	1%	0:01:48	0:07:08	0:40:56	0:49:52	0:49:52
	HEAT AND COLD EXPOSURE	0	1	1	1%	0:00:07	0:06:51	0:32:59	0:39:57	0:39:57
	LIFT ASSIST	0	5	5	4%	0:01:28	0:08:15	0:14:58	2:03:25	0:24:41
	PAIN	0	4	4	3%	0:01:49	0:08:05	1:18:48	5:54:51	1:28:43
	PSYCHIATRIC PROBLEMS	0	2	2	2%	0:00:24	0:12:09	0:42:30	1:50:04	0:55:02
	SEIZURE	0	3	3	3%	0:01:08	0:06:02	1:16:56	4:12:20	1:24:07

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
	SHOOTING	0	1	1	1%	0:01:29	0:05:00	0:59:08	1:05:37	1:05:37
	SICK / ILL OR RESCUE	0	28	28	23%	0:01:56	0:08:23	0:59:18	32:29:14	1:09:37
	STROKE	0	1	1	1%	0:01:14	0:06:15	0:59:29	1:06:58	1:06:58
	UNCONSCIOUS OR FAINTING	0	2	2	2%	0:01:33	0:04:59	1:11:08	2:35:21	1:17:41
	Subtotals for EMS	**1**	**106**	**107**	**89%**	**0:01:17**	**0:06:30**	**0:51:21**	**110:05:52**	**0:55:19**
	ARCING WIRES DOWN POWER LINES	0	2	2	2%	0:02:33	0:08:22	1:35:34	3:32:59	1:46:30
	CARBON MONOXIDE ALARM	0	1	1	1%	0:01:53	0:12:25	0:03:50	0:18:08	0:18:08
	FIRE ALARM	0	2	2	2%	0:01:36	0:06:33	0:07:21	0:31:01	0:15:31
	FIRE OTHER NOT LISTED	0	4	4	3%	0:00:06	0:09:25	0:13:44	1:16:11	0:19:03
	RUPTURE GAS LINE	0	1	1	1%	0:02:38	0:05:02	0:20:28	0:28:08	0:28:08
	SMELL OR ODOR OF SMOKE	0	2	2	2%	0:02:10	0:08:02	0:18:39	0:57:42	0:28:51
	STRUCTURE FIRE	0	1	1	1%	0:01:46	0:07:55	1:10:20	1:20:01	1:20:01
	Subtotals for FIRE	**0**	**13**	**13**	**11%**	**0:01:49**	**0:08:15**	**0:32:51**	**8:24:10**	**0:42:19**
	Totals for 1010	**1**	**119**	**120**	**100%**	**0:01:24**	**0:06:55**	**0:47:02**	**118:30:02**	**0:52:23**
2020	ABRASIONS BRUISES ETC	0	1	1	3%	0:00:13	0:12:17	0:14:34	0:27:04	0:27:04
	ACCIDENT UNKNOWN INJURIES	0	1	1	3%	0:02:42	0:07:37	1:59:36	2:09:55	2:09:55
	ALARM - MEDICAL	0	1	1	3%	0:02:49	0:10:09	0:25:54	0:38:52	0:38:52
	CARDIAC ARREST	0	2	2	6%	0:01:34	0:08:38	0:47:49	1:56:00	0:58:00
	CHEST PAIN	0	2	2	6%	0:01:34	0:10:07	0:55:06	2:13:33	1:06:47
	DIFFICULTY BREATHING	0	8	8	24%	0:01:53	0:08:44	0:55:39	8:50:08	1:06:16
	FALLS AND RELATED INJURIES	0	2	2	6%	0:02:50	0:08:57	0:38:41	1:40:55	0:50:28
	LIFT ASSIST	0	2	2	6%	0:01:05	0:10:35	0:10:46	0:44:51	0:22:26
	SEIZURE	0	1	1	3%	0:02:04	0:10:38	0:55:21	1:08:03	1:08:03
	SICK / ILL OR RESCUE	0	4	4	12%	0:01:50	0:10:29	0:48:14	4:02:16	1:00:34
	UNCONSCIOUS OR FAINTING	0	1	1	3%	0:01:00	0:07:53	0:15:56	0:24:49	0:24:49
	WELFARE CHECK	0	1	1	3%	0:00:43	0:11:28	0:02:12	0:14:23	0:14:23

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	**0**	**26**	**26**	**79%**	**0:01:41**	**0:09:48**	**0:40:49**	**24:30:49**	**0:52:18**
	BRUSH FIRE	0	1	1	3%	0:01:03	0:07:50	0:23:45	0:32:38	0:32:38
	CARBON MONOXIDE ALARM	0	1	1	3%	0:03:01	0:14:51	0:31:00	0:48:52	0:48:52
	FIRE ALARM	0	3	3	9%	0:01:44	0:16:35	0:16:50	1:45:29	0:35:10
	SMELL OF GAS INSIDE/OUTSIDE	0	1	1	3%	0:02:07	0:13:21	0:05:35	0:21:03	0:21:03
	STRUCTURE FIRE	0	1	1	3%	0:01:34	0:12:08	2:26:55	2:40:37	2:40:37
	Subtotals for FIRE	**0**	**7**	**7**	**21%**	**0:01:54**	**0:12:57**	**0:44:49**	**6:08:39**	**0:59:40**
	Totals for 2020	**0**	**33**	**33**	**100%**	**0:01:45**	**0:10:43**	**0:42:00**	**30:39:28**	**0:54:28**
3060	ACCIDENT UNKNOWN INJURIES	0	2	2	8%	0:02:11	0:10:32	0:12:50	0:51:06	0:25:33
	ACCIDENT WITH INJURIES	0	3	3	12%	0:00:49	0:09:32	0:38:02	2:25:09	0:48:23
	ALARM - MEDICAL	0	2	2	8%	0:01:49	0:14:53	0:12:54	0:59:12	0:29:36
	CARDIAC ARREST	0	1	1	4%	0:02:25	0:16:07	0:27:18	0:45:50	0:45:50
	DIFFICULTY BREATHING	0	1	1	4%	0:04:19	0:13:57	0:19:41	0:37:57	0:37:57
	FALLS AND RELATED INJURIES	0	1	1	4%	0:01:23	0:11:46	1:20:33	1:33:42	1:33:42
	PAIN	0	1	1	4%	0:01:32	0:14:02	1:26:21	1:41:55	1:41:55
	SEIZURE	0	1	1	4%	0:01:43	0:14:32	1:42:39	1:58:54	1:58:54
	SICK / ILL OR RESCUE	0	7	7	28%	0:01:34	0:17:01	0:32:24	5:56:54	0:50:59
	UNCONSCIOUS OR FAINTING	0	2	2	8%	0:01:28	0:10:28	0:48:56	2:01:43	1:00:52
	Subtotals for EMS	**0**	**21**	**21**	**84%**	**0:01:55**	**0:13:17**	**0:46:10**	**18:52:22**	**1:01:22**
	BRUSH FIRE	0	1	1	4%	0:00:18	0:00:43	0:03:54	0:04:55	0:04:55
	FIRE DEPT COMMUNITY RELATIONS	1	0	1	4%	0:00:00	0:00:00	2:01:20	2:01:20	2:01:20
	FIRE OTHER NOT LISTED	0	2	2	8%	0:00:07	0:00:00	0:00:00	0:12:07	0:06:04
	Subtotals for FIRE	**1**	**3**	**4**	**16%**	**0:00:12**	**0:00:43**	**1:02:37**	**2:18:22**	**0:44:06**

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
Totals for 3060		**1**	**24**	**25**	**100%**	**0:01:38**	**0:12:08**	**0:48:54**	**21:10:44**	**0:57:23**
4070	ABDOMINAL PAIN	0	3	3	3%	0:02:04	0:09:05	0:41:51	2:39:01	0:53:00
	ABRASIONS BRUISES ETC	0	1	1	1%	0:00:07	0:08:38	0:23:34	0:32:19	0:32:19
	ACCIDENT UNKNOWN INJURIES	1	7	8	7%	0:01:16	0:04:08	0:36:15	4:56:05	0:37:01
	ACCIDENT WITH ENTRAPMENT	0	1	1	1%	0:00:52	0:04:50	0:49:17	0:54:59	0:54:59
	ACCIDENT WITH INJURIES	0	1	1	1%	0:00:14	0:09:11	0:09:19	0:18:44	0:18:44
	ALARM - MEDICAL	0	1	1	1%	0:01:00	0:04:32	0:03:50	0:09:22	0:09:22
	ALLERGIC REACTIONS	0	1	1	1%	0:01:20	0:03:31	0:08:52	0:13:43	0:13:43
	ATTEMPT SUICIDE	0	1	1	1%	0:01:32	0:13:51	1:41:47	1:57:10	1:57:10
	BACK PAIN (NON TRAUMATIC)	0	1	1	1%	0:01:02	0:06:30	0:08:58	0:16:30	0:16:30
	BLEEDING/HEMORRHAGING	0	3	3	3%	0:01:32	0:06:46	0:48:47	2:51:15	0:57:05
	CARDIAC ARREST	0	1	1	1%	0:02:01	0:05:42	0:17:13	0:24:56	0:24:56
	CHEST PAIN	0	13	13	12%	0:01:41	0:08:32	1:09:01	16:14:45	1:14:59
	CHILD OR ANIMAL LOCKED IN CAR	0	2	2	2%	0:00:20	0:05:30	0:05:46	0:23:12	0:11:36
	DIFFICULTY BREATHING	0	11	11	10%	0:01:48	0:08:56	1:01:03	13:09:45	1:11:48
	FALLS AND RELATED INJURIES	0	10	10	9%	0:01:31	0:08:56	0:49:03	9:55:06	0:59:31
	HEAD INJURY	0	1	1	1%	0:01:20	0:08:22	0:57:45	1:07:27	1:07:27
	HEART PROBLEMS	0	3	3	3%	0:02:28	0:08:24	0:32:49	2:11:05	0:43:42
	LIFT ASSIST	0	7	7	6%	0:01:37	0:14:18	0:15:12	3:37:49	0:31:07
	PAIN	0	7	7	6%	0:02:14	0:14:33	1:01:19	9:06:48	1:18:07
	POSSIBLE DOA	0	2	2	2%	0:01:57	0:11:08	0:25:26	1:17:02	0:38:31
	SEIZURE	0	3	3	3%	0:01:03	0:17:04	0:57:12	3:45:58	1:15:19
	SICK / ILL OR RESCUE	1	19	20	18%	0:02:00	0:09:50	0:47:11	19:20:41	0:58:02
	STROKE	0	3	3	3%	0:02:20	0:08:32	0:59:57	3:32:26	1:10:49
	UNCONSCIOUS OR FAINTING	0	3	3	3%	0:02:12	0:10:10	1:06:45	3:57:24	1:19:08
	Subtotals for EMS	**2**	**105**	**107**	**95%**	**0:01:29**	**0:08:47**	**0:39:56**	**102:53:32**	**0:49:47**

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
	FIRE ALARM	0	3	3	3%	0:01:17	0:09:02	0:15:51	0:56:20	0:18:47
	LANDING ZONE	0	1	1	1%	0:00:52	0:01:22	0:34:18	0:36:32	0:36:32
	STRUCTURE FIRE	0	2	2	2%	0:01:26	0:07:39	0:32:17	1:22:44	0:41:22
	Subtotals for FIRE	**0**	**6**	**6**	**5%**	**0:01:12**	**0:06:01**	**0:27:29**	**2:55:36**	**0:32:14**
	Totals for 4070	**2**	**111**	**113**	**100%**	**0:01:27**	**0:08:29**	**0:38:33**	**105:49:08**	**0:47:50**
5060	ABDOMINAL PAIN	0	8	8	3%	0:01:54	0:12:02	1:06:30	10:43:34	1:20:27
	ABRASIONS BRUISES ETC	0	3	3	1%	0:01:24	0:07:21	0:50:08	2:56:41	0:58:54
	ACCIDENT UNKNOWN INJURIES	0	7	7	3%	0:01:17	0:05:20	0:48:23	6:19:42	0:54:15
	ACCIDENT WITH INJURIES	0	2	2	1%	0:00:21	0:04:24	0:46:54	1:43:17	0:51:39
	ALARM - MEDICAL	0	3	3	1%	0:02:13	0:10:07	0:09:01	1:04:02	0:21:21
	ALLERGIC REACTIONS	0	2	2	1%	0:01:29	0:08:09	1:12:51	2:44:58	1:22:29
	ATTEMPT SUICIDE	0	1	1	0%	0:00:04	0:07:02	0:25:19	0:32:25	0:32:25
	BACK PAIN (NON TRAUMATIC)	0	6	6	2%	0:02:36	0:10:09	0:56:58	6:58:19	1:09:43
	BITE	0	1	1	0%	0:01:25	0:05:08	0:09:21	0:15:54	0:15:54
	BLEEDING/HEMORRHAGING	0	8	8	3%	0:01:42	0:10:47	0:58:25	9:27:17	1:10:55
	CARDIAC ARREST	0	3	3	1%	0:01:19	0:13:50	1:11:29	4:19:57	1:26:39
	CHEST PAIN	0	21	21	8%	0:01:55	0:09:43	1:16:19	30:46:54	1:27:57
	CHILD OR ANIMAL LOCKED IN CAR	0	1	1	0%	0:00:11	0:05:38	0:08:48	0:14:37	0:14:37
	DIABETIC PROBLEMS	0	2	2	1%	0:02:01	0:08:40	0:58:06	2:17:33	1:08:47
	DIFFICULTY BREATHING	0	35	35	13%	0:01:37	0:11:02	1:03:20	44:19:16	1:15:59
	FALLS AND RELATED INJURIES	0	29	29	11%	0:01:54	0:11:58	0:54:27	33:01:39	1:08:20
	FRACTURES OR BROKEN BONES	0	1	1	0%	0:00:53	0:11:46	1:03:08	1:15:47	1:15:47
	HEAD INJURY	0	2	2	1%	0:02:34	0:14:44	1:09:03	2:52:41	1:26:21
	HEADACHE	0	2	2	1%	0:00:50	0:04:35	0:08:20	0:27:29	0:13:45
	HEART PROBLEMS	0	3	3	1%	0:01:19	0:08:19	0:26:29	1:48:21	0:36:07
	INGEST POISONS OR TOXINS	0	1	1	0%	0:00:14	0:12:55	0:16:38	0:29:47	0:29:47

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
	LIFT ASSIST	0	17	17	6%	0:01:53	0:12:16	0:14:18	7:46:11	0:27:25
	MEDIC STANDBY	2	0	2	1%	0:00:00	0:00:00	3:09:16	6:18:32	3:09:16
	OBSTETRICS	0	1	1	0%	0:01:22	0:05:25	1:24:43	1:31:30	1:31:30
	OVERDOSE	0	2	2	1%	0:01:39	0:10:45	0:36:31	1:37:49	0:48:55
	PAIN	0	17	17	6%	0:01:55	0:09:42	0:46:41	16:03:03	0:56:39
	POSSIBLE DOA	0	1	1	0%	0:00:36	0:03:20	1:03:50	1:07:46	1:07:46
	PSYCHIATRIC PROBLEMS	0	1	1	0%	0:00:13	0:11:33	1:07:26	1:19:12	1:19:12
	SEIZURE	0	8	8	3%	0:01:08	0:09:14	1:09:23	10:38:11	1:19:46
	SICK / ILL OR RESCUE	0	44	44	16%	0:01:56	0:11:03	1:00:16	53:43:28	1:13:16
	STROKE	0	4	4	1%	0:02:06	0:09:11	1:32:19	6:54:25	1:43:36
	UNCONSCIOUS OR FAINTING	0	10	10	4%	0:01:29	0:06:43	0:58:53	11:10:57	1:07:06
	Subtotals for EMS	**2**	**246**	**248**	**90%**	**0:01:24**	**0:09:07**	**0:54:29**	**282:51:14**	**1:04:35**
	ARCING WIRES DOWN POWER LINES	0	2	2	1%	0:03:06	0:06:57	0:34:29	1:29:05	0:44:33
	BRUSH FIRE	0	1	1	0%	0:01:54	0:07:08	0:12:47	0:21:49	0:21:49
	CAR FIRE	0	2	2	1%	0:01:17	0:04:46	0:38:49	1:29:44	0:44:52
	CARBON MONOXIDE ALARM	0	2	2	1%	0:01:45	0:06:15	0:08:30	0:33:00	0:16:30
	FIRE ALARM	0	14	14	5%	0:01:31	0:07:05	0:22:34	5:55:21	0:25:23
	FIRE OTHER NOT LISTED	0	1	1	0%	0:03:57	0:00:00	0:00:00	0:16:42	0:16:42
	SMELL OF GAS INSIDE/OUTSIDE	0	2	2	1%	0:02:13	0:13:19	0:23:27	1:17:56	0:38:58
	STRUCTURE FIRE	0	3	3	1%	0:01:30	0:05:52	0:15:38	1:09:01	0:23:00
	Subtotals for FIRE	**0**	**27**	**27**	**10%**	**0:02:09**	**0:07:20**	**0:22:19**	**12:32:38**	**0:28:58**
	Totals for 5060	**2**	**273**	**275**	**100%**	**0:01:33**	**0:08:48**	**0:48:43**	**295:23:52**	**0:57:28**
FRA	RESCUE MUTUAL AID	0	1	1	100%	0:02:11	0:13:31	0:26:36	0:42:18	0:42:18
	Subtotals for MUTA	**0**	**1**	**1**	**100%**	**0:02:11**	**0:13:31**	**0:26:36**	**0:42:18**	**0:42:18**
	Totals for FRA	**0**	**1**	**1**	**100%**	**0:02:11**	**0:13:31**	**0:26:36**	**0:42:18**	**0:42:18**

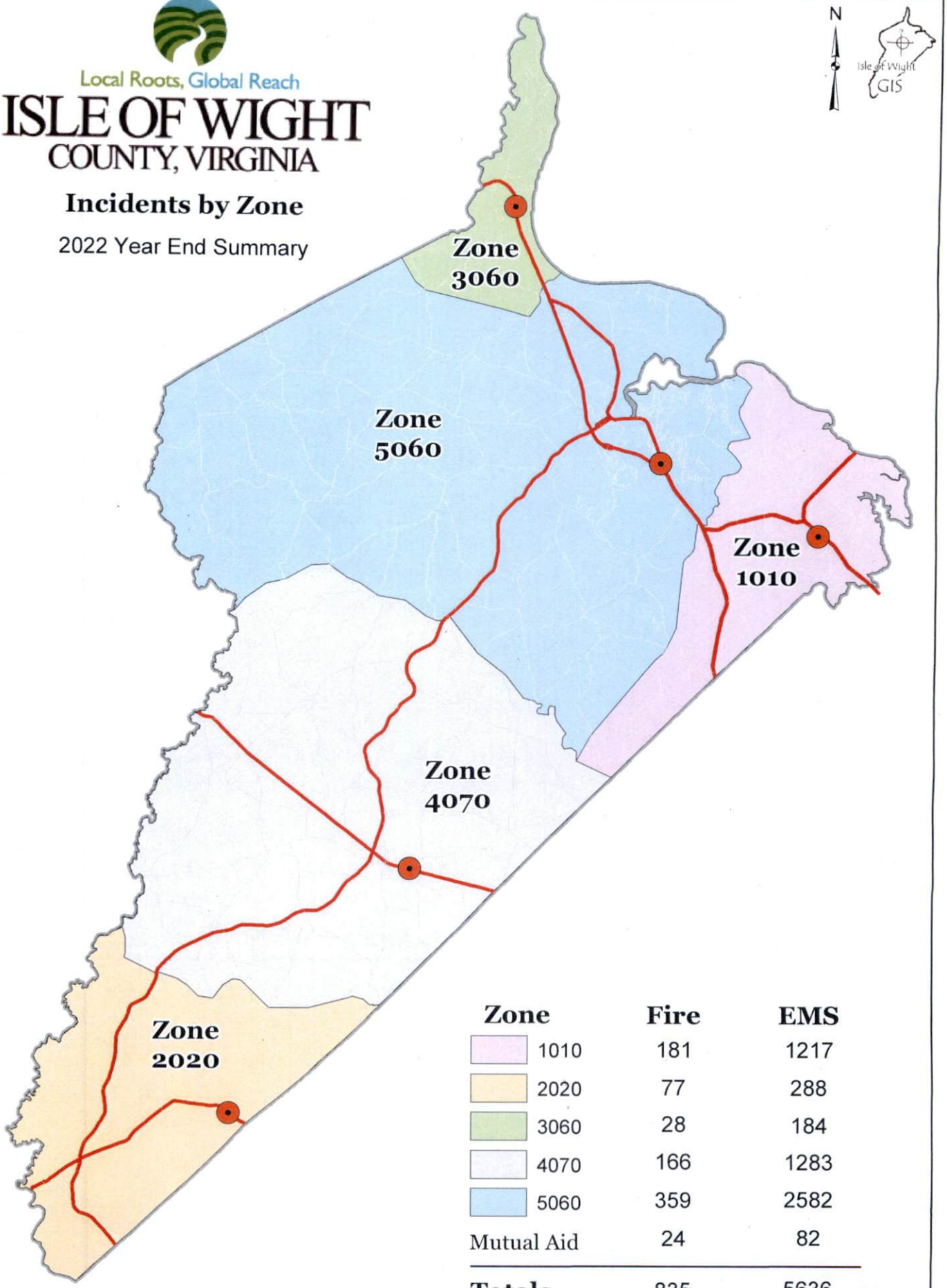
Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
SOU	FIRE MUTUAL AID	0	1	1	100%	0:01:20	0:09:58	0:23:59	0:35:17	0:35:17
	Subtotals for MUTA	**0**	**1**	**1**	**100%**	**0:01:20**	**0:09:58**	**0:23:59**	**0:35:17**	**0:35:17**
	Totals for SOU	**0**	**1**	**1**	**100%**	**0:01:20**	**0:09:58**	**0:23:59**	**0:35:17**	**0:35:17**
SRY	FIRE MUTUAL AID	0	4	4	67%	0:01:26	0:12:58	0:03:02	0:41:41	0:10:25
	RESCUE MUTUAL AID	0	2	2	33%	0:02:03	0:24:22	0:15:14	0:54:01	0:27:01
	Subtotals for MUTA	**0**	**6**	**6**	**100%**	**0:01:44**	**0:18:40**	**0:09:08**	**1:35:42**	**0:18:43**
	Totals for SRY	**0**	**6**	**6**	**100%**	**0:01:44**	**0:18:40**	**0:09:08**	**1:35:42**	**0:18:43**
SUF	DIFFICULTY BREATHING	0	1	1	17%	0:00:39	0:07:03	1:05:17	1:12:59	1:12:59
	SICK / ILL OR RESCUE	0	1	1	17%	0:02:23	0:04:45	0:58:58	1:06:06	1:06:06
	Subtotals for EMS	**0**	**2**	**2**	**33%**	**0:01:31**	**0:05:54**	**1:02:08**	**2:19:05**	**1:09:32**
	FIRE MUTUAL AID	0	2	2	33%	0:01:28	0:14:24	0:42:53	2:11:09	1:05:35
	RESCUE MUTUAL AID	0	2	2	33%	0:00:56	0:10:49	1:17:56	2:59:22	1:29:41
	Subtotals for MUTA	**0**	**4**	**4**	**67%**	**0:01:12**	**0:12:36**	**1:00:24**	**5:10:31**	**1:17:38**
	Totals for SUF	**0**	**6**	**6**	**100%**	**0:01:22**	**0:09:15**	**1:01:16**	**7:29:36**	**1:13:35**

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

Incidents by Zone

2022 Year End Summary



Zone	Fire	EMS
1010	181	1217
2020	77	288
3060	28	184
4070	166	1283
5060	359	2582
Mutual Aid	24	82
Totals	835	5636

ISLE OF WIGHT

Incident by Zone Year End Summary

Agency: IWFR, Event date/Time range: 01/01/2022 00:00:00 - 12/31/2022 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
	ACCIDENT (FATALITY)	0	2	2	7%	0:01:03	0:06:27	1:58:34	4:12:07	2:06:04
	ACCIDENT UNKNOWN INJURIES	0	7	7	23%	0:01:49	0:09:08	0:35:25	3:35:02	0:30:43
	ACCIDENT WITH INJURIES	0	5	5	17%	0:01:26	0:06:42	0:56:54	4:43:02	0:56:36
	ATTEMPT SUICIDE	0	1	1	3%	0:01:03	0:10:39	11:12:03	11:23:45	11:23:45
	BLEEDING/HEMORRHAGING	0	1	1	3%	0:01:18	0:05:13	1:22:40	1:29:11	1:29:11
	MEDIC STANDBY	1	0	1	3%	0:00:00	0:00:00	0:00:22	0:00:22	0:00:22
	SICK / ILL OR RESCUE	0	2	2	7%	0:01:47	0:10:07	0:03:26	0:20:35	0:10:18
	UNCONSCIOUS OR FAINTING	0	1	1	3%	0:02:13	0:00:00	0:00:00	0:09:50	0:09:50
	Subtotals for EMS	**1**	**19**	**20**	**67%**	**0:01:31**	**0:08:03**	**2:18:29**	**25:53:54**	**2:05:51**
	ASSIST BOATER	0	6	6	20%	0:02:29	0:07:21	0:47:17	4:13:18	0:42:13
	HAZARDOUS MATERIALS INCIDENT	0	1	1	3%	0:00:44	0:06:30	0:09:12	0:16:26	0:16:26
	Subtotals for FIRE	**0**	**7**	**7**	**23%**	**0:01:36**	**0:06:56**	**0:28:14**	**4:29:44**	**0:29:20**
	FIRE MUTUAL AID	0	1	1	3%	0:01:00	0:00:00	0:00:00	0:43:05	0:43:05
	RESCUE MUTUAL AID	0	2	2	7%	0:01:27	0:17:03	1:24:39	1:44:42	0:52:21
	Subtotals for MUTA	**0**	**3**	**3**	**10%**	**0:01:14**	**0:17:03**	**1:24:39**	**2:27:47**	**0:47:43**
	Totals for	**1**	**29**	**30**	**100%**	**0:01:29**	**0:08:48**	**1:51:03**	**32:51:25**	**1:36:44**
1010	ABDOMINAL PAIN	1	28	29	2%	0:01:31	0:08:26	1:03:01	35:06:10	1:12:38
	ABRASIONS BRUISES ETC	0	13	13	1%	0:01:04	0:06:30	0:34:06	7:40:46	0:38:24
	ACCIDENT (FATALITY)	0	2	2	0%	0:00:39	0:06:11	3:52:25	7:58:29	3:59:15
	ACCIDENT UNKNOWN INJURIES	0	92	92	7%	0:01:19	0:04:45	0:31:38	54:43:50	0:35:42
	ACCIDENT WITH ENTRAPMENT	0	9	9	1%	0:01:12	0:04:27	1:03:58	9:24:38	1:02:44
	ACCIDENT WITH INJURIES	2	37	39	3%	0:01:00	0:05:05	0:42:44	31:32:27	0:48:31

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
	ALARM - MEDICAL	0	23	23	2%	0:01:46	0:08:08	0:25:25	11:09:53	0:29:08
	ALLERGIC REACTIONS	0	14	14	1%	0:01:29	0:05:49	0:41:27	11:16:59	0:48:21
	ASSAULT WITH INJURIES	0	3	3	0%	0:01:13	0:05:07	0:30:52	1:27:02	0:29:01
	ATTEMPT SUICIDE	0	2	2	0%	0:02:07	0:10:26	0:30:50	1:26:46	0:43:23
	BACK PAIN (NON TRAUMATIC)	0	12	12	1%	0:01:24	0:07:43	1:02:33	14:20:10	1:11:41
	BITE	0	6	6	0%	0:01:20	0:04:53	0:31:20	3:45:21	0:37:34
	BLEEDING/HEMORRHAGING	1	29	30	2%	0:01:22	0:07:26	0:49:07	28:57:47	0:57:56
	BURN INJURIES	0	2	2	0%	0:01:52	0:08:02	1:06:12	2:32:12	1:16:06
	CARDIAC ARREST	0	20	20	1%	0:01:25	0:05:45	1:20:04	29:04:40	1:27:14
	CHEST PAIN	0	71	71	5%	0:01:26	0:06:28	1:00:44	81:06:31	1:08:33
	CHILD OR ANIMAL LOCKED IN CAR	1	4	5	0%	0:00:07	0:05:24	0:10:59	1:05:29	0:13:06
	CHOKING	0	3	3	0%	0:02:05	0:06:52	0:43:57	2:38:44	0:52:55
	DIABETIC PROBLEMS	0	28	28	2%	0:02:17	0:05:47	0:45:40	25:05:06	0:53:45
	DIFFICULTY BREATHING	2	145	147	11%	0:01:31	0:06:56	1:00:58	166:52:23	1:08:07
	FALLS AND RELATED INJURIES	0	88	88	6%	0:01:37	0:08:02	0:53:00	91:08:50	1:02:09
	FRACTURES OR BROKEN BONES	0	9	9	1%	0:01:17	0:07:03	1:19:25	13:09:51	1:27:46
	HEAD INJURY	0	10	10	1%	0:01:13	0:03:50	0:34:03	6:30:56	0:39:06
	HEADACHE	0	8	8	1%	0:00:15	0:12:04	0:40:00	6:58:34	0:52:19
	HEART PROBLEMS	0	27	27	2%	0:01:25	0:06:58	0:55:43	27:53:17	1:01:58
	HEAT AND COLD EXPOSURE	0	4	4	0%	0:01:30	0:04:22	0:40:59	3:07:28	0:46:52
	INGEST POISONS OR TOXINS	0	2	2	0%	0:01:34	0:06:26	0:51:11	1:58:20	0:59:10
	LIFT ASSIST	1	78	79	6%	0:01:38	0:09:32	0:17:12	37:20:58	0:28:22
	MEDIC STANDBY	2	2	4	0%	0:01:31	1:57:22	5:10:58	18:22:19	4:35:35
	OBSTETRICS	0	2	2	0%	0:01:22	0:09:23	0:51:09	1:11:14	0:35:37
	OVERDOSE	1	18	19	1%	0:01:52	0:07:24	0:53:42	19:56:38	1:02:59
	PAIN	0	45	45	3%	0:01:50	0:08:48	0:59:28	52:35:45	1:10:08
	POSSIBLE DOA	1	2	3	0%	0:01:04	0:06:15	0:34:44	1:59:56	0:39:59
	PSYCHIATRIC PROBLEMS	1	23	24	2%	0:00:24	0:08:35	0:46:48	20:56:27	0:52:21

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
	RESPIRATORY ARREST	0	1	1	0%	0:01:04	0:05:17	2:11:01	2:17:22	2:17:22
	SEIZURE	0	19	19	1%	0:01:04	0:06:18	1:18:00	27:02:07	1:25:22
	SHOOTING	0	1	1	0%	0:01:29	0:05:00	0:59:08	1:05:37	1:05:37
	SICK / ILL OR RESCUE	8	224	232	17%	0:01:39	0:08:26	0:56:43	256:00:32	1:06:13
	STABBING	0	3	3	0%	0:01:39	0:05:52	0:58:43	3:18:44	1:06:15
	STROKE	0	31	31	2%	0:01:17	0:07:41	1:06:09	38:49:04	1:15:08
	SUICIDE	0	2	2	0%	0:00:51	0:05:40	0:14:53	0:42:47	0:21:24
	UNCONSCIOUS OR FAINTING	0	51	51	4%	0:01:19	0:05:54	0:56:39	50:42:09	0:59:39
	WELFARE CHECK	0	3	3	0%	0:00:15	0:10:19	0:38:38	2:27:38	0:49:13
	Subtotals for EMS	**21**	**1196**	**1217**	**87%**	**0:01:20**	**0:09:27**	**1:00:23**	**1212:51:56**	**1:05:55**
	ARCING WIRES DOWN POWER LINES	0	11	11	1%	0:01:31	0:08:55	0:53:02	11:38:16	1:03:29
	ASSIST BOATER	0	4	4	0%	0:01:41	0:10:33	0:52:23	4:18:29	1:04:37
	BACKFILL STATION	0	1	1	0%	0:00:27	0:00:09	1:48:26	1:49:02	1:49:02
	BRUSH FIRE	1	20	21	2%	0:01:14	0:07:06	0:28:57	12:29:15	0:35:41
	BURNING COMPLAINT	0	4	4	0%	0:01:38	0:15:07	0:07:39	1:37:36	0:24:24
	CAR FIRE	1	7	8	1%	0:00:55	0:04:04	0:38:57	5:14:08	0:39:16
	CARBON MONOXIDE ALARM	0	11	11	1%	0:07:35	0:08:35	0:21:40	6:56:22	0:37:51
	FIRE ALARM	0	46	46	3%	0:01:36	0:06:35	0:12:15	12:50:26	0:16:45
	FIRE DEPT COMMUNITY RELATIONS	3	6	9	1%	0:01:11	0:05:37	0:31:12	5:12:51	0:34:46
	FIRE OTHER NOT LISTED	2	18	20	1%	0:00:45	0:07:52	0:31:40	12:42:30	0:38:08
	HAZARDOUS MATERIALS INCIDENT	0	1	1	0%	0:14:32	0:01:17	1:11:58	1:27:47	1:27:47
	RUPTURE GAS LINE	0	3	3	0%	0:01:36	0:06:13	0:35:25	2:09:46	0:43:15
	SMELL OF GAS INSIDE/OUTSIDE	0	13	13	1%	0:01:46	0:05:06	0:19:29	5:42:51	0:26:22
	SMELL OR ODOR OF SMOKE	0	10	10	1%	0:01:31	0:07:23	0:18:02	4:29:25	0:26:57
	STANDBY	0	1	1	0%	0:00:23	0:00:00	0:25:38	0:26:01	0:26:01
	STRUCTURE FIRE	0	18	18	1%	0:01:16	0:05:59	0:36:57	12:38:11	0:42:07
	Subtotals for FIRE	**7**	**174**	**181**	**13%**	**0:02:29**	**0:06:42**	**0:37:06**	**101:42:56**	**0:44:47**

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
Totals for 1010		**28**	**1370**	**1398**	**100%**	**0:01:39**	**0:08:45**	**0:54:04**	**1314:34:52**	**1:00:11**
2020	ABDOMINAL PAIN	0	5	5	1%	0:01:51	0:10:16	0:47:55	5:00:12	1:00:02
	ABRASIONS BRUISES ETC	0	9	9	2%	0:00:47	0:10:34	0:27:20	5:48:25	0:38:43
	ACCIDENT UNKNOWN INJURIES	1	14	15	4%	0:01:54	0:06:22	0:54:52	15:04:42	1:00:19
	ACCIDENT WITH ENTRAPMENT	0	5	5	1%	0:01:34	0:04:42	1:41:31	8:58:55	1:47:47
	ACCIDENT WITH INJURIES	1	4	5	1%	0:02:07	0:08:20	1:30:00	8:22:15	1:40:27
	ALARM - MEDICAL	0	12	12	3%	0:01:56	0:10:39	0:22:27	6:27:31	0:32:18
	ALLERGIC REACTIONS	0	1	1	0%	0:01:23	0:04:58	0:11:23	0:17:44	0:17:44
	ATTEMPT SUICIDE	0	1	1	0%	0:02:28	0:07:21	0:08:14	0:18:03	0:18:03
	BACK PAIN (NON TRAUMATIC)	0	4	4	1%	0:01:37	0:13:20	1:15:31	5:05:56	1:16:29
	BLEEDING/HEMORRHAGING	0	7	7	2%	0:01:17	0:09:30	0:45:15	6:32:10	0:56:01
	BURN INJURIES	0	1	1	0%	0:00:47	0:06:33	1:41:01	1:48:21	1:48:21
	CARDIAC ARREST	0	6	6	2%	0:01:24	0:07:49	1:03:44	7:17:49	1:12:58
	CHEST PAIN	0	20	20	5%	0:01:24	0:09:21	0:48:53	19:01:22	0:57:04
	CHILD OR ANIMAL LOCKED IN CAR	0	1	1	0%	0:00:22	0:13:53	0:08:29	0:22:44	0:22:44
	CHOKING	0	2	2	1%	0:01:11	0:08:10	0:09:45	0:38:11	0:19:06
	DIABETIC PROBLEMS	0	6	6	2%	0:01:11	0:07:16	0:43:01	5:08:55	0:51:29
	DIFFICULTY BREATHING	0	30	30	8%	0:01:21	0:10:08	0:50:27	29:37:58	0:59:16
	FALLS AND RELATED INJURIES	0	20	20	5%	0:01:52	0:09:47	0:54:11	21:56:58	1:05:51
	FRACTURES OR BROKEN BONES	0	1	1	0%	0:01:15	0:08:52	1:17:17	1:27:24	1:27:24
	HEAD INJURY	0	1	1	0%	0:02:54	0:07:52	0:39:59	0:50:45	0:50:45
	HEADACHE	0	3	3	1%	0:00:13	0:08:19	0:41:22	2:29:43	0:49:54
	HEART PROBLEMS	0	3	3	1%	0:02:41	0:11:14	1:01:04	3:44:56	1:14:59
	HEAT AND COLD EXPOSURE	0	1	1	0%	0:01:44	0:10:26	1:00:34	1:12:44	1:12:44
	INDUSTRIAL ACCIDENT	0	1	1	0%	0:01:41	0:12:00	1:43:23	1:57:04	1:57:04
	INGEST POISONS OR TOXINS	0	1	1	0%	0:00:33	0:05:10	0:10:11	0:15:54	0:15:54

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
	LIFT ASSIST	1	11	12	3%	0:01:27	0:11:11	0:12:07	4:57:03	0:24:45
	OVERDOSE	0	2	2	1%	0:02:04	0:05:37	1:00:18	2:15:57	1:07:59
	PAIN	0	16	16	4%	0:01:50	0:13:40	0:55:17	18:52:37	1:10:47
	POSSIBLE DOA	0	1	1	0%	0:00:52	0:07:55	2:00:41	2:09:28	2:09:28
	PSYCHIATRIC PROBLEMS	0	3	3	1%	0:00:53	0:12:45	0:26:13	1:59:35	0:39:52
	SEIZURE	0	5	5	1%	0:01:15	0:09:14	0:47:57	4:25:47	0:53:09
	SICK / ILL OR RESCUE	3	62	65	18%	0:01:50	0:11:21	0:41:05	57:41:18	0:53:15
	STROKE	0	8	8	2%	0:01:32	0:08:23	0:53:57	8:30:58	1:03:52
	UNCONSCIOUS OR FAINTING	0	11	11	3%	0:01:42	0:08:47	0:42:00	8:53:35	0:48:30
	WELFARE CHECK	1	3	4	1%	0:00:32	0:11:13	0:25:29	2:28:55	0:37:14
	Subtotals for EMS	**7**	**281**	**288**	**79%**	**0:01:28**	**0:09:14**	**0:49:48**	**272:01:54**	**0:59:30**
	ARCING WIRES DOWN POWER LINES	0	5	5	1%	0:01:16	0:04:28	1:31:59	8:08:35	1:37:43
	BRUSH FIRE	0	5	5	1%	0:01:23	0:08:43	0:19:05	2:25:59	0:29:12
	BURNING COMPLAINT	0	3	3	1%	0:01:43	0:11:00	0:08:09	1:12:30	0:24:10
	CARBON MONOXIDE ALARM	0	1	1	0%	0:03:01	0:14:51	0:31:00	0:48:52	0:48:52
	FIRE ALARM	2	27	29	8%	0:01:25	0:09:36	0:15:30	9:44:37	0:20:10
	FIRE DEPT COMMUNITY RELATIONS	0	2	2	1%	0:03:58	0:08:26	1:19:09	3:03:06	1:31:33
	FIRE OTHER NOT LISTED	1	8	9	2%	0:01:21	0:12:56	0:21:50	5:25:07	0:36:07
	RUPTURE GAS LINE	0	1	1	0%	0:01:48	0:02:16	1:27:08	1:31:12	1:31:12
	SMELL OF GAS INSIDE/OUTSIDE	1	2	3	1%	0:02:20	0:13:14	0:24:56	1:45:55	0:35:18
	SMELL OR ODOR OF SMOKE	0	3	3	1%	0:01:59	0:04:40	0:12:04	0:56:11	0:18:44
	STRUCTURE FIRE	0	13	13	4%	0:01:28	0:08:09	0:46:15	12:06:23	0:55:53
	TRANSFORMER FIRE OR POWER LINE	0	3	3	1%	0:02:02	0:11:44	1:32:21	5:18:21	1:46:07
	Subtotals for FIRE	**4**	**73**	**77**	**21%**	**0:01:59**	**0:09:10**	**0:44:07**	**52:26:48**	**0:54:35**
	Totals for 2020	**11**	**354**	**365**	**100%**	**0:01:36**	**0:09:13**	**0:48:21**	**324:28:42**	**0:58:14**

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	EXTRICATION	0	1	1	0%	0:01:37	0:12:59	0:12:21	0:26:57	0:26:57
	Subtotals for No Summary Code	**0**	**1**	**1**	**0%**	**0:01:37**	**0:12:59**	**0:12:21**	**0:26:57**	**0:26:57**
	ABDOMINAL PAIN	0	1	1	0%	0:01:51	0:17:08	3:05:01	3:24:00	3:24:00
	ABRASIONS BRUISES ETC	0	2	2	1%	0:00:10	0:19:30	0:32:35	1:44:30	0:52:15
	ACCIDENT UNKNOWN INJURIES	0	8	8	4%	0:01:52	0:07:26	0:41:48	6:48:49	0:51:06
	ACCIDENT WITH ENTRAPMENT	0	1	1	0%	0:00:11	0:14:24	1:23:50	1:38:25	1:38:25
	ACCIDENT WITH INJURIES	0	6	6	3%	0:01:09	0:10:09	0:30:21	4:09:53	0:41:39
	ALARM - MEDICAL	0	8	8	4%	0:02:04	0:15:46	0:16:06	3:40:15	0:27:32
	ALLERGIC REACTIONS	0	1	1	0%	0:02:17	0:23:05	1:24:44	1:50:06	1:50:06
	ASSAULT WITH INJURIES	0	1	1	0%	0:00:21	0:17:42	0:11:42	0:29:45	0:29:45
	BACK PAIN (NON TRAUMATIC)	0	2	2	1%	0:01:46	0:17:39	0:52:50	2:24:29	1:12:15
	BLEEDING/HEMORRHAGING	0	3	3	1%	0:01:40	0:13:12	0:51:48	3:20:02	1:06:41
	BURN INJURIES	0	1	1	0%	0:01:12	0:13:04	1:45:35	1:59:51	1:59:51
	CARDIAC ARREST	0	1	1	0%	0:02:25	0:16:07	0:27:18	0:45:50	0:45:50
	CHEST PAIN	0	11	11	5%	0:01:33	0:14:58	1:20:04	17:42:30	1:36:35
	CHOKING	0	1	1	0%	0:01:54	0:14:57	0:43:42	1:00:33	1:00:33
	DIABETIC PROBLEMS	0	4	4	2%	0:01:35	0:15:09	0:33:04	3:19:14	0:49:49
	DIFFICULTY BREATHING	0	20	20	9%	0:01:45	0:14:10	0:54:34	23:29:43	1:10:29
	FALLS AND RELATED INJURIES	0	11	11	5%	0:01:43	0:16:20	1:10:57	16:19:05	1:29:00
	FRACTURES OR BROKEN BONES	0	2	2	1%	0:01:20	0:15:06	1:01:05	2:35:02	1:17:31
	HEAD INJURY	0	2	2	1%	0:01:32	0:18:46	0:37:54	1:56:23	0:58:12
	HEART PROBLEMS	0	2	2	1%	0:02:00	0:16:17	1:34:13	3:44:59	1:52:30
	HEAT AND COLD EXPOSURE	0	3	3	1%	0:02:21	0:12:05	0:50:40	3:15:20	1:05:07
	LIFT ASSIST	0	6	6	3%	0:01:53	0:16:56	0:25:33	4:26:14	0:44:22
	OVERDOSE	0	1	1	0%	0:00:30	0:09:49	1:18:37	1:28:56	1:28:56
	PAIN	0	9	9	4%	0:02:08	0:15:52	1:12:50	13:37:44	1:30:52

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
	POSSIBLE DOA	0	2	2	1%	0:02:37	0:15:30	1:11:22	2:58:58	1:29:29
	PSYCHIATRIC PROBLEMS	0	1	1	0%	0:00:12	0:15:57	0:47:56	1:04:05	1:04:05
	SEIZURE	0	4	4	2%	0:01:36	0:11:03	1:33:19	7:03:51	1:45:58
	SICK / ILL OR RESCUE	0	42	42	20%	0:01:40	0:15:50	0:55:12	50:53:33	1:12:42
	STROKE	0	7	7	3%	0:01:45	0:13:39	0:50:48	7:43:27	1:06:12
	UNCONSCIOUS OR FAINTING	0	20	20	9%	0:01:16	0:13:17	1:17:40	26:21:41	1:19:05
	WELFARE CHECK	0	1	1	0%	0:00:06	0:16:37	0:22:14	0:38:57	0:38:57
	Subtotals for EMS	**0**	**184**	**184**	**86%**	**0:01:30**	**0:15:05**	**0:59:32**	**221:56:10**	**1:15:29**
	ARCING WIRES DOWN POWER LINES	0	3	3	1%	0:01:29	0:12:52	0:47:35	2:23:28	0:47:49
	ASSIST BOATER	0	1	1	0%	0:03:04	0:00:00	0:00:00	0:07:12	0:07:12
	BRUSH FIRE	0	3	3	1%	0:01:28	0:06:58	0:22:12	1:31:53	0:30:38
	CARBON MONOXIDE ALARM	0	2	2	1%	0:01:11	0:13:23	0:25:12	1:19:31	0:39:46
	FIRE ALARM	0	8	8	4%	0:01:24	0:07:55	0:14:12	2:04:56	0:15:37
	FIRE DEPT COMMUNITY RELATIONS	1	0	1	0%	0:00:00	0:00:00	2:01:20	2:01:20	2:01:20
	FIRE OTHER NOT LISTED	0	6	6	3%	0:00:22	0:11:27	0:26:24	2:45:28	0:27:35
	STRUCTURE FIRE	0	4	4	2%	0:01:25	0:11:58	1:12:18	5:42:44	1:25:41
	Subtotals for FIRE	**1**	**27**	**28**	**13%**	**0:01:29**	**0:10:46**	**0:47:02**	**17:56:32**	**0:46:57**
	Totals for 3060	**1**	**212**	**213**	**100%**	**0:01:30**	**0:14:21**	**0:56:05**	**240:19:39**	**1:08:34**
4070	ABDOMINAL PAIN	1	38	39	3%	0:01:39	0:09:22	1:02:15	47:26:58	1:13:00
	ABRASIONS BRUISES ETC	3	11	14	1%	0:01:01	0:10:34	0:43:15	11:23:34	0:48:50
	ACCIDENT UNKNOWN INJURIES	3	68	71	5%	0:01:22	0:05:34	0:53:39	69:41:15	0:58:53
	ACCIDENT WITH ENTRAPMENT	0	15	15	1%	0:01:12	0:04:13	1:40:48	24:56:37	1:39:46
	ACCIDENT WITH INJURIES	2	27	29	2%	0:01:21	0:07:54	1:00:01	33:28:45	1:09:16
	ALARM - MEDICAL	0	29	29	2%	0:01:38	0:08:33	0:12:47	10:02:43	0:20:47
	ALLERGIC REACTIONS	0	6	6	0%	0:01:32	0:05:44	0:48:48	5:36:28	0:56:05
	ASSAULT WITH INJURIES	0	2	2	0%	0:02:08	0:09:12	0:42:51	1:48:21	0:54:11

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
	ATTEMPT SUICIDE	0	3	3	0%	0:01:11	0:12:38	1:04:12	3:54:06	1:18:02
	BACK PAIN (NON TRAUMATIC)	0	13	13	1%	0:01:41	0:12:03	0:47:56	13:21:37	1:01:40
	BITE	0	4	4	0%	0:02:37	0:10:16	0:30:26	2:53:17	0:43:19
	BLEEDING/HEMORRHAGING	1	29	30	2%	0:01:26	0:08:49	0:45:56	27:57:16	0:55:55
	BURN INJURIES	0	1	1	0%	0:01:26	0:13:46	1:32:33	1:47:45	1:47:45
	CARDIAC ARREST	0	22	22	2%	0:01:21	0:07:10	0:37:53	17:01:17	0:46:25
	CHEST PAIN	4	89	93	6%	0:01:25	0:08:35	1:07:07	117:09:18	1:15:35
	CHILD OR ANIMAL LOCKED IN CAR	0	12	12	1%	0:00:16	0:04:59	0:04:40	1:59:00	0:09:55
	CHOKING	0	2	2	0%	0:01:11	0:05:42	0:28:58	1:11:42	0:35:51
	DIABETIC PROBLEMS	0	24	24	2%	0:01:46	0:09:23	0:47:07	23:18:56	0:58:17
	DIFFICULTY BREATHING	1	139	140	10%	0:01:31	0:09:32	0:56:51	158:14:27	1:07:49
	ELECTROCUTION--SHOCKED	0	1	1	0%	0:01:15	0:03:16	0:11:37	0:16:08	0:16:08
	FALLS AND RELATED INJURIES	0	126	126	9%	0:01:34	0:09:45	0:54:50	138:00:12	1:05:43
	FRACTURES OR BROKEN BONES	2	5	7	0%	0:01:51	0:09:19	1:04:35	8:39:07	1:14:10
	HEAD INJURY	1	8	9	1%	0:01:34	0:09:00	0:53:12	8:26:28	0:56:16
	HEADACHE	0	13	13	1%	0:00:22	0:09:07	0:44:49	11:46:03	0:54:19
	HEART PROBLEMS	0	26	26	2%	0:01:39	0:08:24	0:42:23	22:43:31	0:52:27
	HEAT AND COLD EXPOSURE	2	2	4	0%	0:01:15	0:04:56	0:22:55	1:44:02	0:26:01
	INDUSTRIAL ACCIDENT	0	1	1	0%	0:01:30	0:10:59	2:18:14	2:30:43	2:30:43
	INGEST POISONS OR TOXINS	0	1	1	0%	0:05:03	0:03:28	0:06:52	0:15:23	0:15:23
	LIFT ASSIST	0	69	69	5%	0:01:41	0:09:47	0:13:22	28:32:51	0:24:49
	MEDIC STANDBY	24	1	25	2%	0:00:04	0:33:46	5:56:36	153:05:22	6:07:25
	OBSTETRICS	0	5	5	0%	0:01:03	0:05:55	0:29:35	3:02:50	0:36:34
	OVERDOSE	2	10	12	1%	0:01:13	0:06:39	0:41:57	9:24:36	0:47:03
	PAIN	2	54	56	4%	0:01:38	0:10:49	0:52:16	60:12:56	1:04:31
	POSSIBLE DOA	1	5	6	0%	0:01:12	0:09:31	0:36:04	4:40:41	0:46:47
	PSYCHIATRIC PROBLEMS	1	16	17	1%	0:00:22	0:15:25	0:40:33	15:41:57	0:55:25
	RESPIRATORY ARREST	0	2	2	0%	0:00:32	0:05:31	0:43:31	1:39:07	0:49:34

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
	SEIZURE	1	31	32	2%	0:01:21	0:11:16	0:56:13	35:38:20	1:06:49
	SICK / ILL OR RESCUE	9	233	242	17%	0:01:41	0:09:34	0:56:49	272:01:34	1:07:27
	STROKE	1	25	26	2%	0:01:23	0:09:03	1:05:47	31:50:01	1:13:28
	UNCONSCIOUS OR FAINTING	3	49	52	4%	0:01:27	0:07:38	1:00:48	58:15:07	1:07:13
	WELFARE CHECK	1	1	2	0%	0:00:47	0:13:48	0:20:06	1:09:21	0:34:41
	Subtotals for EMS	**65**	**1218**	**1283**	**88%**	**0:01:25**	**0:09:17**	**0:55:09**	**1442:49:42**	**1:04:15**
	ARCING WIRES DOWN POWER LINES	0	11	11	1%	0:02:07	0:09:58	0:59:57	13:12:21	1:12:02
	BACKFILL STATION	0	1	1	0%	0:00:32	0:00:00	2:55:48	2:56:20	2:56:20
	BOMB/BOMB THREAT	0	1	1	0%	0:01:49	0:18:58	2:24:20	2:45:07	2:45:07
	BRUSH FIRE	0	11	11	1%	0:01:53	0:14:36	1:19:20	15:17:13	1:23:23
	BURNING COMPLAINT	0	2	2	0%	0:01:26	0:10:55	0:07:12	0:39:06	0:19:33
	CAR FIRE	0	8	8	1%	0:00:38	0:06:29	0:13:02	2:57:59	0:22:15
	CARBON MONOXIDE ALARM	0	2	2	0%	0:02:08	0:10:17	0:13:42	0:52:14	0:26:07
	FIRE ALARM	0	70	70	5%	0:01:19	0:06:27	0:14:32	19:32:27	0:16:45
	FIRE DEPT COMMUNITY RELATIONS	4	1	5	0%	0:01:02	0:00:00	1:57:53	9:51:32	1:58:18
	FIRE OTHER NOT LISTED	2	14	16	1%	0:00:33	0:09:58	0:24:11	7:30:54	0:28:11
	HAZARDOUS MATERIALS INCIDENT	1	2	3	0%	0:00:41	0:06:35	0:30:52	1:54:24	0:38:08
	LANDING ZONE	0	4	4	0%	0:00:41	0:01:31	0:32:54	2:26:25	0:36:36
	SMELL OF GAS INSIDE/OUTSIDE	1	7	8	1%	0:01:45	0:07:37	0:20:01	3:55:08	0:29:24
	SMELL OR ODOR OF SMOKE	0	6	6	0%	0:02:30	0:06:00	0:18:55	2:22:07	0:23:41
	STANDBY	2	0	2	0%	0:00:00	0:00:00	2:34:38	5:09:17	2:34:39
	STRUCTURE FIRE	0	13	13	1%	0:02:09	0:04:58	0:38:16	9:49:59	0:45:23
	TRANSFORMER FIRE OR POWER LINE	0	2	2	0%	0:01:00	0:06:33	2:19:04	4:53:14	2:26:37
	TRASH OR DUMPSTER FIRE	0	1	1	0%	0:00:14	0:26:47	0:00:02	0:27:03	0:27:03
	Subtotals for FIRE	**10**	**156**	**166**	**11%**	**0:01:19**	**0:09:51**	**1:00:16**	**106:32:50**	**1:08:18**

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
	RESCUE MUTUAL AID	1	1	2	0%	0:00:05	0:02:09	0:38:41	1:19:37	0:39:49
	Subtotals for MUTA	**1**	**1**	**2**	**0%**	**0:00:05**	**0:02:09**	**0:38:41**	**1:19:37**	**0:39:49**
	Totals for 4070	**76**	**1375**	**1451**	**100%**	**0:01:22**	**0:09:19**	**0:56:24**	**1550:42:09**	**1:05:04**
5060	ABDOMINAL PAIN	0	79	79	3%	0:01:32	0:11:16	1:01:39	98:01:45	1:14:27
	ABRASIONS BRUISES ETC	3	43	46	2%	0:01:05	0:08:36	0:46:24	42:40:47	0:55:40
	ACCIDENT (FATALITY)	0	1	1	0%	0:00:41	0:04:45	0:57:44	1:03:10	1:03:10
	ACCIDENT UNKNOWN INJURIES	2	87	89	3%	0:01:45	0:05:13	0:36:25	59:14:40	0:39:56
	ACCIDENT WITH ENTRAPMENT	0	10	10	0%	0:01:45	0:04:20	1:51:39	19:37:21	1:57:44
	ACCIDENT WITH INJURIES	2	39	41	1%	0:01:13	0:05:30	0:51:10	38:46:49	0:56:45
	ALARM - MEDICAL	0	57	57	2%	0:02:01	0:10:06	0:23:54	26:13:42	0:27:37
	ALLERGIC REACTIONS	1	14	15	1%	0:01:44	0:07:56	0:58:50	16:59:34	1:07:58
	ASSAULT WITH INJURIES	1	3	4	0%	0:01:05	0:06:46	0:32:29	2:41:20	0:40:20
	ATTEMPT SUICIDE	0	4	4	0%	0:01:28	0:06:38	0:30:13	2:33:17	0:38:19
	BACK PAIN (NON TRAUMATIC)	0	24	24	1%	0:01:57	0:11:39	0:57:17	28:21:04	1:10:53
	BITE	0	9	9	0%	0:01:41	0:07:57	0:22:31	4:49:29	0:32:10
	BLEEDING/HEMORRHAGING	1	82	83	3%	0:01:32	0:10:51	0:56:33	94:14:32	1:08:08
	BURN INJURIES	1	2	3	0%	0:01:10	0:08:25	0:44:38	2:42:40	0:54:13
	CARDIAC ARREST	0	42	42	1%	0:01:07	0:08:12	0:56:12	45:51:34	1:05:31
	CHEST PAIN	5	188	193	7%	0:01:26	0:10:04	1:01:53	233:56:25	1:12:44
	CHILD OR ANIMAL LOCKED IN CAR	1	10	11	0%	0:00:15	0:05:30	0:07:41	2:11:54	0:11:59
	CHOKING	0	11	11	0%	0:01:10	0:07:57	0:29:38	7:06:13	0:38:45
	DIABETIC PROBLEMS	0	51	51	2%	0:01:35	0:09:43	0:54:59	56:21:18	1:06:18
	DIFFICULTY BREATHING	2	288	290	10%	0:01:27	0:10:21	1:00:55	349:19:51	1:12:17

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
	ELECTROCUTION--SHOCKED	0	1	1	0%	0:00:43	0:06:16	0:21:52	0:28:51	0:28:51
	EYE INJURIES	0	2	2	0%	0:01:26	0:11:55	0:25:29	1:17:39	0:38:50
	FALLS AND RELATED INJURIES	2	243	245	8%	0:01:35	0:11:17	0:49:05	252:58:59	1:01:57
	FRACTURES OR BROKEN BONES	0	20	20	1%	0:01:17	0:09:10	1:23:09	31:12:15	1:33:37
	HEAD INJURY	1	13	14	0%	0:01:26	0:10:37	0:44:34	13:00:44	0:55:46
	HEADACHE	0	18	18	1%	0:00:24	0:10:14	0:44:53	16:39:31	0:55:32
	HEART PROBLEMS	2	48	50	2%	0:01:35	0:10:49	0:58:43	58:23:23	1:10:04
	HEAT AND COLD EXPOSURE	0	8	8	0%	0:01:45	0:09:12	0:32:27	7:18:46	0:54:51
	INDUSTRIAL ACCIDENT	0	2	2	0%	0:01:14	0:05:50	0:43:00	1:40:08	0:50:04
	INGEST POISONS OR TOXINS	0	2	2	0%	0:01:12	0:18:10	0:31:36	1:41:56	0:50:58
	LIFT ASSIST	0	168	168	6%	0:01:44	0:11:46	0:14:27	77:35:05	0:27:43
	MEDIC STANDBY	13	5	18	1%	0:00:29	0:24:04	3:47:32	69:07:25	3:50:25
	OBSTETRICS	0	13	13	0%	0:01:26	0:07:54	0:53:16	13:33:50	1:02:36
	OVERDOSE	0	17	17	1%	0:01:44	0:09:55	0:54:24	18:43:08	1:06:04
	PAIN	0	142	142	5%	0:01:38	0:11:17	0:55:52	159:32:03	1:07:25
	POSSIBLE DOA	0	7	7	0%	0:01:23	0:07:51	1:16:53	10:02:48	1:26:07
	PSYCHIATRIC PROBLEMS	1	26	27	1%	0:00:27	0:09:59	0:43:46	25:23:04	0:56:25
	RESPIRATORY ARREST	0	1	1	0%	0:00:55	0:04:46	2:39:27	2:45:08	2:45:08
	SEIZURE	0	65	65	2%	0:01:05	0:09:07	0:55:46	71:29:19	1:05:59
	SICK / ILL OR RESCUE	7	504	511	17%	0:01:43	0:11:07	0:53:30	563:21:57	1:06:09
	STROKE	1	70	71	2%	0:01:33	0:10:06	1:04:45	88:52:22	1:15:06
	SUICIDE	0	4	4	0%	0:01:30	0:09:32	0:12:25	1:33:47	0:23:27
	UNCONSCIOUS OR FAINTING	1	108	109	4%	0:01:25	0:06:23	1:09:25	136:49:04	1:15:19
	WELFARE CHECK	0	4	4	0%	0:00:49	0:10:58	0:35:42	3:09:54	0:47:29
	Subtotals for EMS	**47**	**2535**	**2582**	**88%**	**0:01:19**	**0:09:19**	**0:53:58**	**2759:28:31**	**1:03:53**
	ARCING WIRES DOWN POWER LINES	1	21	22	1%	0:01:53	0:07:52	0:31:05	14:58:35	0:40:51
	BACKFILL STATION	3	2	5	0%	0:00:51	0:08:21	2:27:52	11:13:20	2:14:40

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
	BRUSH FIRE	1	25	26	1%	0:01:02	0:06:47	0:33:09	17:04:04	0:39:23
	BURNING COMPLAINT	0	9	9	0%	0:02:30	0:08:52	0:07:29	2:27:36	0:16:24
	CAR FIRE	1	12	13	0%	0:01:19	0:06:36	0:36:10	9:00:33	0:41:35
	CARBON MONOXIDE ALARM	0	11	11	0%	0:01:21	0:07:28	0:10:55	3:37:19	0:19:45
	FIRE ALARM	0	142	142	5%	0:01:19	0:06:33	0:10:16	34:19:49	0:14:30
	FIRE DEPT COMMUNITY RELATIONS	11	5	16	1%	0:00:48	0:04:07	0:45:11	12:29:55	0:46:52
	FIRE OTHER NOT LISTED	3	30	33	1%	0:00:51	0:06:55	0:21:29	14:05:10	0:25:37
	HAZARDOUS MATERIALS INCIDENT	0	10	10	0%	0:01:47	0:06:56	0:39:43	8:04:16	0:48:26
	RUPTURE GAS LINE	0	3	3	0%	0:02:27	0:05:06	0:46:36	2:42:28	0:54:09
	SEARCH & RESCUE	0	1	1	0%	0:00:07	0:06:09	0:26:48	0:33:04	0:33:04
	SMELL OF GAS INSIDE/OUTSIDE	0	24	24	1%	0:01:39	0:06:32	0:26:10	13:44:13	0:34:21
	SMELL OR ODOR OF SMOKE	0	9	9	0%	0:02:07	0:09:17	0:10:45	3:15:15	0:21:42
	STANDBY	2	1	3	0%	0:00:19	0:00:00	4:00:43	12:02:29	4:00:50
	STRUCTURE FIRE	2	27	29	1%	0:01:34	0:06:19	0:41:35	22:19:39	0:46:12
	TRANSFORMER FIRE OR POWER LINE	1	2	3	0%	0:01:48	0:06:08	0:36:39	2:05:47	0:41:56
	Subtotals for FIRE	**25**	**334**	**359**	**12%**	**0:01:24**	**0:06:52**	**0:47:48**	**184:03:32**	**0:52:57**
	FIRE TEST CALL	0	2	2	0%	0:27:44	0:00:00	0:00:00	0:55:39	0:27:50
	Subtotals for TEST	**0**	**2**	**2**	**0%**	**0:27:44**	**0:00:00**	**0:00:00**	**0:55:39**	**0:27:50**
	Totals for 5060	**72**	**2871**	**2943**	**100%**	**0:01:46**	**0:08:40**	**0:52:15**	**2944:27:42**	**1:00:18**
FRA	FIRE MUTUAL AID	0	3	3	30%	0:01:46	0:07:31	0:59:14	2:20:46	0:46:55
	RESCUE MUTUAL AID	0	7	7	70%	0:01:36	0:12:30	0:41:32	6:29:24	0:55:38
	Subtotals for MUTA	**0**	**10**	**10**	**100%**	**0:01:41**	**0:10:00**	**0:50:23**	**8:50:10**	**0:51:16**
	Totals for FRA	**0**	**10**	**10**	**100%**	**0:01:41**	**0:10:00**	**0:50:23**	**8:50:10**	**0:51:16**

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	STROKE	0	1	1	6%	0:01:25	0:09:47	0:56:56	1:08:08	1:08:08
	Subtotals for EMS	**0**	**1**	**1**	**6%**	**0:01:25**	**0:09:47**	**0:56:56**	**1:08:08**	**1:08:08**
	FIRE MUTUAL AID	0	3	3	17%	0:00:59	0:08:10	0:12:28	0:52:51	0:17:37
	RESCUE MUTUAL AID	0	14	14	78%	0:01:22	0:16:30	1:04:22	16:39:52	1:11:25
	Subtotals for MUTA	**0**	**17**	**17**	**94%**	**0:01:10**	**0:12:20**	**0:38:25**	**17:32:43**	**0:44:31**
	Totals for SOU	**0**	**18**	**18**	**100%**	**0:01:15**	**0:11:29**	**0:44:35**	**18:40:51**	**0:52:23**
SRY	FIRE MUTUAL AID	0	13	13	21%	0:01:16	0:19:10	0:50:29	11:18:38	0:52:12
	RESCUE MUTUAL AID	0	48	48	79%	0:01:30	0:25:30	1:01:54	54:07:53	1:07:40
	Subtotals for MUTA	**0**	**61**	**61**	**100%**	**0:01:23**	**0:22:20**	**0:56:12**	**65:26:31**	**0:59:56**
	Totals for SRY	**0**	**61**	**61**	**100%**	**0:01:23**	**0:22:20**	**0:56:12**	**65:26:31**	**0:59:56**
SUF	ACCIDENT UNKNOWN INJURIES	0	1	1	2%	0:02:08	0:06:56	0:31:00	0:40:04	0:40:04
	CARDIAC ARREST	0	1	1	2%	0:01:44	0:11:08	0:17:46	0:30:38	0:30:38
	DIFFICULTY BREATHING	0	3	3	7%	0:01:17	0:07:33	1:01:34	3:31:13	1:10:24
	MEDIC STANDBY	1	0	1	2%	0:00:00	0:00:00	0:00:00	3:28:29	3:28:29
	SEIZURE	0	1	1	2%	0:01:35	0:12:44	1:19:12	1:33:31	1:33:31
	SICK / ILL OR RESCUE	0	1	1	2%	0:02:23	0:04:45	0:58:58	1:06:06	1:06:06
	STROKE	0	1	1	2%	0:01:43	0:10:55	0:31:56	0:44:34	0:44:34
	UNCONSCIOUS OR FAINTING	0	1	1	2%	0:01:59	0:10:10	1:09:12	1:21:21	1:21:21
	Subtotals for EMS	**1**	**9**	**10**	**22%**	**0:01:50**	**0:09:10**	**0:49:57**	**12:55:56**	**1:19:23**
	BACKFILL STATION	1	4	5	11%	0:01:24	1:05:42	0:47:29	7:52:18	1:34:28
	Subtotals for FIRE	**1**	**4**	**5**	**11%**	**0:01:24**	**1:05:42**	**0:47:29**	**7:52:18**	**1:34:28**
	FIRE MUTUAL AID	0	15	15	33%	0:01:58	0:18:05	2:18:52	29:23:32	1:57:34

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
	RESCUE MUTUAL AID	1	15	16	35%	0:01:52	0:10:46	1:08:37	19:10:25	1:11:54
Subtotals for MUTA		**1**	**30**	**31**	**67%**	**0:01:55**	**0:14:26**	**1:43:44**	**48:33:57**	**1:34:44**
Totals for SUF		**3**	**43**	**46**	**100%**	**0:01:48**	**0:15:52**	**1:00:28**	**69:22:11**	**1:23:33**

ISLE OF WIGHT COUNTY

FIRE-EMS ACTIVITY REPORT 2022

STATION RESPONSES	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YTD
CARROLLTON	144	117	127	121	131	120	156	149	167	134	132	144	1642
CARRSVILLE	43	45	38	43	47	43	41	32	36	35	38	44	485
RUSHMERE	4	2	7	6	3	10	9	6	10	3	16	14	90
WINDSOR FIRE	30	32	39	40	31	50	43	30	35	35	43	33	441
SMITHFIELD FIRE	89	50	71	69	71	77	68	76	96	70	85	70	892
IOW RESCUE	287	213	234	247	265	259	268	269	267	303	280	304	3196
WINDSOR RESCUE	123	83	115	116	103	142	117	112	122	118	112	118	1381
TOTAL STATION RESPONSES													**8127**

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	760	756	1070		2586
TOTAL VOL. HOURS REPORTED					**2,586**

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

Donald T. Robertson

From: Collins, Eric E <Eric.Collins@charter.com>
Sent: Friday, December 16, 2022 10:09 AM
To: Collins, Eric E
Subject: Charter Communications – Upcoming Changes

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Franchise Official:

We value our customers and are committed to providing them with the latest products and technology, and we work hard to keep prices as low as possible. Despite our best efforts, rising costs including programming fees charged by TV networks have impacted our pricing. Customers are being notified via bill message regarding the following price changes that will take effect on or after January 17, 2023. Please note for customers who may be paying a promotional price for their Spectrum TV plan, the regular plan price does not take effect until the end of the promotional period.

Services/Products/Equipment	Change
Broadcast TV Surcharge	Will increase by $1.20/month.
Spectrum TV Select	Will increase by $5.00/month.
Spectrum TV Silver	Will increase by $5.00/month.
Spectrum TV Gold	Will increase by $5.00/month.
Spectrum TV Latino Tier	Will increase by $2.00/month.
Spectrum Mi Plan Latino	Will increase by $2.00/month.
Spectrum Mi Plan Latino Silver	Will increase by $2.00/month.
Spectrum Mi Plan Latino Gold	Will increase by $2.00/month.
Spectrum Lifestyle Plan	Will increase by $2.00/month.
Spectrum Lifestyle Plan Silver	Will increase by $2.00/month.
Spectrum Lifestyle Plan Gold	Will increase by $2.00/month.
Spectrum Digital Receivers	Each will increase by $1.00/month.
Spectrum Digital Terminal Adapters	Each will increase by $1.00/month.
Cable Cards	Each will increase by $3.05/month.

We remain committed to providing excellent communications and entertainment services in your community. If you have any questions about this change, please feel free to contact me.

Sincerely,

Eric

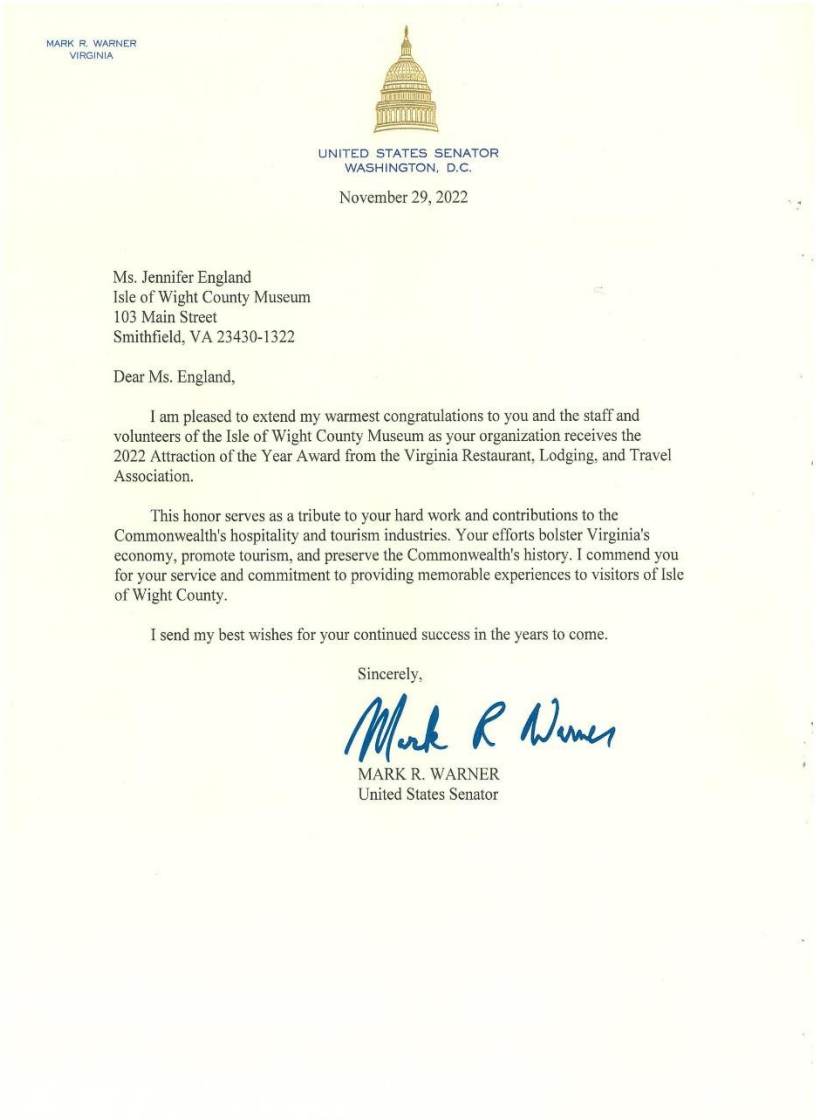
Isle of Wight County Museum &
Isle of Wight County Historic Resources

December 2022 Report

J.L. England, Museum Director & Isle of Wight County Historic Resources Manager

Isle of Wight County Museum 103 Main Street, Smithfield

- Visitation: 485
- Special Events
    - **December 8. Tell Me a Story.** 10:30 a.m. This program, geared for children ages 3 to 5, introduces youngsters to the symbols of Isle of Wight and features books, songs and games. Children must be accompanied by an adult. Theme: Snow. 4 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:
    - **Dec. 1. LIVE at 12:05: Virginia Longleaf Pines.** Beginning as early as 1608, longleaf pines became the backbone of early naval stores for English settlers. With an abundance of longleaf pine-dominated forests, early colonists used the resources from these trees for masts, pitch, turpentine, tar and so much more. By 1850, the Virginia longleaf pine had become an exhausted resource and only five populations of these tree remain today. Join volunteers at Windsor Castle Park this Saturday, December 3rd to participate in planting more of these important trees. (More details included at the end of this video.) Email Henry McBurney if you plan to attend, popsmcburney@gmail.com.
    - **Dec. 6. LIVE at 12:05: A Letter from Senator Mark Warner and a Grant from Virginia Tourism Corporation**. Great news all around! Director Jennifer England highlights our recent award notification of a $5,000 marketing grant from Virginia Tourism Corporation as well as a lovely letter of commendation from Senator Mark Warner about the museum's Ordinary Award from Virginia Restaurant, Lodging & Travel Association.



MARK R. WARNER
VIRGINIA

UNITED STATES SENATOR
WASHINGTON, D.C.

November 29, 2022

Ms. Jennifer England
Isle of Wight County Museum
103 Main Street
Smithfield, VA 23430-1322

Dear Ms. England,

I am pleased to extend my warmest congratulations to you and the staff and volunteers of the Isle of Wight County Museum as your organization receives the 2022 Attraction of the Year Award from the Virginia Restaurant, Lodging, and Travel Association.

This honor serves as a tribute to your hard work and contributions to the Commonwealth's hospitality and tourism industries. Your efforts bolster Virginia's economy, promote tourism, and preserve the Commonwealth's history. I commend you for your service and commitment to providing memorable experiences to visitors of Isle of Wight County.

I send my best wishes for your continued success in the years to come.

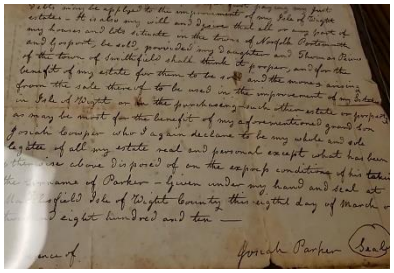
Sincerely,

Mark R Warner

MARK R. WARNER
United States Senator

- **Dec. 8. LIVE at 12:05: Portraits of Shirley T. Holland and Richard J. Holland.** Curator Rachel Popp takes a closer look at two portraits that were recently added to the museum's collection. Shirley T. Holland founded Farmers Bank in Windsor in 1919 and his son, Richard J. Holland, carried on his legacy by becoming the second president and CEO of the bank in 1967.

- **Dec. 13. LIVE at 12:05: Josiah Parker's Last Will & Testament.** Curator Rachel Popp takes a closer look at a recent addition to the museum's collection - the last Will and Testament of Josiah Parker. Very well cared for by the Parker Family, this document provides great insight into the household of Josiah Parker in 1810 by listing several goods, furnishings, properties, etc. in great detail. Viewers should also note that Parker lists several of his enslaved by name in his Will which is important as many of these names have been lost to history. The loss of these names often creates a sense of dehumanization in the retelling of their stories. Historians are attempting to reclaim this history by finding and using the names of enslaved people whenever possible. Within this particular document, Sabina, Edward, Charlotte, Albert, Sidney, Patience and Isaac are clearly referenced by name and an additional name is illegible.



- **Dec. 15. LIVE at 12:05: Popular Holiday Toys in the 20th Century.** Play-Doh was the most popular toy during the holiday season in 1956 while other toys and games - some still popular today - have had their time in the spotlight underneath the Christmas tree. Tune in as Director Jennifer England discusses a few other popular toys during the 20th century, and share with us your favorite toy from holidays past.

- **Dec. 20. LIVE at 12:05: Pepsi-Cola Santa**. Curator Rachel Popp helps us get into the holiday spirit with a piece from collection storage - Santa! This circa 1965 Pepsi-Cola advertisement featuring Santa is an illustration by Norman Rockwell, a prolific American artist who created more than 4,000 original works during his lifetime. This particular advertisement once stood in Meadowbrook Market in Franklin, VA.
- **Dec. 22. LIVE at 12:05: *ISLE Be Home For Christmas***. Tune in as Director Jennifer England discusses the museum's next book. In 2023, we will publish a collection of holiday images, postcards, mementos, songbooks, recipes and more. We need your help to make this photographic book a true memory of Isle of Wight County, so as you enjoy the holiday season making memories - and remembering past holidays - share your items with the museum for possible

inclusion in this holiday love letter for our county. Email your images or stories to jengland@smithfieldva.gov.

- **Dec. 27. LIVE at 12:05: Participate in *Isle Be Home for Christmas*!** Curator Rachel Popp presents items from collection storage as examples of the many things that could be included in the 2023 publication of *Isle Be Home for Christmas*. Please send photos, scans, etc. to jengland@smithfieldva.gov for consideration. We would love to see the community engage in this project with us so share your stories, memories, and sentimental belongings before you pack them away for next year!
- **Dec. 29.** No episode.

- Behind These Walls
  - People, objects and places all tell stories, and it is the history of a community that shows its unique character. This video series, launched in 2020, allows some of the county's most interesting structures to share their stories. This we interviewed and researched the Old Mill near Boykin's Tavern. The episode will air in January. View all episodes in this series on the museum's YouTube Channel, Facebook page or website. YouTube link: https://www.youtube.com/watch?v=RKfQqNu8tVY.

- Groups/Tours/Programs
  - Dec. 14. Franklin Literary Book Club, Franklin. 10 guests.
  - Dec. 15. Smithfield and Isle of Wight County Tourism Department's tour of a group from NATO, Norfolk. 6 guests.

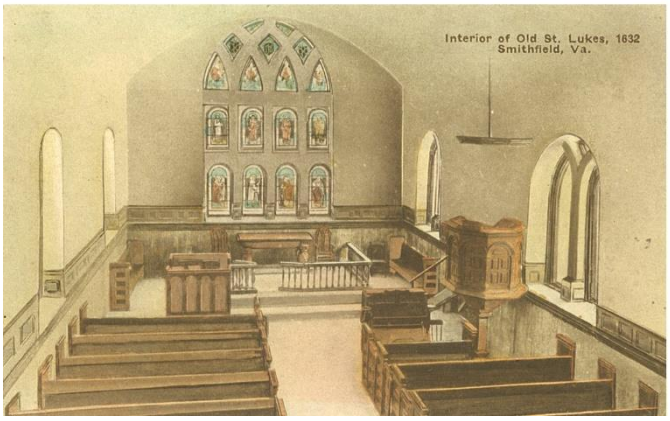
- Gift Shop
  - No updates.
- Exhibit/Project Update
  - **Sprigg Wing, Phase II: Crops, Trade & Merchants.** A new timeline as well as exhibits about colonial businesses, the tobacco industry and mills are in production.
  - **First Residents.** The addition of the 18th century dugout canoe requires new interpretive panels and display material. The canoe was mounted on the wall with fabricated supports, and interpretive panels are in production. Further enhancements are underway including the construction of and installation of a replica grill complete with sturgeon. New interpretive panels are in production.
  - **Civil War Trails.** New signage for Fort Huger and Fort Boykin is in production.
  - **Local Treasures**. Currently on display is the collection of **Robert Cox** which showcases artifacts recovered from one of Isle of Wight County's early courthouses, the **Mount Holly Courthouse**. Artifacts date to the 1600s and include coins, buttons, leather ornaments, pottery and harmonica reeds. This exhibit concept displays the private collections of Isle of Wight County residents and/or those with a connection to the area. For more information and applications: www.historicisleofwight.com/local-treasures.html.
  - **Sign Project: Wharf Hill.** In conjunction with Historic Smithfield, the sign at the base of Wharf Hill was rewritten and redesigned to be more reflective of the history in that location and to be more structurally sound. The pedestal was repaired and repointed by

the Town of Smithfield, and Historic Smithfield approved the new signage. We await installation.

- **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 repaired and media blasted the box, and it was returned to its permanent location in April. Once the door and glass installation are complete, a reception and/or ribbon-cutting will be organized.

- **Steamboats & Life on the Water; Colonial Isle of Wight; Unusual Objects.** Under development.
- **Online Exhibits Under Development**: Vietnam War Veterans in Isle of Wight County, Unsung Heroes of Isle of Wight County.
- **Christmas in Isle of Wight County.** We have officially launched this book project. We are seeking photographs, postcards, stories, mementos, songbooks, recipes and more that detail the holiday season in Isle of Wight County. This book will be published in November 2023.

- Artifacts
  - The Josiah Parker family donated items to us for long-term use. They will ultimately be permanently gifted to the museum. Objects include 18th century glassware, china, a seal and Josiah Parker's last will and testament.
  - Other donated items include postcards, paintings from the Holland family, matchbooks, items from Pulaski Baptist Church and more.



- Staff Training and Requirements
  - Dec. 13. Performance Management. Training hosted by the Town of Smithfield.

Financials

• Gift Shop Sales (including tax):	$ 1,869.02
• Donations:	$ 225.00
• Admission:	$ 678.00
• Program/Lecture Fees:	$ 200.00
Total Monthly Deposit:	**$ 2,972.02**

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: 3.3K likes and 3.7K followers. Daily posts.
- **Facebook:** World's Oldest Ham: 212/223 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. 1,352 followers.
- **Instagram.** @Isleofwightcountymuseum. 1,064 followers.
- **YouTube.** Isle of Wight County Museum. 37 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.
- **12 Days of Christmas.** This holiday season, museum staff and volunteers created a version of this popular Christmas carol with our various museum artifacts. The daily series began airing on Christmas Day and will air until the 12th Day of Christmas on January 5, 2023. View the series on Facebook or the museum's YouTube channel.

On the twelfth day of Christmas,
my museum preserved for me:
Twelve pipe stem fragments
Eleven photographs
Ten projectile points
Nine patent medicines
Eight Delftware sherds
Seven valentines
Six peanut butter and meat jars
Five cannon balls
Four business ledgers
Three duck decoys
Two roadside attractions
and a 1930s lollipop tree.

Media Coverage/Promotion/Advertising/Lobbying

- Various pieces in area publications to include calendars and events.
- **Dec. 7. *Smithfield Times***. Article: Museum gets state grant for social media marketing.
- **Dec. 13.** Britalians Broadcasting ***Humans of the World***. Staff was interviewed by Britalians TV's Erica and Marco as part of their fourth season of this series.
- **Dec. 14. *Smithfield Times***. Cutline: The local butcher. Cutline: Country post office.
- **Dec. 20. *Only in Your State***. Blog: The Charming Small Town In Virginia That Is Home To The World's Oldest Edible Ham - https://www.onlyinyourstate.com/virginia/charming-small-town-home-va.

Outreach Lectures & Events

- Dec. 1. Daughters of the American Revolution, Great Bridge Chapter, Norfolk. Topic: Postcards. 28 guests.
- Dec. 13. Carrollton Elementary School, The Learning Center. 20 students.
- Dec. 13. Main Street Baptist Preschool, Smithfield. 19 students.
- Dec. 14. Daughters of the American Revolution, Newport News-Warwick Chapter, Newport News. Topic: A Toast to Virginia's Drunken History. 25 guests
- Dec. 16. Hardy Elementary School, The Learning Center. 19 students.

- Dec. 16. Hardy Elementary School, The Learning Center. 18 students.
- Dec. 16. Hardy Elementary School, Multiple Disabilities. 5 students.
- Dec. 18. Pulaski Baptist Church. Scanning and outreach event for ***ISLE Be Home for Christmas*** book project.

Windsor Castle 705 Cedar Street, Smithfield

- The outdoor exhibits were cleaned.

Fort Boykin 7410 Fort Boykin Trail, Isle of Wight County

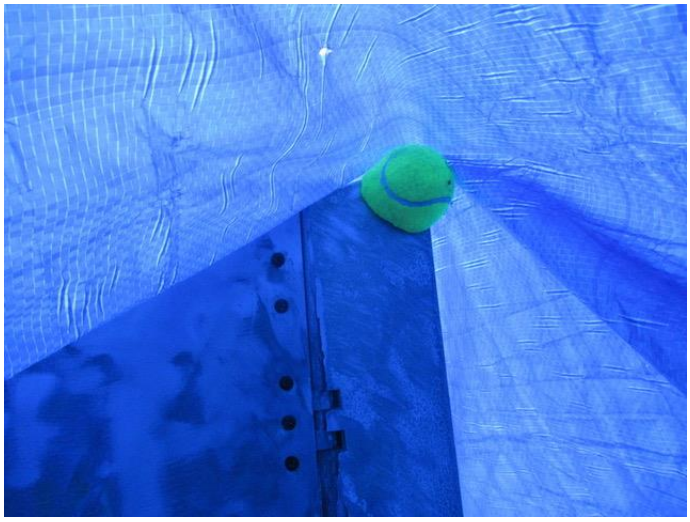
- **December 11. Fort Boykin Walking Tour.** 2 p.m. Fort Boykin has been a part of American history since 1623 when a fort known as the Castle was constructed following the 1622 Indian Attack. Today, Fort Boykin constitutes an example of military architecture of the Civil War era. Join us for this free walking tour through history. Meet at Fort Boykin, Meet at Fort Boykin, 7410 Fort Boykin Trail, Smithfield. 3 guests.

Fort Huger 15080 Talcott Terrace, Isle of Wight County

- No updates.

Nike-Carrollton Park 13036 Nike Park Road, Carrollton

- **Nike-Ajax Missile Restoration**
  - Dec. 2. A meeting to coordinate further restoration was held. In attendance were Isle of Wight County Administration, Isle of Wight County Public Utilities, two members of the Isle of Wight County Nike-Ajax missile committee and Isle of Wight County Historic Resources.
  - After the lead paint was removed, tennis balls were placed on the fins and other sharp ends for temporary protection.



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: 0
- The tavern's exhibit spaces were cleaned.

Meetings

- Dec. 1. Town of Smithfield staff meeting.
- Dec. 7. Peninsula Museums Forum.
- Dec. 9. Town of Smithfield holiday party.

Other Events & Notable Information

- Volunteer Hours: 89
    - Summer volunteer Charlotte Harris returned for a week of her holiday break to assist us with some transcription.
- The 2023 calendar of events was published.
- The Women's Club of Smithfield gifted the museum with four holiday wreaths for its doors.
- The Virginia Department of Historic Resources asked for analysis and commentary on Historic St. Luke's Church of Isle of Wight County's permit for the archaeological recovery of human remains – Anne Randall - scheduled for Jan. 23, 2023.
- The museum was closed for Christmas Eve and Christmas Day on December 24 and December 25.
- **VTC Grant.** A grant application was submitted to the Virginia Tourism Corporation for the Virginia Microbusiness Marketing Leverage Program. The museum was awarded $5,000 for this program – **Find Yourself(ie) at a Hamside Attraction**. Implementation is underway.

Safety

- No updates.

Selections from Our Website and Social Media

December 10

Visiting the World's Oldest Ham yesterday were Vanessa and Larry of Chesapeake, Virginia.

December 31

As the sun sets on 2022, the museum is all aglow in the twilight. We look forward to seeing you all in 2023!

ISSUE:

Application of Ho-Fel Solar, LLC (CUP-02-22), Applicant, and Dustin and Brandy Atkins and Cobb Land Limited Partnership, Property Owners, for Expansion of a Previously Approved Conditional Use Permit to Establish a Major Utility Service, Specifically a 40 MW Utility-Scale Solar Energy Facility and Substation, on Eighteen Acres Located on Property on Lees Mill Road

BACKGROUND:

At its regular meeting on December 8, 2022, the Board adopted a motion to table this matter.

Ho-Fel Solar, LLC (CUP-02-22), applicant, and Dustin and Brandy Atkins and Cobb Land Limited Partnership, property owners, have submitted an application for a conditional use permit to establish a major utility service, specifically a utility-scale solar energy facility and substation, on eighteen acres located on property on Lees Mill Road with tax parcel numbers 69-01-086 and 72-01-022, in the Rural Agricultural Conservation zoning district. This application is an expansion of previously approved conditional use permit, CUP-8-18, for a 40 MW utility scale solar facility on parcel 69-01-087.

The applicant originally received a conditional use permit for a solar energy facility on parcel 69-01-087 in February 2019. The original approval was for 300 acres to the north of the proposed expansion. The historic home known as Oakcrest is located on the original parcel 69-01-087. The applicant has since reduced the amount of acreage for the solar facility on the original parcel from 300 acres to 182 acres and proposed an additional 17.7 acres on parcels 69-01-086 and 72-01-022. The applicant has requested the CUP for the additional parcels to establish the point of interconnection on parcel 72-01-022 along with a change of equipment requiring different spacing. Existing uses on the parcels include agriculture and some single-family homes.

A full description and staff analysis of the project is included in the attached Planning Commission staff report.

BUDGETARY IMPACT:

None

RECOMMENDATION:

The Planning Commission recommended approval with vote of 9-0 with staff conditions and the following additional conditions:

1. The selected panels will be tested for hazard constituents using laboratory testing (such as a toxicity characteristic leaching procedure, TCLP) validating that hazardous constituents are below EPA control levels for all power generating equipment initially installed and replaced on the site.
2. There shall be a sign posted with the contact information for the local project liaison.
3. No salvage value be added to the decommissioning bond.
4. If the land area being leased was under crop cultivation prior to lease, it shall be maintained and cut annually prior to August 1 until site construction begins.

Staff recommends approval of the CUP with the following conditions:

1. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type that is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator prior to final site plan approval.
2. The applicant shall permanently preserve and maintain both existing forest and vegetation as well as planted buffer landscaping and shall not clear or cut live trees within required setbacks or buffer yards except as necessary to avoid shading of solar panels as approved by the Zoning Administrator.
3. The applicant shall submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan.
4. The applicant shall meet any additional VDHR delineation and buffer requirements before receiving final site plan approval.
5. Hours of operation for construction activities to be limited to 7:00 am to 6:00 pm Monday through Friday and 9:00 am to 5:00 pm on Saturdays. No construction is to occur on Sundays.
6. The applicant shall reimburse the County for reasonable costs related to

retaining such third-party inspectors as deemed necessary for project inspections.

7. The enhanced buffer landscape plan proposed on the concept plan exhibit is conceptual only at this time. The buffer design and required plantings will be reviewed in detail for approval during site plan review and, at minimum, must include a double-staggered row of plantings in areas where existing vegetation is not being retained to include a mix of evergreen and deciduous species to provide an effective screen.
8. The applicant shall maintain a 25-foot setback from cemeteries found in the Phase 1 study and from any additional gravesites found in further evaluation recommended by VDHR. Any cemetery found in the project area must remain clear of obstruction.

ATTACHMENTS:

Description	Type	Upload Date
PC Staff Report	Backup Material	10/31/2022
Location Map	Backup Material	10/14/2022
Location Closeup Map	Backup Material	10/14/2022
Zoning Map	Backup Material	10/14/2022
Land Use Map	Backup Material	10/14/2022
Application	Backup Material	10/18/2022
Concept Plan	Backup Material	10/14/2022
Previous layout	Backup Material	10/18/2022
Economic Impact Analysis	Backup Material	10/18/2022
Wetlands Map	Backup Material	10/18/2022
Threatened and endangered species report	Backup Material	10/18/2022
Site Images	Backup Material	10/18/2022
VDHR Comments	Backup Material	10/14/2022
Isle of County Museum Comments	Backup Material	10/14/2022
CUP-2-22 Ho-Fel Solar BOS Ordinance	Ordinance	11/9/2022

PLANNING REPORT

APPLICATION:

Application of Ho-Fel Solar, LLC (CUP-02-22), applicant, and Dustin and Brandy Atkins and Cobb Land Limited Partnership, property owners, for a conditional use permit to establish a major utility service, specifically a utility-scale solar energy facility and substation, on eighteen acres located on property on Lees Mill Road with tax parcel numbers 69-01-086 and 72-01-022, in the Rural Agricultural Conservation zoning district. This application is an expansion of previously approved conditional use permit, CUP-8-18, for a 40 MW utility scale solar facility on parcel 69-01-087.

ELECTION DISTRICT:

District 5

LOCATION:

The subject property is located on Lees Mill Road (Rte. 616) in the Camptown Development Service District (DSD), approximately one mile east of International Paper. It is surrounded by agricultural and forestal lands, two reclaimed resource extraction sites, an active landfill, an industrial warehouse, and a few scattered single-family residences. To the north are the Norfolk and Western Railroad and the original parcel for the previous Conditional Use Permit (CUP) application. To the east is the Isle of Wight County/ City of Suffolk boundary. To the south are single-family residences along with additional agricultural and forestal land, and to the west is scattered residential development along Lees Mill Road.

BACKGROUND:

The applicant originally received a conditional use permit for a solar energy facility on parcel 69-01-087 in February 2019. The original approval was for 300 acres to the north of the proposed expansion. The historic home known as Oakcrest is located on the original parcel 69-01-087. The applicant has since reduced the amount of acreage for the solar facility on the original parcel from 300 acres to 182 acres and proposed an additional 17.7 acres on parcels 69-01-086 and 72-01-022. The applicant has requested the CUP for the additional parcels to establish the point of interconnection on parcel 72-01-022 along with a change of equipment requiring different spacing. Existing uses on the parcels include agriculture and some single-family homes.

DESCRIPTION:

The applicant proposes to expand the previously approved 40MW solar energy facility located on parcel 69-01-087. The project is proposed to affect 199 acres out of a possible 411 acres across three parcels. The two parcels associated with the expansion have approximately 92.4 wooded acres. Parcel 72-01-022 currently has some existing buildings used for an agriculture operation that will be removed. The associated substation and point of interconnection are proposed on parcel 72-01-022. Parcel 69-01-086 is currently mostly wooded except for a dirt path and an agricultural field. Parcel 69-01-086 will be accessed using the existing path and parcel 72-01-022 will be accessed through the northwest portion of the site.

The applicant has proposed additional landscape buffers above what is required in the Zoning Ordinance. The width of buffer yards along roadways has increased and additional landscaping points per linear foot have been added for all buffer yards. An exhibit demonstrating this proposal is attached to this report. The applicant has also submitted a proposed decommissioning plan and agreement which will be reviewed for approval and entered into prior to final site plan approval. If the CUP is granted, the applicant will be required to meet all supplementary use regulations for utility-scale solar facilities, approved conditions, and follow the appropriate site plan review process prior to construction.

The affected parcels are not located in any zoning overlay or within an Agricultural and Forestal District.

<u>Public Facility Impacts</u>:

The impacts of the proposed facility on public roads will occur primarily during construction and will be minimal once established. In establishing the use, the enjoyment of neighboring properties may also be temporarily impacted by construction traffic and noise generation.

In order to ensure adequate provision of emergency services, staff recommends the applicant submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan.

Environmental Assessment:

The project area has several wetland features identified. The proposal avoids a vast majority of impacts to the features through avoidance. No development of solar arrays or substations are proposed within any wetland areas. According to an assessment of any endangered species in project area, there is the potential for the presence of the Eastern Big Eared Bat. Because the project does not proposed to impact wetlands or remove trees, the proposed solar facility is not likely to adversely affect any federally protected or state-listed threatened or endangered species or other wildlife resources.

In order to provide opportunities for wildlife corridors, fencing could be placed around the facilities only and not the whole site.

Historic Resources Assessment:

A Phase I archaeological and architectural study was conducted for the project area. Notable findings in the project area were a historic home known as Oakcrest and two cemeteries. Oakcrest was found to be eligible for listing on the National Register of Historic Places. The Virginia Department of Historic Resources (VDHR) has proposed additional buffers to verify that the viewshed will be minimally impacted. Oakcrest is located on the previously approved parcel 69-01-087. A cemetery was found and delineated on parcel 72-01-022 and a 25-foot buffer around the cemetery is proposed by the applicant consistent with state requirements. VDHR has requested additional delineation to the north of the current site for the possibility of additional gravesites. The applicant will work with VDHR to address all concerns, and no permits for development will be issued until all concerns and conditions have been addressed.

Economic Impact Assessment:

The project will generate approximately $2.8 million from taxation on capital investments in cumulative county revenue over the facility's anticipated 40-year operational life, as compared to approximately $207,400 in cumulative county revenue in the property current agricultural use. The highest revenue from the project will come in years 1-20. Approximately 31 jobs are proposed for the construction phase of this project. The project would remove 199 acres from agricultural production. The full economic impact analysis is attached to this report.

COMPREHENSIVE LAND USE PLAN:

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

Solar energy facilities are considered compatible with the RAC land use when properly sited and with the

Solar energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designated as RC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area. The proposed use in this case is restricted to the existing agricultural land along the road and will be required to use screening landscaping and appropriate fencing to minimize its visual impacts on the surrounding area.

ORDINANCE REVIEW:

The zoning district classification for this property is RAC. The RAC zoning district is intended to preserve and protect areas of the County that are predominantly in agricultural and forestal use and to maintain the existing

land base to support those activities. The applicant proposes to establish a 40MW solar energy facility, which is classified as a major utility service use type in the Zoning Ordinance. These facilities are permitted as conditional uses in the RAC district 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.

Following approval of the CUP, 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: The recommended condition for submission of a fire response plan and annual training addresses concerns.
- Utility Services: Site plan will have to meet stormwater requirements.
- Isle of Wight County Museum: No concerns with the application, provided that the conclusions and recommendations outlined in the Phase 1 report are followed.
- Virginia Department of Historic Resources (VDHR): Please see attachment.
- Virginia Department of Transportation (VDOT): No concerns.

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

STAFF CONCLUSIONS:

Strengths:

1. The 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 with the conditions presented.
3. The project is not visible from any major right-of-way.
4. Enhanced landscape buffering, beyond the minimums required by the Zoning Ordinance, has been proposed by the applicant.

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. There is some minor impact to some historical and archeological resources which may be addressed with the recommended conditions.

STAFF RECOMMENDATION:

Staff recommends approval of the CUP with the following conditions: 1. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type that is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator prior to final site plan approval. 2. The applicant shall permanently preserve and maintain both existing forest and vegetation as well as planted buffer landscaping and shall not clear or cut live trees within required setbacks or buffer yards except as necessary to avoid shading of solar panels as approved by the Zoning Administrator. 3. The applicant shall submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction

and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan. 4. The applicant shall meet any additional VDHR delineation and buffer requirements before receiving final site plan approval. 5. Hours of operation for construction activities to be limited to 7:00 am to 6:00 pm Monday through Friday and 9:00 am to 5:00 pm on Saturdays. No construction is to occur on Sundays. 6. The applicant shall reimburse the County for reasonable costs related to retaining such third-party inspectors as deemed necessary for project inspections. 7. The enhanced buffer landscape plan proposed on the concept plan exhibit is conceptual only at this time. The buffer design and required plantings will be reviewed in detail for approval during site plan review and, at minimum, must include a double-staggered row of plantings in areas where existing vegetation is not being retained to include a mix of evergreen and deciduous species to provide an effective screen. 8. The applicant shall maintain a 25-foot setback from cemeteries found in the Phase 1 study and from any additional gravesites found in further evaluation recommended by VDHR. Any cemetery found in the project area must remain clear of obstruction.

ATTACHMENTS:

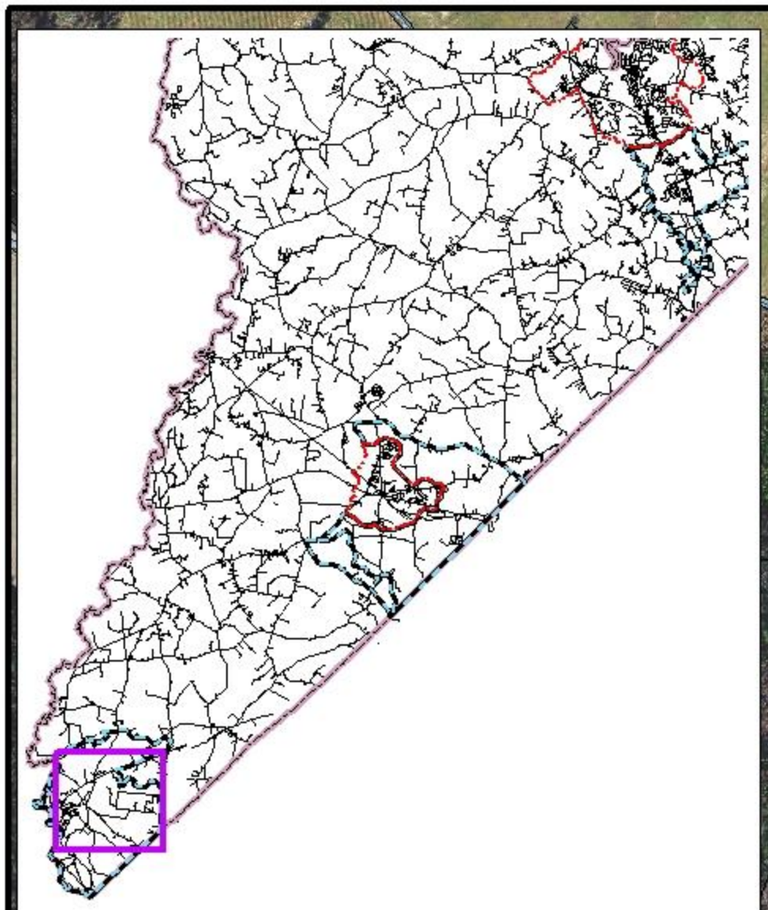
Description	Type	Upload Date
Location Map	Backup Material	10/14/2022
Location Closeup Map	Backup Material	10/14/2022
Zoning Map	Backup Material	10/14/2022
Land Use Map	Backup Material	10/14/2022
Application	Backup Material	10/18/2022
Concept Plan	Backup Material	10/14/2022
Previous layout	Backup Material	10/18/2022
Economic Impact Analysis	Backup Material	10/18/2022
Wetlands Map	Backup Material	10/18/2022
Threatened and endangered species report	Backup Material	10/18/2022
Site Images	Backup Material	10/18/2022
VDHR Comments	Backup Material	10/14/2022
Isle of County Museum Comments	Backup Material	10/14/2022
Resolution	Resolution	10/14/2022

CUP-02-22 Conditional Use Permit - Location Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

CUP-02-22 Conditional Use Permit - Location Closeup

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA



SITE

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LEES MILL ROAD

GREAT MILL HIGHWAY

N

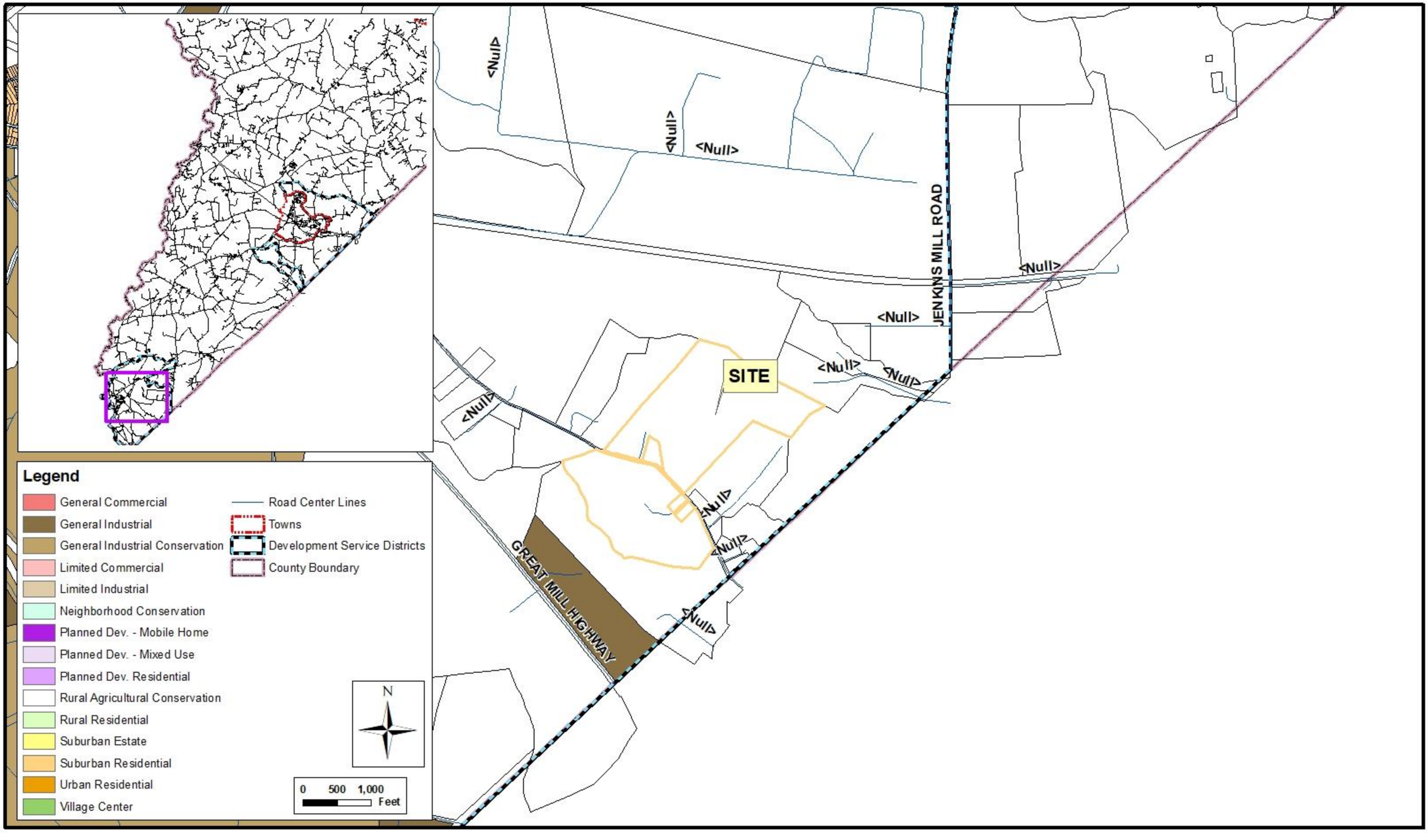
Legend

- Road Center Lines
- Highway Corridor Overlay District
- Towns
- Development Service Districts
- Parcels
- County Boundary

0 500 1,000 Feet

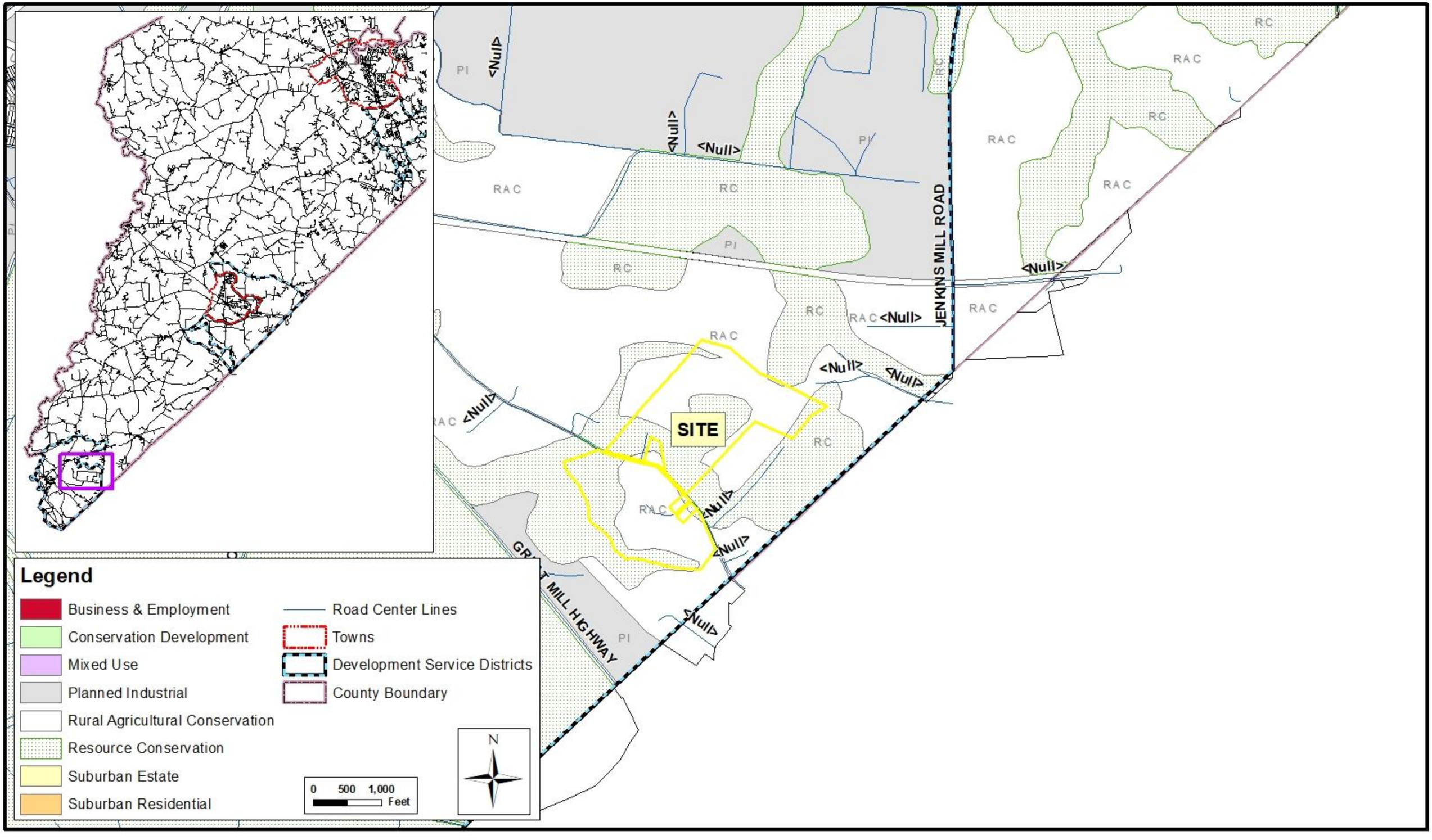
CUP-02-22 Conditional Use Permit- Zoning Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA



CUP-02-22 Conditional Use Permit - Land Use Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA



Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

CONDITIONAL AND SPECIAL USE PERMITS

WHY DO I NEED A CONDITIONAL USE PERMIT?

Isle of Wight County's Zoning Ordinance permits certain "by right" land uses in a district, and other 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. Such other uses, under the right set of circumstances and conditions, may be acceptable in certain specific locations only after review and recommendation of a Conditional Use Permit by the Planning Commission and approval by the Board of Supervisors.

WHY DO I NEED A SPECIAL USE PERMIT?

If, in any district established under the Zoning Ordinance, a use is not specifically permitted, the property owner or other person with an enforceable legal interest in the property may file an application to the Zoning Administrator for such use, which will be referred to the Planning Commission and Board of Supervisors as a Special Use Permit.

WHAT IS THE PROCEDURE FOR OBTAINING A CONDITIONAL OR SPECIAL USE PERMIT?

1. Prior to submitting an application, we recommend scheduling a pre-application meeting to review the application and discuss any questions the applicant may have. Pre-application meetings are scheduled for the 1st Wednesday of every month at 9:00 am. Please call Economic Development at 757-365-6249 for meeting information.

2. Submit a completed application form, completed application checklist with all required documents (See Submittal Checklist for additional items that may be required), completed disclosure of real estate holdings, owners affidavit and the filing fee of:

Conditional Use Permit

- Resource Extraction - $1,250 plus $100 per acre
- All other uses - $1,200

Special Use Permit

- $1,200
- If there is a continuance of a public hearing at the applicant's request for either a conditional use or special use permit application, a fee in the amount of $600 will be assessed for each occurrence.

WHEN IS A CONDITIONAL OR SPECIAL USE PERMIT APPLICATION CONSIDERED BY THE PLANNING COMMISSION?

Once a completed application has been submitted to the County, the application is distributed for comment and review to all appropriate County and State agencies and departments. Once all comments are received and the application is deemed acceptable by all appropriate County and State agencies and departments, the application is scheduled for public hearing at the next Planning Commission meeting. Planning Commission meetings are held at 6:00 p.m. on the fourth Tuesday of each month in the Robert C. Claude Sr. Board Room at the County Courthouse Complex. The advertising deadline for an upcoming Planning Commission public hearing is the first Thursday of the month; therefore, an application must be deemed acceptable by all appropriate County and State agencies and departments prior to this deadline in order to be placed on the next agenda.

WHAT IS THE PUBLIC HEARING PROCEDURE FOR A CONDITIONAL OR SPECIAL USE PERMIT?

1. Once the application is scheduled for a public hearing by the Planning Commission, the applicant is required to submit the required number of copies of the concept plan and all other supplementary documentation deemed necessary by the Planning and Zoning Department for distribution to the Planning Commission. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.

2. The applicant will be given at least one sign to post on the property at least fourteen days prior to the Planning

If you have any questions, please call the Central Permitting office at 757-365-6211 or email at planreview@iwus.net

Commission public hearing, indicating an application has been filed. Additional signs may be required based on linear road frontage. These signs are provided by the County and may be picked up in the Planning and Zoning Department.

3. The application is advertised for public hearing in the local newspaper(s) twice – no more than twenty-one days and no less than six days prior to the public hearing.

4. Notices are sent by the Planning and Zoning Department to all property owners within a 200-foot radius of the property associated with the application at least fourteen days prior to the public hearing.

5. Staff will prepare a report on the application and the applicant will be sent a copy of the report and other comments made by County and State agencies and departments prior to the meeting date.

6. The applicant and/or a representative are/is required to attend the Planning Commission meeting to present the application and answer any questions from Commission members.

7. Following the Planning Commission's recommendation of approval or denial, the application will be placed on the Board of Supervisors' agenda for a public hearing. Board of Supervisors meetings are held on the third Thursday of each month and begin at 6:00 pm in the Robert C. Claude, Sr. Board Room at the County Courthouse Complex. The same notification procedure as outlined above will be followed, and nine (9) additional copies of all supporting documents will be required to be submitted by the applicant for distribution to the Board of Supervisors. Electronic copies of all documents will need to be produced prior to the Board meeting, either by the applicant, or in conjunction with Planning and Zoning staff members. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.

8. The Board of Supervisors will hold the public hearing as scheduled, and make a determination to approve or deny the application. The applicant and/or a representative are/is required to attend the Board of Supervisors meeting to present the application and answer any questions from Board of Supervisors members.

9. The applicant will be notified in writing of the Board of Supervisors' discussion. If denied, a period of at least one (1) year must elapse in order to resubmit the application, unless significant changes are made. Also, the applicant may appeal the Board's decision to the Circuit Court

HOW LONG IS A CONDITIONAL OR SPECIAL USE PERMIT VALID?

Indefinitely, unless the Board of Supervisors places a time limit condition on the use permit.

CAN A CONDITIONAL OR SPECIAL USE PERMIT BECOME VOID OR BE REVOKED?

Yes, unless otherwise specified by the conditions of the use permit, failure to establish the use within two (2) years from the date of approval shall cause the use permit to become void. When a use is discontinued for any reason for a continuous period of two (2) years or more, the use permit shall become void. The Board of Supervisors may revoke a use permit due to a change in conditions affecting the public, repeated violations of the Zoning Ordinance and/or the conditions of the use permit, or providing false information in order to obtain the use permit.

WHAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED PRIOR TO CONSTRUCTION?

- Zoning Permit
- Stormwater Permit
- Building Permit
- Health Department Permit
- Site Plan Approval
- Subdivision Plat Approval
- Landscaping Surety
- BMP Maintenance Agreement

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):

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

The proposed use or activity is listed as a conditional use in the RAC zoning district as per Section 4-2003(c) 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: Utility Scale Solar Facility and Sub Station

B. PROJECT DESCRIPTION:

Project Name: Ho-Fel Solar

Property Address (if any): _____

Election District: 5

Comprehensive Plan Designation: RAC

The use permit will apply to 199.7 acres out of 411.6 total acres

Tax Parcel Identification # 69-01-087 Number of acres to be effected: 182

Tax Parcel Identification # 72-01-022 Number of acres to be effected: 8.6

Tax Parcel Identification # 69-01-086 Number of acres to be effected: 9.1

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

Public Sewer _____ Private Septic _____

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Drew Chandler, Ho-Fel Solar, LLC

Address: 130 Roberts Street

City, State, Zip Code: Asheville, NC 28801

Phone No.: 919-623-7189 Email: dchandler@pgrenewables.com Fax No.:

Property Owner(s) Name(s): Dustin and Brandy Atkins Parcel 72-01-022

Address: 34710 Lees Mill Rd

City, State, Zip Code: Franklin, VA, 23851

Phone No.: 757-621-7237 Email: dustinatkins@rocketmail.com Fax No.:

3-10-2022

Applicant Signature **Date**

3-14-22

Owner Signature *if different* **Date**

3-14-22

Owner Signature **Date**

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

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

FOR OFFICE USE ONLY:

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

AGENCIES REFERRALS:

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

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

Verified By: _____ Date: _____

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Drew Chandler, Ho-Fel Solar, LLC

Address: 130 Roberts Street

City, State, Zip Code: Asheville, NC 28801

Phone No.: 919-623-7189 Email: dchandler@pgrenewables.com Fax No.: _____

Property Owner(s) Name(s): Cobb Land Limited Partnership Parcel 69-01-086

Address: 8135 Blackwater Road

City, State, Zip Code: Windsor, Virginia, 23487

Phone No.: 757-621-3767 Email: cobbmanagementinc@gmail.com Fax No.: _____

D Chandler 3-10-2022

Applicant Signature **Date**

James R Cobb 3-14-2022

Owner Signature *if different* **Date**

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

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

FOR OFFICE USE ONLY:

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

AGENCIES REFERRALS:

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

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

Verified By: _____ Date: _____

DocuSign Envelope ID: CF4EC7AF-3FD8-4DEE-8B31-24ECE5934819

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Drew Chandler Ho-Fel Solar, LLC

Address 130 Roberts Street
Street

Asheville NC 28803
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
Parce ID 69-01-087	Parcel owned by Ho-Fel LLC north of Lees Mill Rd
Parcel ID 69-01-086	Parcel owned by Cobb Land Limited Partnership
Parcel ID 72-01-0222	Parcel owned by Brandy and Dustin Atkins South of Lees Mill

OTHER OWNERS OF AFFECTED REAL ESTATE
(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

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

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

Applicant: Drew Chandler (Printed or Typed Name) Applicant: [signature] (Signature) Date: 3-10-2022

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me LaToya Monique Bryson, ~~A Notary Public in and for the County of Isle of Wight, Commonwealth~~ Knox County, Tennessee of ~~Virginia~~, this 10th day of March, 2022.

[signature]
Notary Public

My Commission Expires 11-1-2025

LATOYA MONIQUE BRYSON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY MY COMMISSION EXPIRES MAY 2025

SUBMITTAL CHECKLIST FOR CONDITIONAL / SPECIAL USE PERMIT APPLICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

Drew Chandler

Printed or Typed Name

Signature

3-10-2022

Date

PARCEL TPIN: 69-01-089 CROSSQWAYS FARMS LLC

PARCEL TPIN: 69-01-090 INTERNATIONAL PAPER CO

EXISTING CEMETERY TO BE AVOIDED WITH A 25FT MIN. BUFFER (TYP.)

ZONING RAC

PARCEL TPIN: 69-01-088 INTERNATIONAL PAPER CO

PARCEL TPIN: 69-01-087 HO-FEL LLC

1

PROPOSED NON-JD DITCH CROSSING

NON-JD DITCH (TYP.)

PARCEL TPIN: 70-02-002 INTERNATIONAL PAPER CO

ZONING GI

PARCEL TPIN: 69-01-088A BRADSHAW COLBY R

NORFOLK SOUTHERN RAILROAD VARIABLE WIDTH ROW

PROPOSED TEMPORARY SEDIMENT RETENTION BASIN. TO BE FILLED AND PLANTED OVER POST-CONSTRUCTION (TYP.)

ESTIMATED GAS LINE LOCATION

PARCEL TPIN: 69-01-085 INTERNATIONAL PAPER CO

ZONING RAC

IRRIGATION POND

PARCEL TPIN: 69-01-087 HO-FEL LLC

2

3

PARCEL TPIN: 70-01-028 MATTHEW T. RIDDLE

PARCEL TPIN: 69-01-085A SMITH JAMES JR

PARCEL TPIN: 69-01-087A HAND NORMAN V

LEES MILL ROAD (RTE. 616) VARIABLE WIDTH ROW

PARCEL TPIN: 70-01-027 DANIEL MICHAEL J & RUTH M

PARCEL TPIN: 70-01-028A MATTHEW T. RIDDLE

ZONING RAC

PARCEL TPIN: 69-01-085 INTERNATIONAL PAPER CO

GREAT MILL HIGHWAY (RTE. 260)

PARCEL TPIN: 69-01-087B SHAFFER ROBERT R & JENNIFER C

PARCEL TPIN: 69-01-086E HOPE KYMBERLY BUTNER & BUTNER HARVEY

PARCEL TPIN: 69-01-085C YORK ROBERT D

PARCEL TPIN: 69-01-086C HOPE KYMBERLY BUTNER & BUTNER HARVEY

PARCEL TPIN: 69-01-086 COBB LAND LIMITED PARTNERSHIP

PARCEL TPIN: 70-01-027A DANIEL DAVID B & LESLIE B

PARCEL TPIN: 69-01-085B PAULEY CHRISTOPHER A & STACY R

PROPOSED WETLAND CROSSING TO USE EXISTING CROSSING INFRASTRUCTURE

4

PARCEL TPIN: 69-01-086A PAULEY CHRISTOPHER A & STACY R

PARCEL TPIN: 69-01-086F BOOTH DANIEL WAYNE

PARCEL TPIN: 69-01-086B MYRICK FLOYD W & SANDRA

ZONING RAC

PROPOSED MV ROAD CROSSING, 30 FT

PARCEL TPIN: 69-01-086D FERREL REBECCA

ZONING RAC

PARCEL TPIN: 69-01-085 INTERNATIONAL PAPER CO

PROPOSED OHE CROSSING, 30 FT

PARCEL TPIN: 73-01-004 HUMPHREYS TIMOTHY L & WILMA

PARCEL TPIN: 73-01-004A BRITT PUSHUS

PARCEL TPIN: 72-01-020 BJCM ENTERPRISES LLC

PARCEL TPIN: 72-01-022 ATKINS DUSTIN KYLE

5

EXISTING STRUCTURES TO BE REMOVED

PARCEL TPIN: 72-01-002 VICE KEITH S

PARCEL TPIN: 73-01-003 BAIRD DARRELL K

PROPOSED SUBSTATION, 75FT FROM PROPERTY LINE, 125FT FROM RESIDENCES MIN.

ZONING RAC

PARCEL TPIN: 73-01-002C RADFORD VERNON E & ANGELA J

POINT OF INTERCONNECTION (POI)

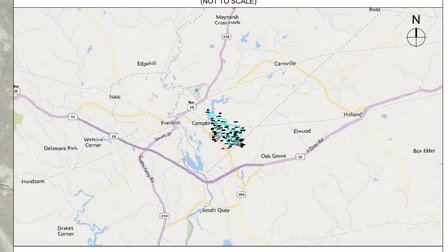
PARCEL TPIN: 73-01-002B BEADLE MITCHELL ROY

PARCEL TPIN: 73-01-001 CUTCHIN META J C/O JOHN L JOHNSON JR

EXISTING CEMETERY TO BE AVOIDED WITH A 25FT MIN. BUFFER (TYP.)

PARCEL TPIN: 73-01-002A JONES ROGER D

VICINITY MAP
(NOT TO SCALE)



SYSTEM PARAMETERS

DC SYSTEM SIZE (kW)	45,929.500
MAX AC EXPORT (kW)	40,000
POWER RATIO DC/AC (%)	1.15
GROUND COVER RATIO (%)	42.6
MODULE MODEL	CANADIAN SOLAR CS3Y-485MB-AG
MODULE POWER (W)	485
MODULE QUANTITY	94,700
MODULES PER STRING	25
STRING QUANTITY	3,788
MOUNTING TYPE	SAT-1P
MODULE TILT (DEGREES)	+/- 52
AZIMUTH (DEGREES)	180
INVERTER MODEL	SUNGROW SG3600UD_MV
INVERTER RATING (kVA)	3600
INVERTER DC VOLTAGE (V)	1500
INVERTER AC VOLTAGE (V)	630
INVERTER QUANTITY	13
TRANSFORMER (kVA)	3600
TRANSFORMER VOLTAGE PRI/SEC (V)	34,500 / 630
TRANSFORMER QUANTITY	13
UTILITY VOLTAGE (V)	115,000

SITE INFORMATION

SECTION #	PROPERTY BOUNDARY AREA (ACRES)	BUILDABLE AREA (ACRES)	PROPOSED DISTURBED AREA (ACRES)	kW DC
1	286.4	38.5	34.5	7,493.250
2		83.1	82.5	20,588.250
3		66.5	65.0	15,192.625
4		9.0	8.6	1,588.375
5	48.6	11.3	9.1	1,067.000
TOTAL	411.6	208.4	199.7	45,929.500

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
PROPERTY BOUNDARY	WETLANDS SETBACK
RAILROAD	LIMIT OF CLEARING (LOC)
RIGHT-OF-WAY (R/W)	AGRICULTURAL STYLE FENCING
ELECTRICAL (OVERHEAD) (OHE)	ELECTRICAL (UNDERGRND) (UGE)
GAS PIPELINE (GAS)	TEMPORARY SEDIMENT RETENTION BASIN
BUILDING SETBACK PER ZONING	VEGETATIVE BUFFER
100 YEAR FLOOD ZONE	LAYDOWN AREA
NWI WETLANDS	EQUIPMENT PAD
DELINEATED WETLANDS	
ESTIMATED NJ WETLANDS	
DELINEATED NJ WETLANDS	
MISC OBSTRUCTION	

GRAPHIC SCALE

400' 0 400'

1" = 400'

CONTOUR INTERVAL: 1'

NORTH

N

PINEGATE RENEWABLES

130 ROBERTS STREET
ASHEVILLE, NC 28801

CONSULTING ENGINEER:

PE SEAL:

REV.	DESCRIPTION	DATE
–	–	–
–	–	–
–	–	–
–	–	–
4	DEVSET REVISION	08/23/2022
3	DEVSET REVISION	08/05/2022
2	DEVSET REVISION	05/16/2022
1	DEVSET	03/11/2022

PROJECT NAME:

HO FEL SOLAR, LLC.

PROJECT ADDRESS:

LEES MILL RD
FRANKLIN, VA
36.6642°N, -76.8736°W

SHEET NAME:

DEVELOPMENT SET

DRAWN BY: ALEX KREIN

APPROVED BY:

SHEET NUMBER: DEV-101

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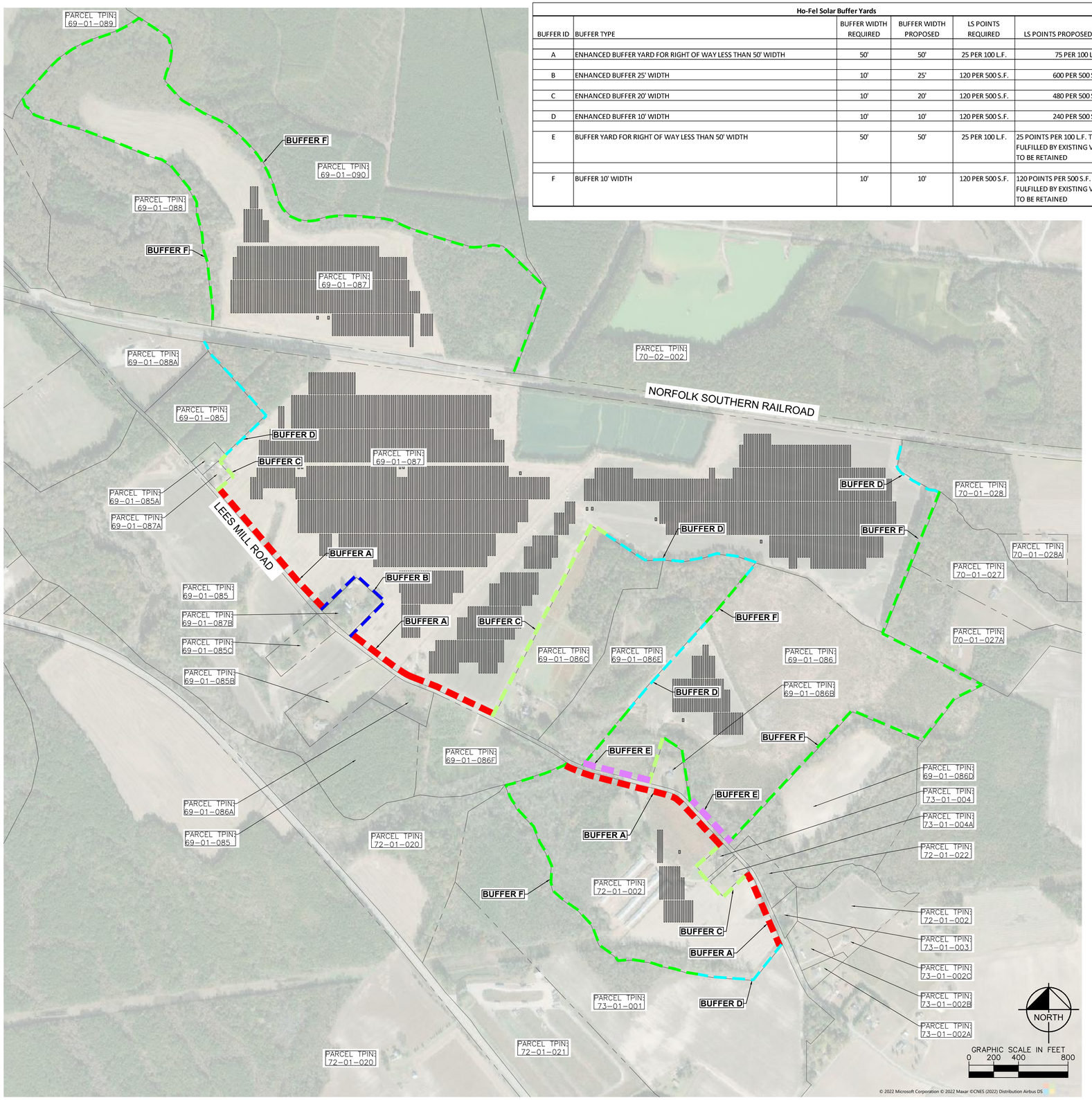
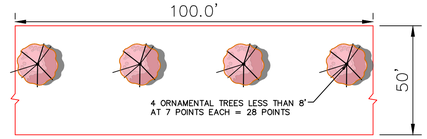


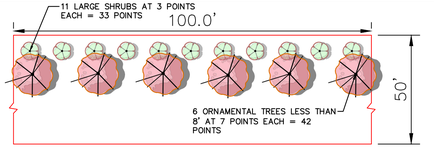
Ho-Fel Solar Buffer Yards

BUFFER ID	BUFFER TYPE	BUFFER WIDTH REQUIRED	BUFFER WIDTH PROPOSED	LS POINTS REQUIRED	LS POINTS PROPOSED PER 100 L.F.
A	ENHANCED BUFFER YARD FOR RIGHT OF WAY LESS THAN 50' WIDTH	50'	50'	25 PER 100 L.F.	75 PER 100 L.F.
B	ENHANCED BUFFER 25' WIDTH	10'	25'	120 PER 500 S.F.	600 PER 500 S.F.
C	ENHANCED BUFFER 20' WIDTH	10'	20'	120 PER 500 S.F.	480 PER 500 S.F.
D	ENHANCED BUFFER 10' WIDTH	10'	10'	120 PER 500 S.F.	240 PER 500 S.F.
E	BUFFER YARD FOR RIGHT OF WAY LESS THAN 50' WIDTH	50'	50'	25 PER 100 L.F.	25 POINTS PER 100 L.F. TO BE FULFILLED BY EXISTING VEGETATION TO BE RETAINED
F	BUFFER 10' WIDTH	10'	10'	120 PER 500 S.F.	120 POINTS PER 500 S.F. TO BE FULFILLED BY EXISTING VEGETATION TO BE RETAINED

LEGEND

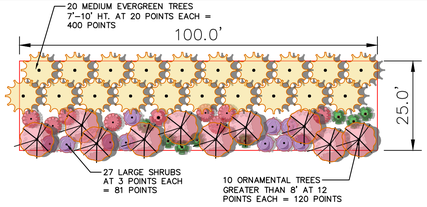


REQUIRED PUBLIC RIGHT OF WAY BUFFER PLANTINGS FOR RIGHT OF WAY LESS THAN 50' IN WIDTH



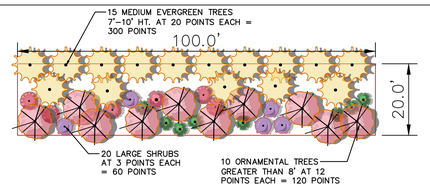
ENHANCED BUFFER YARD FOR RIGHT OF WAY LESS THAN 50' WIDTH

TYPICAL PLANTINGS BUFFER A



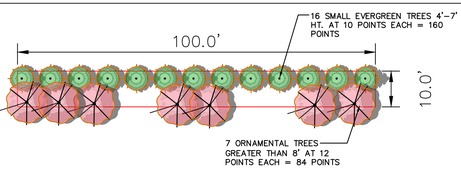
ENHANCED BUFFER 25' WIDTH

TYPICAL PLANTINGS BUFFER B



ENHANCED BUFFER 20' WIDTH

TYPICAL PLANTINGS BUFFER C



ENHANCED BUFFER 10'

TYPICAL PLANTINGS BUFFER D

PUBLIC RIGHT OF WAY BUFFER E
(R/W LESS THAN 50' WIDTH)

25 POINTS REQUIRED PER 100 LINEAR FOOT OF FRONTAGE

POINTS TO BE FULFILLED BY EXISTING VEGETATION TO BE RETAINED.

10' PERIMETER BUFFER F

120 POINTS PER 500 S.F. OF BUFFER YARD.

POINTS TO BE FULFILLED BY EXISTING VEGETATION TO BE RETAINED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600 FAX: 757-213-8601
WWW.KIMLEY-HORN.COM

KHA PROJECT 117155000
DATE 9/1/2022
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

CONCEPTUAL BUFFER PLANTINGS

HO FEL SOLAR FACILITY

PREPARED FOR
HO FEL SOLAR,LLC.

ISLE OF WIGHT VIRGINIA

SHEET NUMBER
LA-1

Plotted By: Wall, Ashley (Walker) Sheet Set: Ho-Fel Solar Layout: Layout1 September 02, 2022 08:33:56am K:\VAB_Civil\117155000 Ho-Fel Solar\CADD\Exhibits\LS Concept Plan\2022.08.25_HO-FEL_SOLAR_LANDSCAPE_PLAN.dwg
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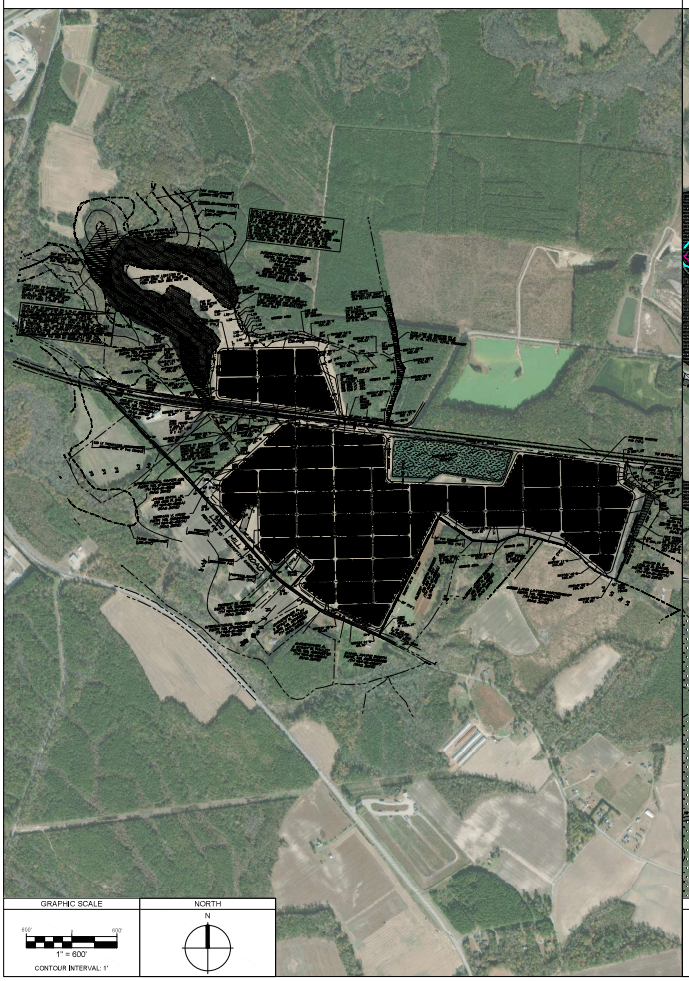
APPROVED CUP CONCEPT PLAN



GRAPHIC SCALE

600' 0 600'

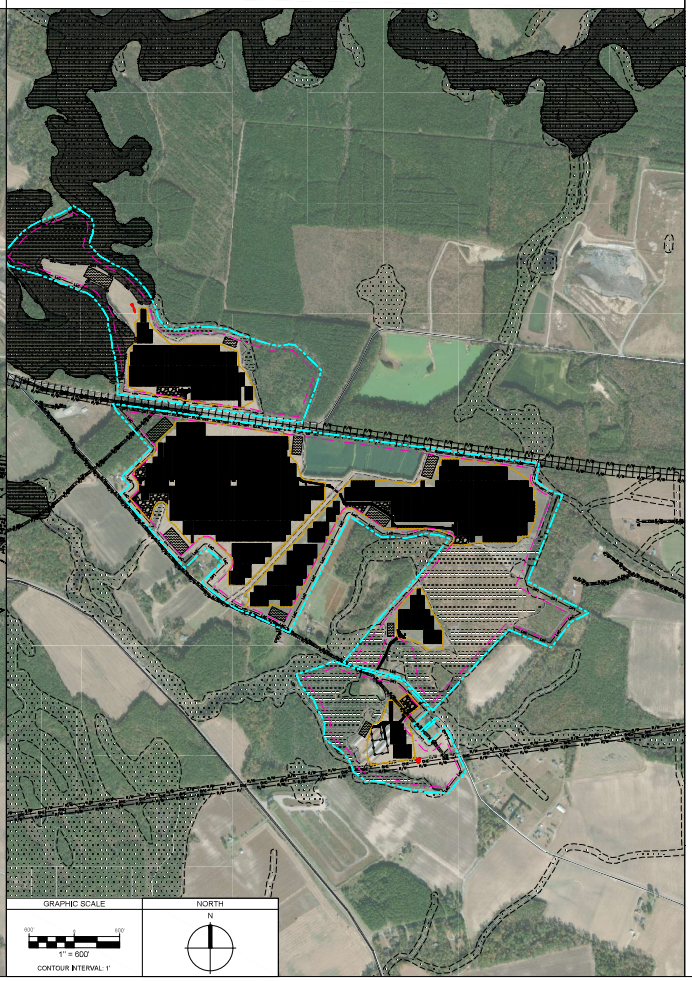
1" = 600'

CONTOUR INTERVAL: 1'

NORTH

N

PROPOSED LAYOUT



GRAPHIC SCALE

600' 0 600'

1" = 600'

CONTOUR INTERVAL: 1'

NORTH

N

PINEGATE RENEWABLES

130 ROBERTS STREET
ASHEVILLE, NC 28801

CONSULTING ENGINEER:

PE SEAL:

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3	DEVSET REVISION	08/05/2022
2	DEVSET REVISION	05/16/2022
1	DEVSET	03/11/2022

PROJECT NAME:

HO FEL SOLAR, LLC.

PROJECT ADDRESS:

**LEES MILL RD
FRANKLIN, VA
36.6642°N, -76.8736°W**

SHEET NAME:

LAYOUT COMPARISON

DRAWN BY: ALEX KREIN

APPROVED BY:

SHEET NUMBER: DEV-105

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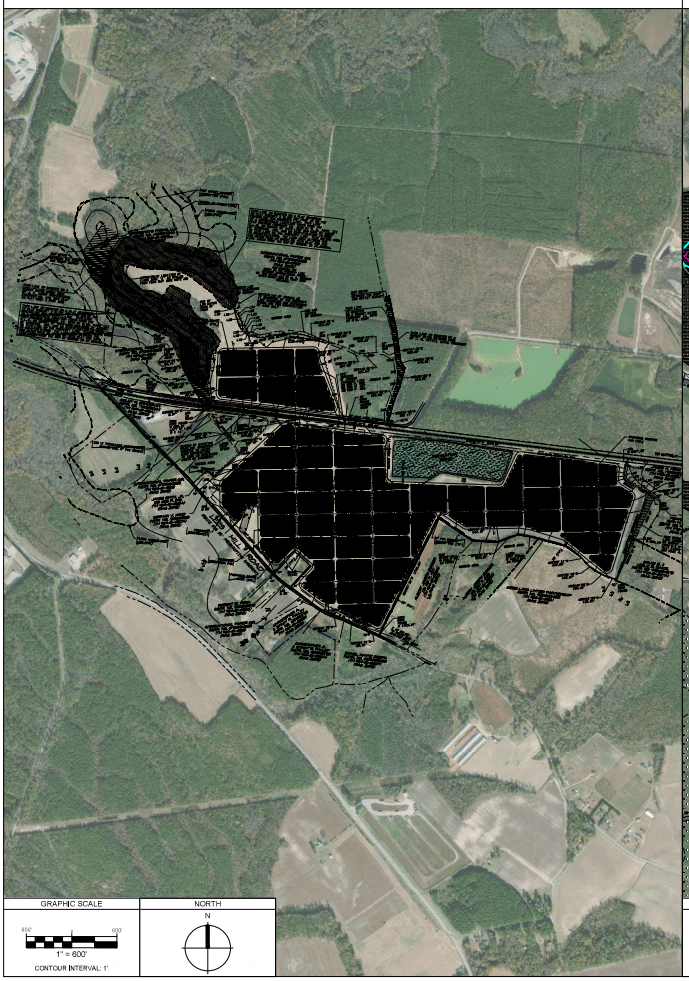

GRAPHIC SCALE

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1" = 600'

CONTOUR INTERVAL: 1'

NORTH

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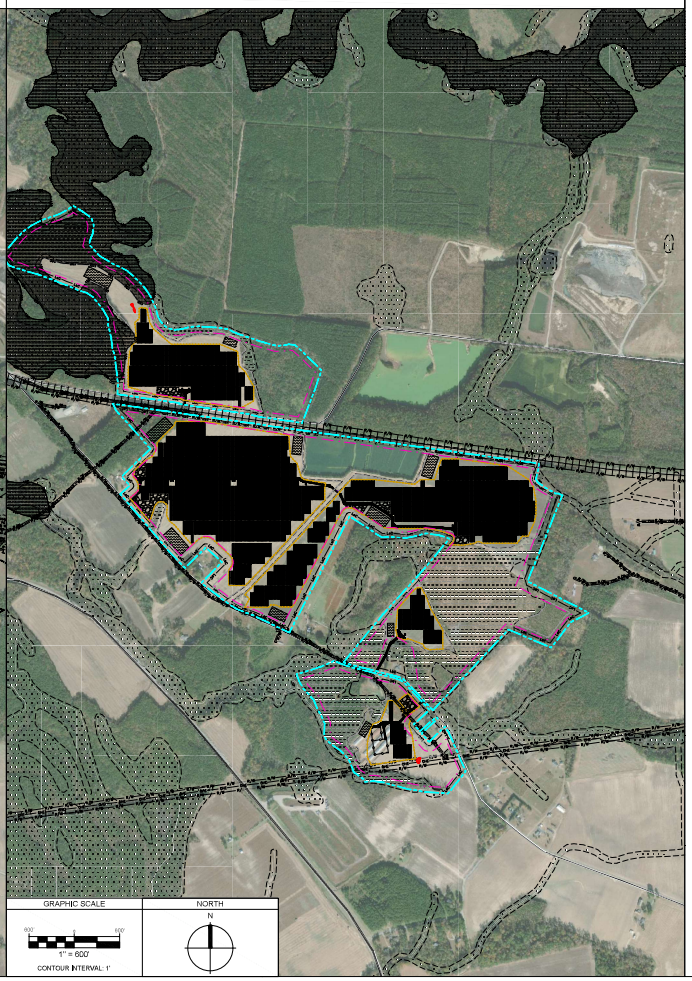
PROPOSED LAYOUT



GRAPHIC SCALE

600' 0 600'

1" = 600'

CONTOUR INTERVAL: 1'

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HO-FEL SOLAR, LLC

ECONOMIC & FISCAL CONTRIBUTION TO ISLE OF WIGHT COUNTY, VIRGINIA

Prepared for

PINEGATE RENEWABLES

MANGUM economics

4201 DOMINION BOULEVARD, SUITE 114
GLEN ALLEN, VIRGINIA 23060
804-346-8446

MANGUMECONOMICS.COM

MARCH 2022

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About Mangum Economics, LLC

Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Information Technology:** Working with some of the largest names in the industry, to date the Mangum Team has produced analyses of the economic and fiscal impact of the data center industry in Virginia, home to the largest concentration of data centers in the world, and in five other states.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 15 GW of proposed solar, wind, battery storage, and hydro projects spanning Virginia and eleven other states. Among those projects was Dominion Energy's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. Most recently, we were called upon by Henrico County to provide an analysis of the proposed $2.3 billion Green City "net-zero eco district." The Mangum Team has also authored multiple economic development plans, including identifying industries that were likely recruitment targets because of the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Education and Workforce:** The Mangum Team has worked with multiple post-secondary and secondary education institutions to quantify their economic contribution to their host communities as well as their impact on regional and statewide workforce needs.

The Project Team

Martina Arel, M.B.A.
Director – Economic Development & Renewable Energy Research

Rebecca Kyle
Research Analyst

A. Fletcher Mangum, Ph.D.
Founder and CEO

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Executive Summary

This report assesses the economic and fiscal contribution that the proposed Ho-Fel Solar, LLC (Ho-Fel Solar) project would make to Isle of Wight County, Virginia. The primary findings from that assessment are as follows:

1) **Ho-Fel Solar is a proposed 40-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located north and south of Lees Mill Road and east of U.S. Route 258 in Isle of Wight County, Virginia. The total acreage to be purchased for the project encompasses approximately 411 acres of agricultural land and forestland. The actively used, fenced-in portion of the solar site would be approximately 199 acres.**

2) **The proposed Ho-Fel Solar project would make a significant economic contribution to Isle of Wight County:**

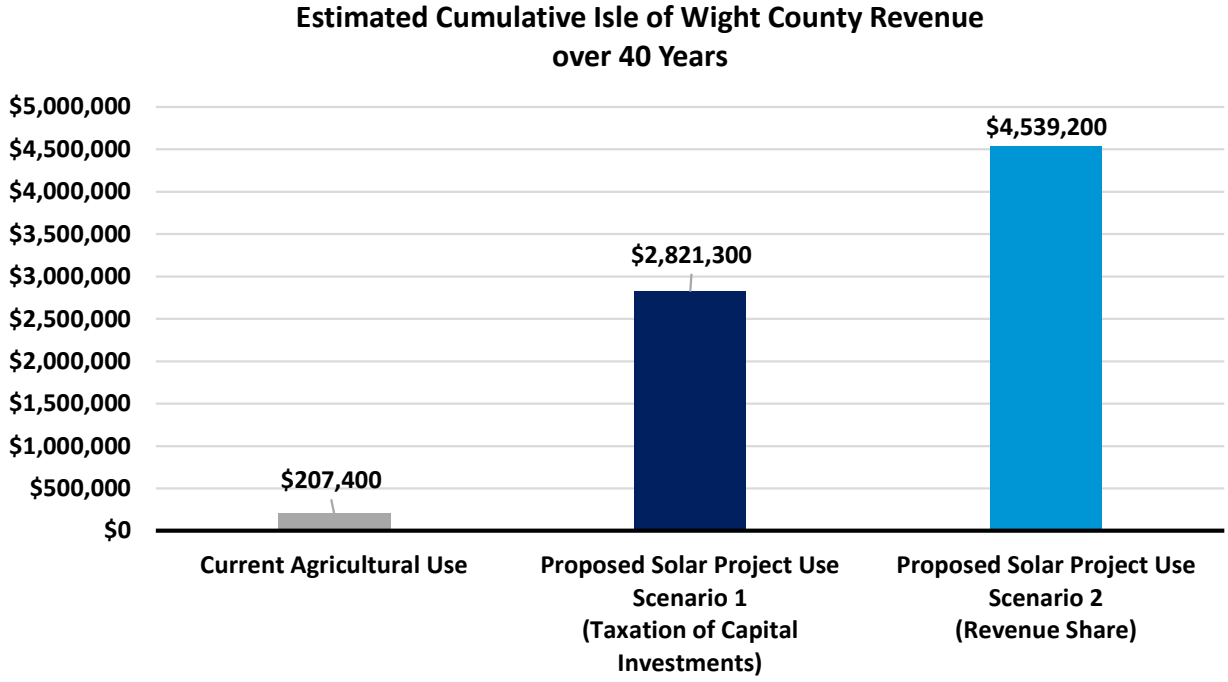
   - The proposed Ho-Fel Solar project would provide an estimated one-time pulse of economic activity to Isle of Wight County during its construction phase supporting approximately:
     - 37 direct, indirect, and induced jobs.
     - $1.7 million in associated labor income.
     - $5.0 million in economic output.
   - The proposed Ho-Fel 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.
     - $84,400 in associated labor income.
     - $231,800 in economic output.

3) **The proposed Ho-Fel Solar project would also make a significant fiscal contribution to Isle of Wight County. The proposed project would generate approximately:**

   - $137,700 in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
   - $2.8 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 and the taxation of the associated capital investments, (Scenario 1); or
   - $4.5 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 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 pursuant to recently passed legislation (Scenario 2).

4) **The proposed Ho-Fel 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 Ho-Fel Solar project would generate approximately $2.8 million (from taxation on capital investments) or $4.5 million (from a revenue share ordinance) in cumulative county revenue over the facility's anticipated 40-year operational life, as compared to approximately $207,400 in cumulative county revenue in the property's current agricultural use – a difference of approximately $2.6 million and $4.3 million.



5) **The proposed Ho-Fel Solar project would provide a boost to Isle of Wight County's construction sector:**

- At 461 jobs, construction is Isle of Wight County's sixth largest major industry sector.[1]
- Additionally, the construction sector posted the second largest job gain of any major industry sector in the county between the first quarter of 2020 and the first quarter of 2021 (a gain of 28 jobs).[2]
- The proposed Ho-Fel Solar project could directly support approximately 31 jobs and $1.5 million in labor income in Isle of Wight County's construction sector.

[1] Data Source: Bureau of Labor Statistics, QCEW.
[2] Data Source: Bureau of Labor Statistics, QCEW.

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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 that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general 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 Ho-Fel Solar, LLC (Ho-Fel Solar) project would make to Isle of Wight County, Virginia. This report was commissioned by Pine Gate Renewables and produced by Mangum Economics.

The Project

Ho-Fel Solar is a proposed 40-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located north and south of Lees Mill Road and east of U.S. Route 258 in Isle of Wight County, Virginia. The total acreage to be purchased for the project encompasses approximately 411 acres of agricultural land and forestland. The actively used, fenced-in portion of the solar site would be approximately 199 acres.

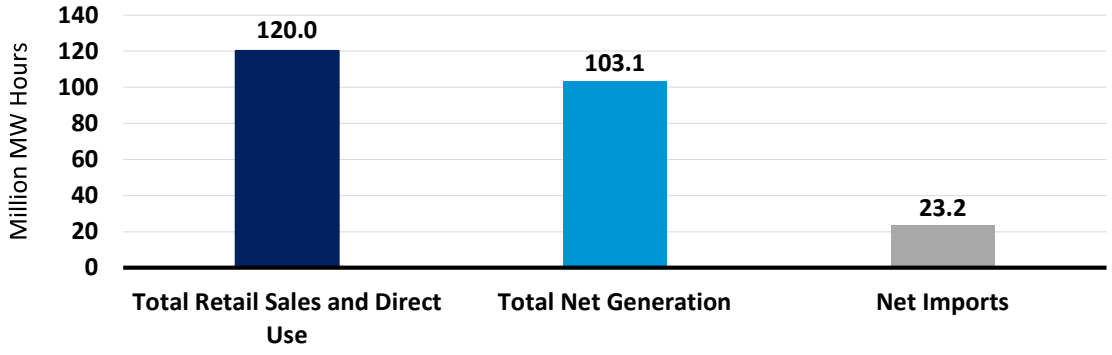
Electricity Production in Virginia

This section provides a backdrop for the proposed Ho-Fel 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 2020 electricity sales and direct use in Virginia totaled 120.0 million megawatt hours, ranking the state 10th among the fifty states in terms of electricity consumption. However, only 86 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 2020 (in millions of megawatt-hours)[3]



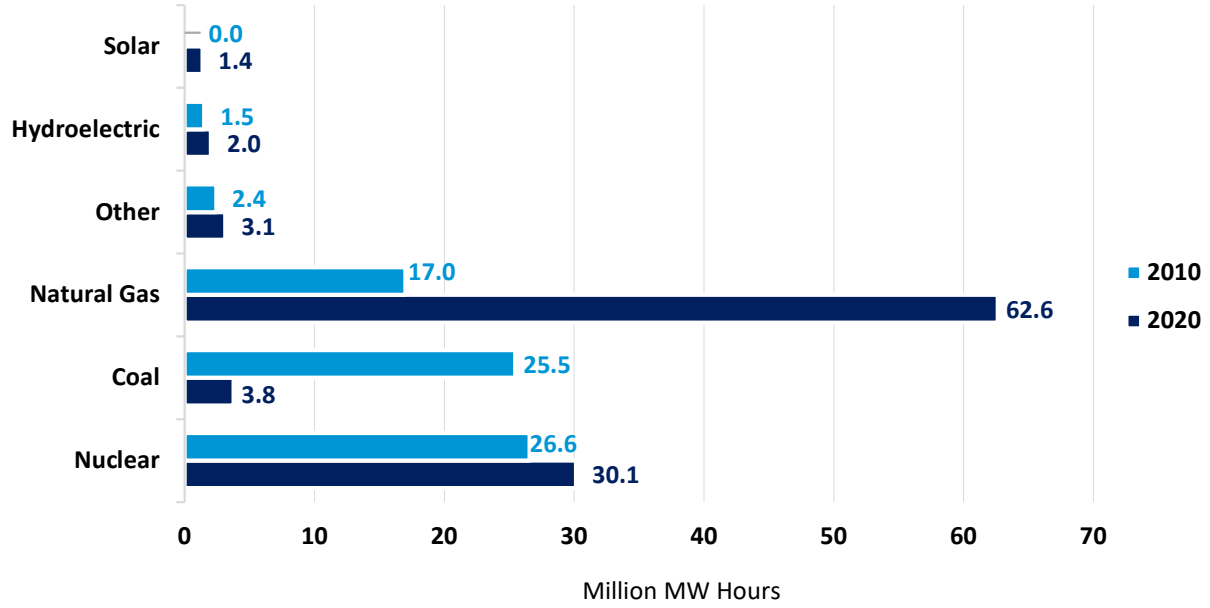
[3] Data Source: U.S. Energy Information Administration. In this chart, "Net Imports" also takes into account losses during transmission. As a result, it does not directly equal the residual of "Total Net Generation" minus "Total Retail Sales and Direct Use."

Sources of Production

Between 2010 and 2020, the total amount of electricity produced in Virginia increased from 73.0 to 103.1 million megawatt hours, while retail and direct consumption of electricity only increased from 115.8 to 120.0 million megawatt hours. Consequently, imports of electricity decreased by 27.6 million megawatt hours (or 54 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 2010 and 2020 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 2010, accounting for 25.5 million megawatt hours (or 35 percent) of production, by 2020 production had fallen by 21.7 million megawatt hours, making coal a distant third place source of electricity with only 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 17.0 million megawatt hours (or 23 percent) of Virginia's electricity production in 2010, by 2020 that proportion had more than tripled to 62.6 million megawatt hours (or 61 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 1.4 million megawatt hours by 2020.

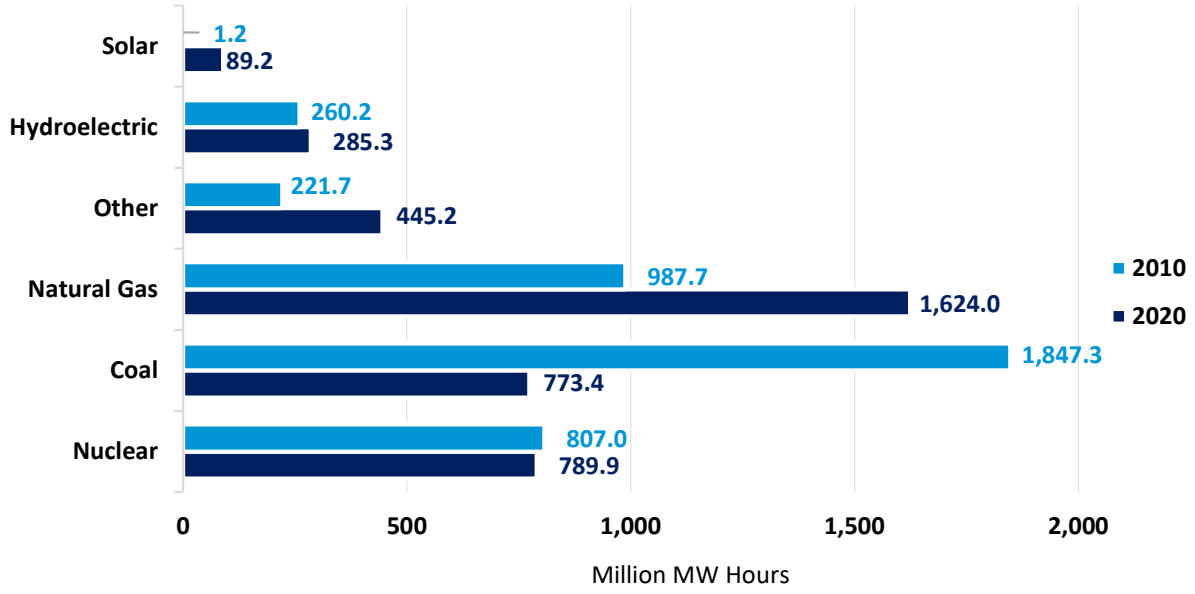
Figure 2: Electricity Generation in Virginia by Energy Source in 2010 and 2020 (in millions of megawatt-hours)[5]



[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 different between the U.S. and Virginia, the trend toward lower-emissions energy sources is the same. Nationally, between 2010 and 2020 the amount of electricity produced using coal declined by 1,073.9 million megawatt hours from 45 to 19 percent of production, while in contrast the amount of electricity produced using natural gas increased by 636.3 million megawatt hours from 24 to 41 percent of production. Nationwide, as in Virginia, the reliance on renewable energy sources such as solar increased during this time but at a much faster pace than in Virginia. Between 2010 and 2020, the amount of electricity produced using solar increased by 88.0 million megawatt hours to 2 percent of total electricity production in the nation compared to 1 percent of total electricity production in Virginia.

Figure 3: Electricity Generation in the United States by Energy Source in 2010 and 2020 (in millions of megawatt-hours)[6]

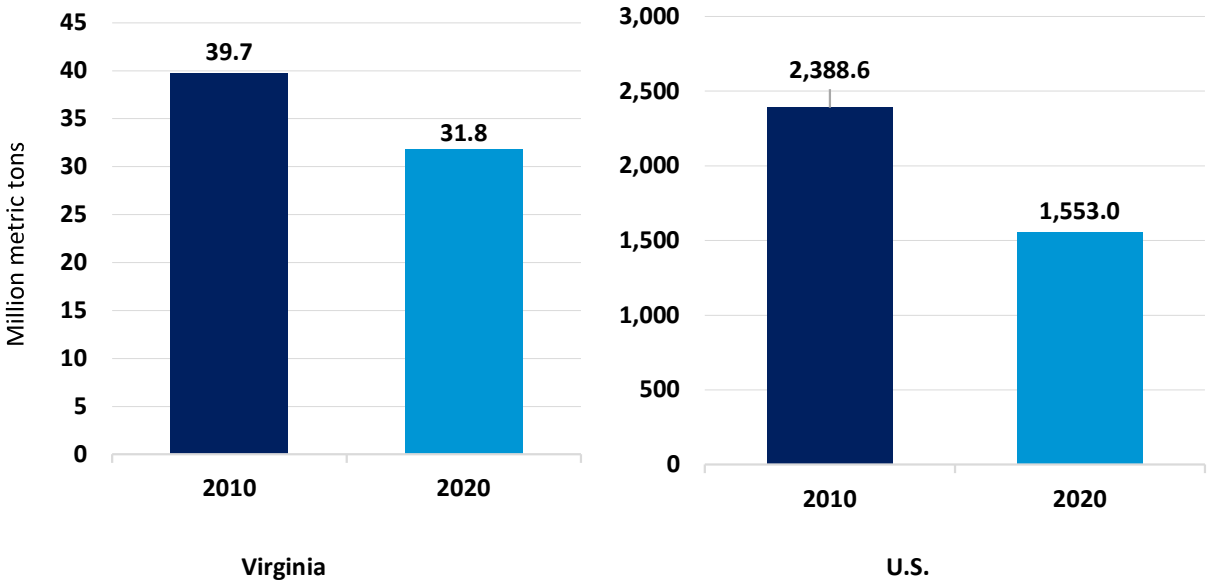


Impact on the Environment

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 2010 and 2020 for both Virginia and the U.S. As these data indicate, between 2010 and 2020, as the share of electricity produced in Virginia by coal fell from 35 to 4 percent, carbon dioxide emissions from electricity production fell from 39.7 to 31.8 million metric tons. Where at the national level, as the share of electricity produced by coal fell from 45 to 19 percent, carbon dioxide emissions from electricity production fell from 2,388.6 to 1,553.0 million metric tons.

[6] Data Source: U.S. Energy Information Administration. "Other" includes battery, geothermal, 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.

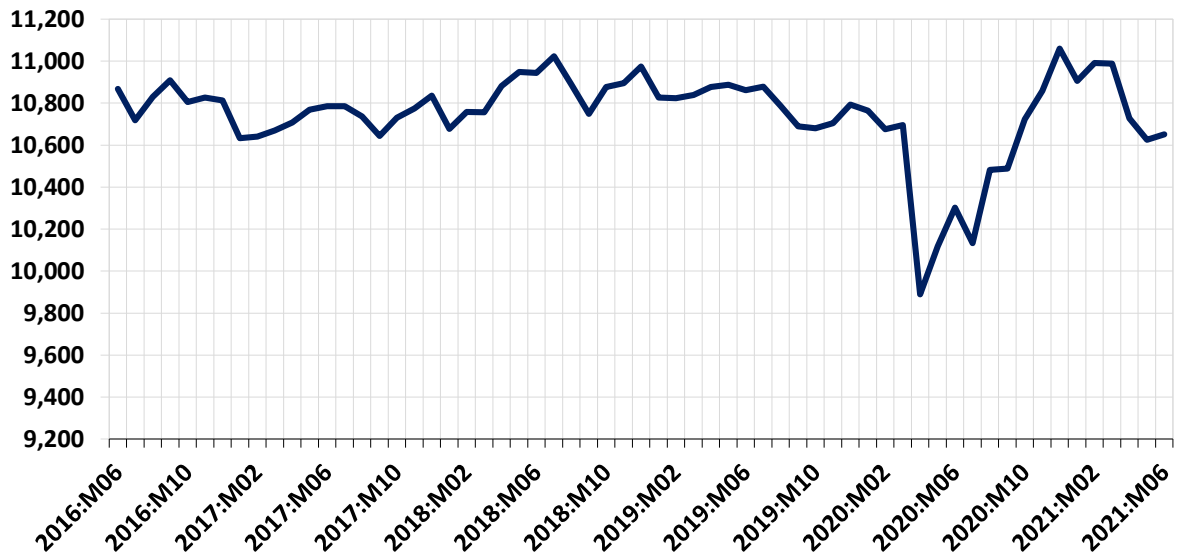
Local Economic Profile

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 over the five-year period from June 2016 through June 2021. As these data show, aside from seasonal fluctuations employment in the county remained relatively stable until the COVID-19 pandemic led to a steep decline in April 2020. Since then, total employment has effectively rebounded to pre-pandemic levels and stood at 10,652 jobs in June 2021. This represents an overall decrease of 216 jobs or 2.0 percent of total county employment over the five-year period as a whole. To put this number in perspective, over this same period, total statewide employment in Virginia increased by 0.6 percent.[8]

Figure 5: Total Employment in Isle of Wight County – June 2016 to June 2021[9]

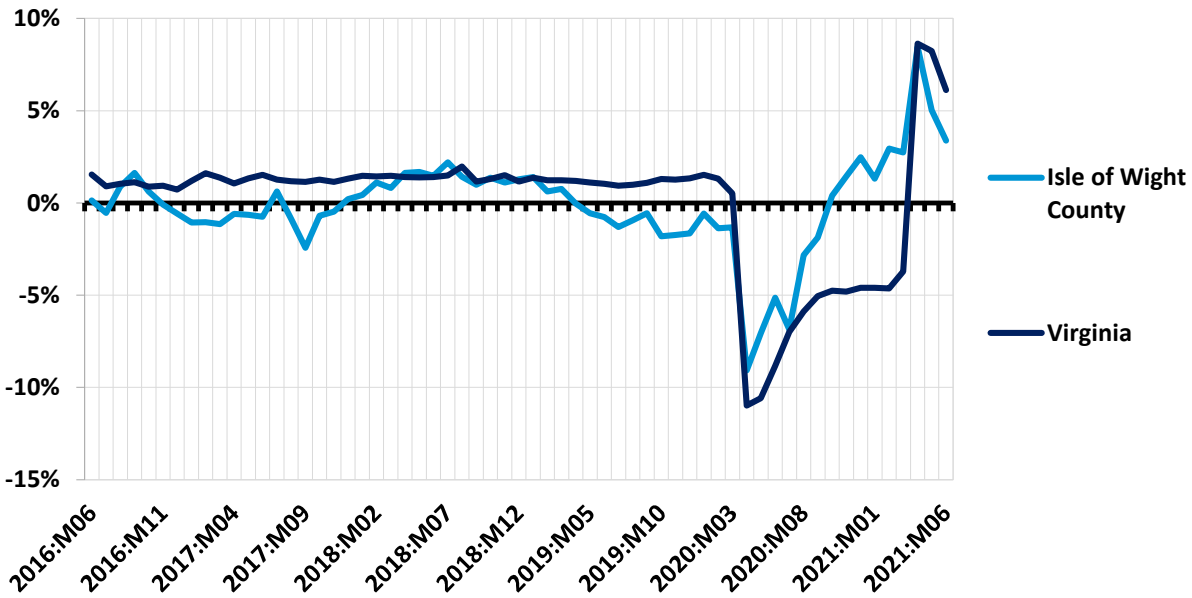


To control for seasonality and provide a point of reference, Figure 6 compares the year-over-year change in total employment in Isle of Wight County to that of the state of Virginia over the same five-year period. Any point above the zero line in this graph indicates an increase in employment, while any point below the zero line indicates a decline in employment. As these data show, employment growth in Isle of Wight County generally under-performed the statewide average prior to the COVID-19 pandemic. However, the county was less adversely impacted by the pandemic and recovered at a faster pace than the state as a whole, although recent data have shown that county employment growth is once again

[8] Data Source: Bureau of Labor Statistics.
[9] Data Source: Bureau of Labor Statistics.

drifting below the statewide average. As of June 2021, Isle of Wight County's year-over-year change in total employment was 3.4 percent, which was below the statewide average of 6.1 percent.

Figure 6: Year-Over-Year Change in Total Employment – June 2016 to June 2021[10]



Employment and Wages by Industry Super Sector

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 super sector.[11]

Figure 7 provides an indication of the distribution of private sector employment across industry super sectors in Isle of Wight County in the first quarter of 2021. As these data indicate, the county's largest industry sector that quarter was Manufacturing (3,414 jobs), followed by Trade, Transportation and Utilities (1,690 jobs), and Professional and Business Services (1,230 jobs).

Figure 8 provides a similar ranking for average private sector weekly wages by industry super sector in Isle of Wight County in the first quarter of 2021. As these data show, the highest paying industry sectors that quarter were Professional and Business Services ($3,395 per week), Information ($2,054 per week), and Financial Activities ($1,115 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 $1,153 per week.

[10] Data Source: Bureau of Labor Statistics.
[11] A "super sector" 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 Super Sector in Isle of Wight County in Qu. 1 2021[12]

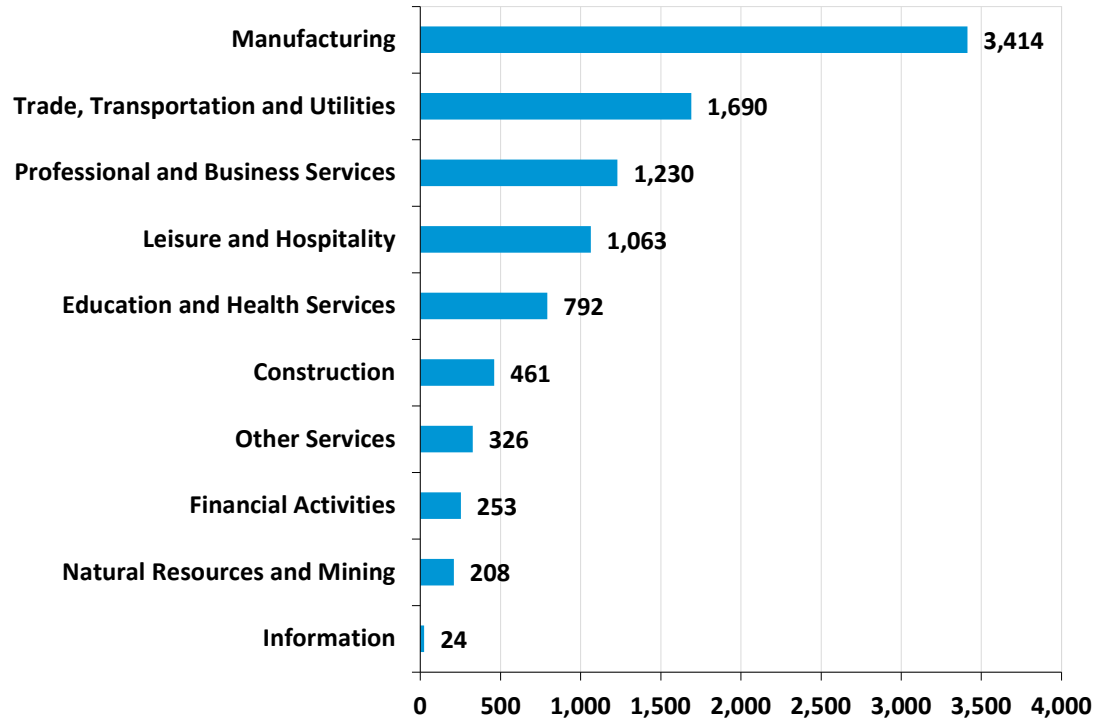
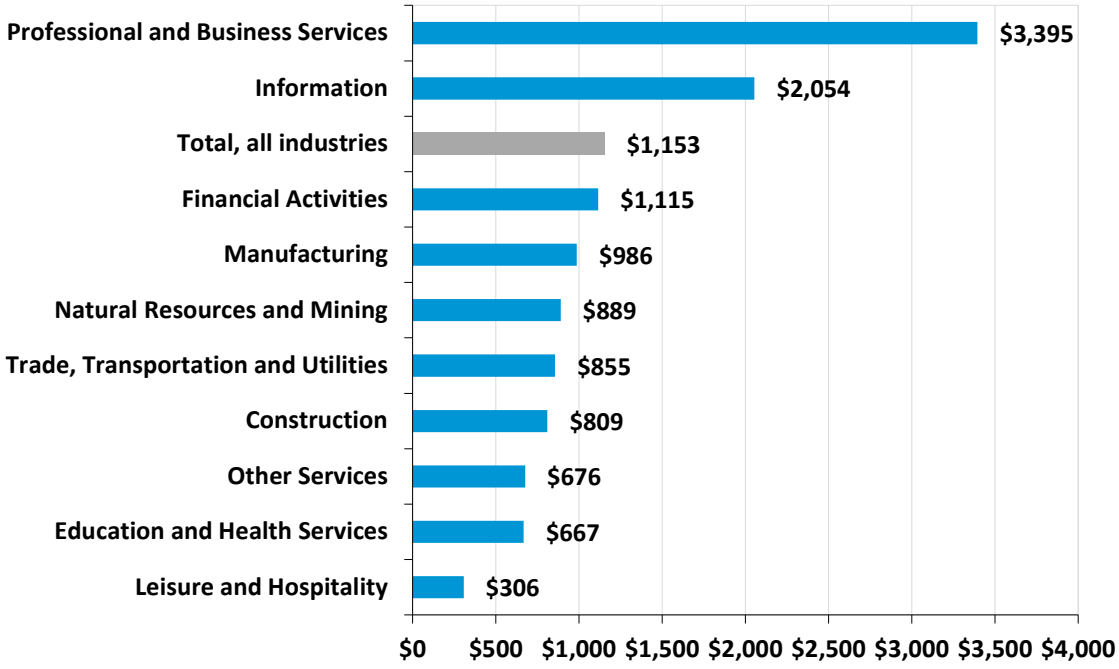


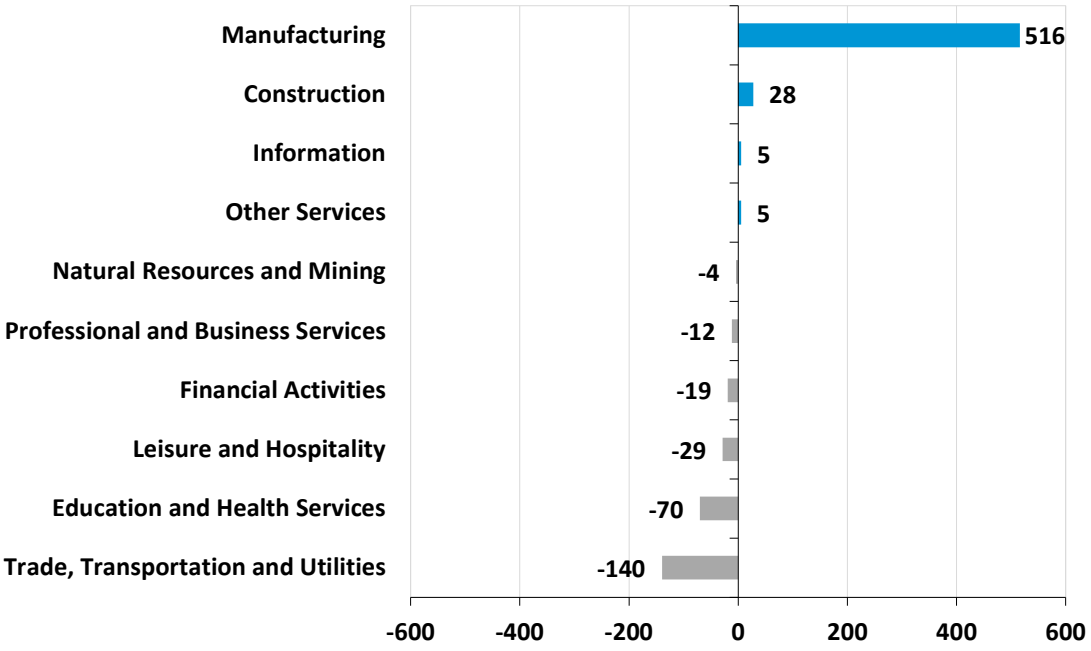
Figure 8: Average Private Weekly Wages by Industry Super Sector in Isle of Wight County in Qu. 1 2021[13]



[12] Data Source: Bureau of Labor Statistics.
[13] Data Source: Bureau of Labor Statistics.

Lastly, Figure 9 details the year-over-year change in private sector employment from the first quarter of 2020 to the first quarter of 2021 in Isle of Wight County by industry super sector. The largest employment gains over this period occurred in the Manufacturing (up 516 jobs) and Construction (up 28 jobs) sectors, while the largest employment losses occurred in the Trade, Transportation, and Utilities (down 140 jobs), Education and Health Services (down 70 jobs), and Leisure and Hospitality (down 29 jobs) sectors.

Figure 9: Change in Private Employment by Industry Super Sector in Isle of Wight County from Qu. 1 2020 to Qu. 1 2021[14]

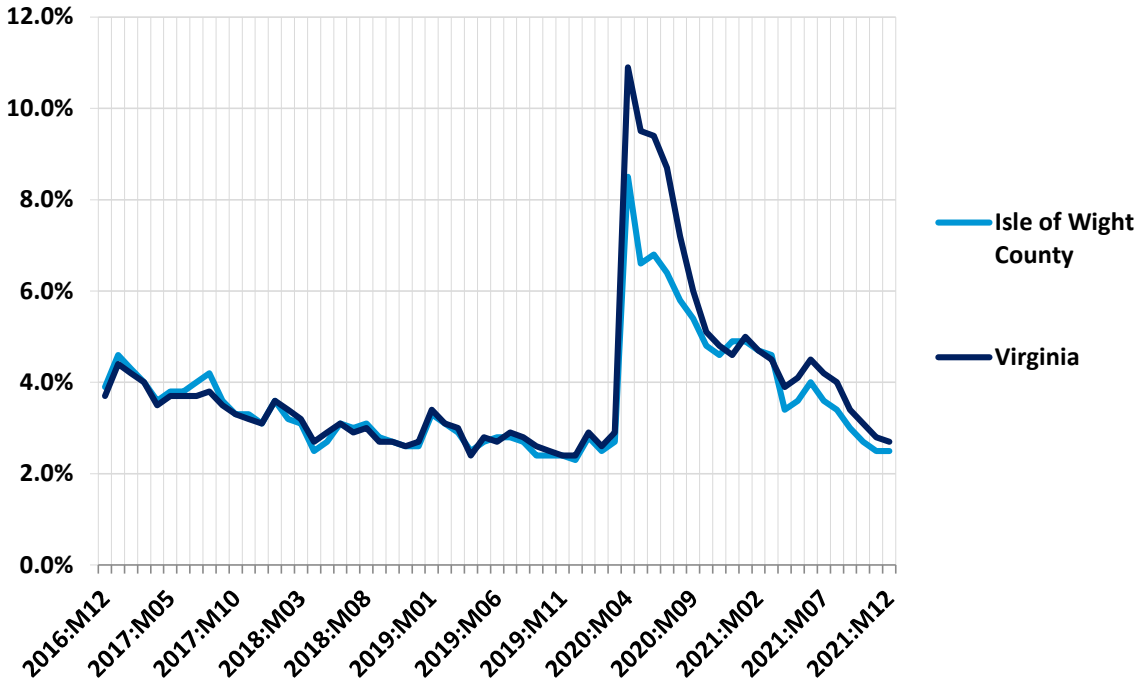


Unemployment

Figure 10 illustrates the trend in Isle of Wight County's unemployment rate over the five-year period from December 2016 through December 2021 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 statewide trends until April 2020 when unemployment in the county and state significantly rose as a result of the labor dislocations caused by the COVID-19 pandemic. In the months that followed, Isle of Wight County's recovery was faster than in Virginia as a whole and as of December 2021, unemployment stood at 2.5 percent in Isle of Wight County compared to 2.7 percent statewide.

[14] Data Source: Bureau of Labor Statistics.

Figure 10: Unemployment Rate – December 2016 to December 2021[15]



[15] Data Source: Bureau of Labor Statistics.

Economic and Fiscal Impact

This section quantifies the economic and fiscal contribution that the proposed Ho-Fel 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 operations phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Ho-Fel 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 Ho-Fel 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 Ho-Fel 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 Ho-Fel Solar project would have on Isle of Wight County.

Assumptions

The analysis is based on the following assumptions:

- For ease of analysis, all construction expenditures are assumed to take place in a single year.
- Total investment in the Ho-Fel Solar project is estimated to be approximately $46.8 million.[17]
- Of that total:
    - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately $22.3 million.[18] It is estimated that approximately 18 percent of that total could be spent with vendors in Isle of Wight County.[19]
    - Capital equipment costs are estimated to be approximately $24.5 million.[20] It is anticipated that no capital equipment would be purchased from vendors in Isle of Wight County.[21]

Results

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Ho-Fel Solar project would directly provide a one-time pulse supporting approximately: 1) 31 jobs, 2) $1.5 million in labor income, and 3) $4.1 million in economic output to Isle of Wight County.[22]

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) 37 jobs, 2) $1.7 million in labor income, 3) $5.0 million in economic output, and 4) $137,700 in state and local tax revenue.

[17] Data Source: Pine Gate Renewables.
[18] Data Source: Pine Gate Renewables.
[19] Data Source: IMPLAN Group, LLC.
[20] Data Source: Pine Gate Renewables.
[21] Data Source: IMPLAN Group LLC.
[22] 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 Ho-Fel Solar Project[23]

Economic Impact	Employment	Labor Income[24]	Output
1st Round Direct Economic Activity	31	$1,493,100	$4,093,900
2nd Round Indirect and Induced Economic Activity	6	$236,500	$889,700
Total Economic Activity	**37**	**$1,729,600**	**$4,983,600**
Fiscal Impact			
State and Local Tax Revenue			**$137,700**

**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 Ho-Fel Solar project would have on Isle of Wight County during its anticipated 40-year operational phase.

Assumptions

The analysis is based on the following assumptions:

- The Ho-Fel Solar project would spend approximately $250,000 each year for maintenance and repair and vegetative control expenditures.[25]
- The Ho-Fel Solar project would involve an investment of approximately $46.8 million in capital equipment and improvements to the existing property.[26]
- The Ho-Fel Solar project would be situated on approximately 199 fenced-in acres within an approximate 411-acre tract of purchased land.[27]
- Only the actively used, fenced-in acreage would be removed from the land use program.
- The fenced-in acreage would be reappraised at $15,000 per acre.[28]
- The initial interconnection request for Ho-Fel Solar was filed in August 2018.[29]
- The Ho-Fel Solar project's total generation capacity would be 40 MW AC.[30]
- The Ho-Fel Solar project would become operational in June 2024.[31]

[23] 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.
[24] Labor income includes pay and benefits.
[25] Data Source: Pine Gate Renewables.
[26] Data Source: Pine Gate Renewables.
[27] Data Source: Pine Gate Renewables.
[28] Data Source: Isle of Wight County Commissioner of Revenue's Office. Current assessment value of existing solar farm in the county.
[29] Data Source: Pine Gate Renewables.
[30] Data Source: Pine Gate Renewables.
[31] Data Source: Pine Gate Renewables.

Results – 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 Ho-Fel Solar project would directly support approximately: 1) 2 jobs, 2) $71,500 in labor income, and 3) $181,300 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) $84,400 in labor income, and 3) $231,800 in economic output.

Table 2: Estimated Annual Economic Impact on Isle of Wight County from the Ongoing Operation of the Ho-Fel Solar Project

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	2	$71,500	$181,300
2nd Round Indirect and Induced Economic Activity	< 1	$12,900	$50,500
Total Economic Activity	**2**	**$84,400**	**$231,800**

**Totals may not sum due to rounding.*

Results – Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed Ho-Fel Solar project would make to Isle of Wight County. The analysis considers two scenarios. Both scenarios include the additional revenue that the Ho-Fel 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. Scenario 1 then describes the additional revenue Ho-Fel 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.

Reassessment of Property

Table 3 details the increased property assessments associated with removing the actively used 199 acres from the land use program and reassessing the fenced-in site as solar use property while the residual acreage owned by Ho-Fel Solar would continue to be assessed at its current land use value. The county real estate tax revenue from the project after reassessment is estimated to be approximately $28,048 per year, for a cumulative total of approximately $1.12 million over the project's anticipated 40-year operational life expectancy.[32] Adding one-time rollback taxes of approximately $23,170 increases that cumulative total to approximately $1.15 million. In contrast, the property currently generates

[32] Assumes fenced-in property will be reassessed at $15,000 per acre once it is under solar use.

approximately $5,186 per year in real estate tax revenue for the county, for a cumulative total of approximately $207,443 over 40 years.[33]

Table 3: Estimated County Revenue Generated by the Proposed Ho-Fel Solar Project over 40 Years from Real Estate Taxes

Isle of Wight County Real Estate Tax Rate[34]	0.0085	
Estimated Increased Value of Property (199 acres)[35]	$2,985,000	
Annual Real Estate Tax – Solar Use		$25,373
Estimated Appraised Value of Residual Purchased Acreage (212 acres)[36]	$314,713	
Annual Real Estate Tax Revenue – Residual Acreage		$2,675
Total Annual County Real Estate Tax – Solar Use		**$28,048**
Cumulative Real Estate Tax Revenue over 40 Years		**$1,121,902**
One-time Rollback Taxes[37]		**$23,170**
Total Cumulative Real Estate Tax Revenue over 40 Years		**$1,145,072**

**Totals may not sum due to rounding.*

Scenario 1: Taxation of Capital Investment

Table 4 separately details the additional annual revenue that the proposed Ho-Fel Solar project would generate for Isle of Wight County over a 40-year period from taxes levied on capital investment. This calculation is based on: 1) the taxable portion of capital investments pursuant to the 80 percent local tax exemption pursuant to Virginia Code §58.1-3660[38], times 2) the State Corporation Commission's utility assessment ratio of 0.92 for taxation of public utilities in Isle of Wight County[39], times 4) the State Corporation Commission's depreciation guidelines for solar facilities, times 5) Isle of Wight County's real property tax rate of $0.85 per $100 of assessed value pursuant to Virginia Code §58.1-2606.

As the data in Table 4 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Ho-Fel Solar project would be approximately $66,239 in the project's first year of operation, with that figure projected to decline to approximately $7,360 in the project's 34th year of operation and thereafter, as the value of the proposed capital investments is depreciated, for a cumulative total of approximately $1.7 million.

[33] Derived from Isle of Wight County's Real Estate Assessment database. Excludes value of existing structures because they would be outside of the project footprint.
[34] Data Source: Isle of Wight County website.
[35] Calculated as 199 acres times $15,000.
[36] Residual acreage is assumed to remain in land use program.
[37] Rollback taxes are computed as the difference between the 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, including 10 percent simple interest. Does not account for changes in assessment values.
[38] The Virginia Code §58.1-3660 stipulates that solar facilities over 20 MW and less than 150 MW for which an interconnection request was filed between July 1, 2018 - December 31, 2018 are subject to an 80 percent exemption from local property taxes.
[39] Average of county's locality ratios of the previous five years. Values shown rounded to two digits.

Table 4: Estimated County Revenue Generated by the Proposed Solar Investment over 40 Years

Year	Total Capital Investment subject to Exemption[40]	Less Exemption[41]	Capital Investment Less Exemption[42]	Depreciation[43]	Depreciated Value of Taxable Capital Investment	Additional Annual County Tax Revenue Solar Investment[44]
1	$46,834,218	80%	$8,658,710	90.0%	$7,792,839	$66,239
2	$46,834,218	80%	$8,658,710	90.0%	$7,792,839	$66,239
3	$46,834,218	80%	$8,658,710	90.0%	$7,792,839	$66,239
4	$46,834,218	80%	$8,658,710	90.0%	$7,792,839	$66,239
5	$46,834,218	80%	$8,658,710	90.0%	$7,792,839	$66,239
6	$46,834,218	80%	$8,658,710	90.0%	$7,792,839	$66,239
7	$46,834,218	80%	$8,658,710	90.0%	$7,792,839	$66,239
8	$46,834,218	80%	$8,658,710	90.0%	$7,792,839	$66,239
9	$46,834,218	80%	$8,658,710	89.7%	$7,765,997	$66,011
10	$46,834,218	80%	$8,658,710	88.2%	$7,634,385	$64,892
11	$46,834,218	80%	$8,658,710	86.6%	$7,494,980	$63,707
12	$46,834,218	80%	$8,658,710	84.9%	$7,347,781	$62,456
13	$46,834,218	80%	$8,658,710	83.1%	$7,191,925	$61,131
14	$46,834,218	80%	$8,658,710	81.1%	$7,025,677	$59,718
15	$46,834,218	80%	$8,658,710	79.1%	$6,849,906	$58,224
16	$46,834,218	80%	$8,658,710	77.0%	$6,663,743	$56,642
17	$46,834,218	80%	$8,658,710	74.7%	$6,466,325	$54,964
18	$46,834,218	80%	$8,658,710	72.3%	$6,257,650	$53,190
19	$46,834,218	80%	$8,658,710	69.7%	$6,035,121	$51,299

[40] Data Source: Pine Gate Renewables

[41] Pursuant to Virginia Code §58.1-3660, solar facilities over 20 MW and less than 150 MW are subject to an 80 percent exemption from local property taxes if the interconnection request was filed between July 1, 2018 and December 31, 2018.

[42] Accounts for the State Corporation Commission's five-year average utility assessment ratio of 0.92 for taxation of public utilities in Isle of Wight County (value shown rounded to second digit).

[43] Data Source: State Corporation Commission guidelines.

[44] 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 $0.85 per $100 of assessed value.

Table 4: Estimated County Revenue Generated by the Proposed Solar Investment over 40 Years

Year	Total Capital Investment subject to Exemption[40]	Less Exemption[41]	Capital Investment Less Exemption[42]	Depreciation[43]	Depreciated Value of Taxable Capital Investment	Additional Annual County Tax Revenue Solar Investment[44]
20	$46,834,218	80%	$8,658,710	67.0%	$5,800,470	$49,304
21	$46,834,218	80%	$8,658,710	64.1%	$5,551,099	$47,184
22	$46,834,218	80%	$8,658,710	61.1%	$5,287,008	$44,940
23	$46,834,218	80%	$8,658,710	57.8%	$5,007,332	$42,562
24	$46,834,218	80%	$8,658,710	54.4%	$4,710,338	$40,038
25	$46,834,218	80%	$8,658,710	50.8%	$4,396,027	$37,366
26	$46,834,218	80%	$8,658,710	46.9%	$4,061,801	$34,525
27	$46,834,218	80%	$8,658,710	42.8%	$3,708,526	$31,522
28	$46,834,218	80%	$8,658,710	38.5%	$3,333,603	$28,336
29	$46,834,218	80%	$8,658,710	33.9%	$2,937,035	$24,965
30	$46,834,218	80%	$8,658,710	29.1%	$2,515,355	$21,381
31	$46,834,218	80%	$8,658,710	23.9%	$2,069,432	$17,590
32	$46,834,218	80%	$8,658,710	18.4%	$1,596,666	$13,572
33	$46,834,218	80%	$8,658,710	12.7%	$1,095,327	$9,310
34	$46,834,218	80%	$8,658,710	10.0%	$865,871	$7,360
35	$46,834,218	80%	$8,658,710	10.0%	$865,871	$7,360
36	$46,834,218	80%	$8,658,710	10.0%	$865,871	$7,360
37	$46,834,218	80%	$8,658,710	10.0%	$865,871	$7,360
38	$46,834,218	80%	$8,658,710	10.0%	$865,871	$7,360
39	$46,834,218	80%	$8,658,710	10.0%	$865,871	$7,360
40	$46,834,218	80%	$8,658,710	10.0%	$865,871	$7,360
Cumulative Total						**$1,676,262**

**Totals many not sum due to rounding.*

Scenario 1: Total Fiscal Impact

Table 5 combines the results from the calculations depicted in Tables 3 and 4 to provide an estimate of the cumulative fiscal contribution that the proposed Ho-Fel 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 $2.8 million.

Table 5: Estimated Cumulative County Revenue from the Proposed Ho-Fel Solar Project over 40 Years under Scenario 1

County Real Estate Tax	$1,145,072
County Revenue from Taxation of Capital Investments	$1,676,262
Total Cumulative Revenue over 40 Years	**$2,821,334**

Scenario 1: Composite Index

This portion of the section presents an analysis of the hypothetical upper limit of the impact that the proposed Ho-Fel Solar project could have on Isle of Wight County's Composite Index, the index that the Virginia Department of Education uses to assess the locally funded portion of a locality's school budget based on "ability to pay." This analysis is included in the report because it has been a perceived issue in some localities in Virginia when proposed solar projects have been considered.

Each locality's Composite Index is based on three factors – the locality's total real property tax base, total adjusted real income, and total taxable retail sales. Of these, the total real property tax base receives the highest weight. Therefore, hypothetically, a large capital investment such as a solar facility could increase a locality's Composite Index and thereby increase the required local contribution to the county's school budget. However, there are two important issues to keep in mind when evaluating the likely impact of a solar project on a locality's Composite Index.

First, when calculating a locality's Composite Index, solar projects are treated no differently than manufacturing facilities, residential neighborhoods, or any other large capital investment. The part of the investment that is taxable is included in the real property tax base portion of the calculation. Pursuant to Virginia Code §58.1-3660, that means for solar facilities over 20 MW and under 150 MW the 20 percent of the investment that is taxable is considered in the Composite Index, and only that 20 percent.

Second, changes in a locality's Composite Index are driven by changes in a locality's total real property tax base (along with total adjusted real income and total taxable retail sales) relative to the changes in all Virginia localities total real property tax base (along with total adjusted real income and total taxable retail sales). As a result, for any one capital investment to have an impact on a locality's Composite Index, it would have to drive a percentage change in the locality's total real property tax base that was larger than the percentage change in the total real property tax base across all Virginia localities.

Between the Virginia Department of Education's 2020-22 and 2022-24 Composite Index calculations, the total real property tax base across all Virginia localities increased by 8.8 percent. Even after accounting for both the capital investment in the project itself and the increased property value assessments associated with rezoning the property to solar use, the proposed Ho-Fel Solar project would only drive a 0.2 percent increase in Isle of Wight County's total real property tax base. This means that, in and of itself, it is unlikely the proposed Ho-Fel Solar project would effect a meaningful change in Isle of Wight County's Composite Index.

Scenario 2: Revenue Share Ordinance

The following section describes the additional annual revenue that the proposed Ho-Fel Solar project would generate for Isle of Wight County assuming the county adopts an energy revenue share ordinance under Virginia Code §58.1-2636 in lieu of taxes on capital investment. This statute 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 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.

Table 6 details the revenue generated from a revenue share ordinance between Ho-Fel Solar and Isle of Wight County including the 10 percent escalator. Based on a total generation capacity of 40 MW AC and an assumed commissioning date in June 2024, a revenue share ordinance would generate approximately $3.4 million over the anticipated 40-year operational life of the project.

Table 6: Estimated County Revenue Generated from a Revenue Share Ordinance over 40 Years

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
1	40	$1,400	$56,000
2	40	$1,400	$56,000
3	40	$1,540	$61,600
4	40	$1,540	$61,600
5	40	$1,540	$61,600
6	40	$1,540	$61,600
7	40	$1,540	$61,600
8	40	$1,694	$67,760
9	40	$1,694	$67,760
10	40	$1,694	$67,760
11	40	$1,694	$67,760
12	40	$1,694	$67,760
13	40	$1,863	$74,536
14	40	$1,863	$74,536
15	40	$1,863	$74,536
16	40	$1,863	$74,536
17	40	$1,863	$74,536
18	40	$2,050	$81,990
19	40	$2,050	$81,990

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
20	40	$2,050	$81,990
21	40	$2,050	$81,990
22	40	$2,050	$81,990
23	40	$2,255	$90,189
24	40	$2,255	$90,189
25	40	$2,255	$90,189
26	40	$2,255	$90,189
27	40	$2,255	$90,189
28	40	$2,480	$99,207
29	40	$2,480	$99,207
30	40	$2,480	$99,207
31	40	$2,480	$99,207
32	40	$2,480	$99,207
33	40	$2,728	$109,128
34	40	$2,728	$109,128
35	40	$2,728	$109,128
36	40	$2,728	$109,128
37	40	$2,728	$109,128
38	40	$3,001	$120,041
39	40	$3,001	$120,041
40	40	$3,001	$120,041
Cumulative Total			**$3,394,172**

Scenario 2: Total Fiscal Impact

Table 7 combines the results from the calculations depicted in Tables 3 and 6 to provide an estimate of the cumulative fiscal contribution that the proposed Ho-Fel 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 $4.5 million.

Table 7: Estimated Cumulative County Revenue from the Proposed Ho-Fel Solar Project over 40 Years under Scenario 2

County Real Estate Tax	$1,145,072
County Revenue from Revenue Share Ordinance	$3,394,172
Total Cumulative Revenue over 40 Years	**$4,539,244**

Scenario 2: Composite Index

Under a revenue share ordinance, by statute capital investment from the project has no impact on the locality's Composite Index.

Current Agricultural Use

This section provides a benchmark for the previous estimates of the contribution that the proposed Ho-Fel 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.

Assumptions

The analysis is based on the following assumptions:

- The proposed Ho-Fel Solar project would purchase approximately 411 acres of agricultural land of which approximately 258 acres are currently used for the agricultural production of row crops and the remaining acreage is wooded or contains wetlands.[45]
- The weighted average annual revenue per acre for the agricultural production on the parcels is approximately $524.[46]
- The current assessment value of the purchased acreage is approximately $610,128.[47]

Results – Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 8, in an agricultural production use, the proposed Ho-Fel Solar project site on average directly supports approximately: 1) 2 jobs, 2) $20,200 in labor income, and 3) $135,200 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) $42,500 in labor income, and 3) $191,100 in economic output.

Table 8: Total Estimated Annual Economic Impact of the Ho-Fel Solar Project Site on Isle of Wight County – Current Agricultural Use

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	2	$20,200	$135,200
2nd Round Indirect and Induced Economic Activity	< 1	$22,300	$55,900
Total Economic Activity	**2**	**$42,500**	**$191,100**

**Totals may not sum due to rounding.*

[45] Data Source: Pine Gate Renewables.
[46] Data Source: Estimated based on data from the U.S. Department of Agriculture 2017 Census and IMPLAN Group, LLC for the production of corn, soybeans, cotton, and peanuts Isle of Wight County.
[47] Data Source: Derived from Isle of Wight County's Real Estate Assessment database. Estimated assessed value of purchased acreage excluding existing structures because they would be outside of the project footprint.

Results – Fiscal Impact

Table 9 details the estimated tax revenue that the proposed Ho-Fel Solar site generates for Isle of Wight County in its current agricultural use. As the data in Table 9 indicate, the current county real estate tax revenue from the project site is estimated to be approximately $5,186 per year, for a cumulative total of approximately $207,443 over 40 years.

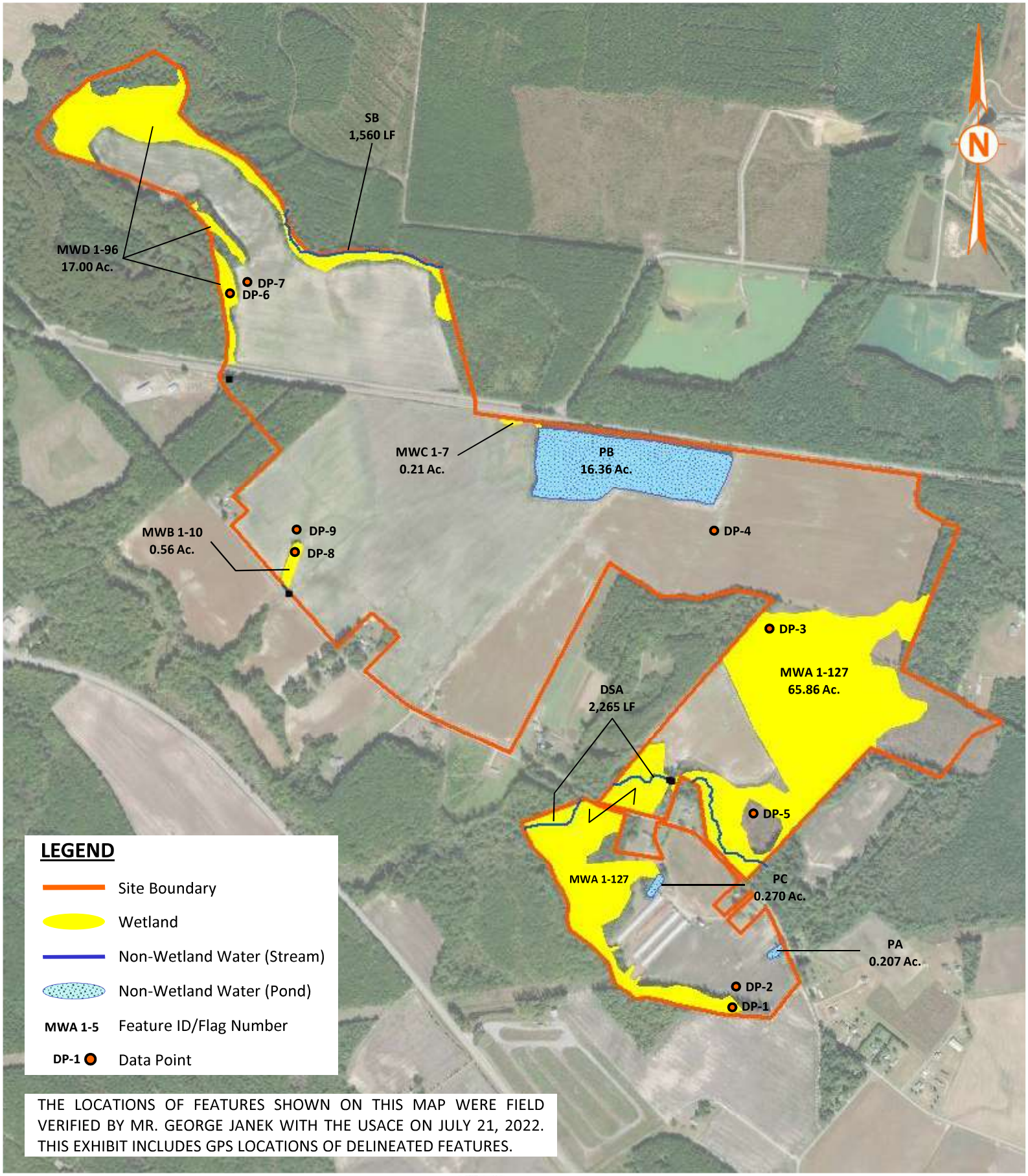
Table 9: Estimated County Revenue Generated by the Proposed Ho-Fel Solar Project Site over 40 Years from Real Estate Taxes – Current Agricultural Use

Estimated Assessed Value of Property – Agricultural Use[48]	$610,128
Isle of Wight County Current Real Estate Tax Rate	0.0085
Annual County Real Estate Tax – Agricultural Use	$5,186
Total Cumulative Revenue over 40 years	**$207,443**

**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 that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

[48] Data Source: Derived from Isle of Wight County's Real Estate Assessment database. Excludes value of existing structures as they would be outside of the project footprint.



THE LOCATIONS OF FEATURES SHOWN ON THIS MAP WERE FIELD VERIFIED BY MR. GEORGE JANEK WITH THE USACE ON JULY 21, 2022. THIS EXHIBIT INCLUDES GPS LOCATIONS OF DELINEATED FEATURES.

Drawing 5
Aerial Imagery from ESRI
and Pilot GPS Data
Scale: 1" = 1,000'
Date: 7.22.22

PILOT ENVIRONMENTAL, INC

Wetland Map
Ho-Fel Solar
Approximate 414-Acre Tract
Franklin, Isle of Wight County, VA
Pilot Project 5876.2

PILOT ENVIRONMENTAL, INC

February 23, 2022

Mr. Drew Chandler
Pine Gate Renewables, LLC
130 Roberts Street
Asheville, North Carolina 28801

Reference: Threatened and Endangered Species Review
Ho-Fel Solar
Approximate 414-Acre Tract
Lees Mill Road
Franklin, Isle of Wight County, Virginia
Pilot Project 5876.2

Dear Mr. Chandler:

Pilot Environmental, Inc. (Pilot) is pleased to submit this report of the Threatened and Endangered Species Review for the approximate 414-acre tract located on Lees Mill Road in Franklin, Isle of Wight County, Virginia. The site is depicted on the attached U.S. Geological Survey (USGS) Topographic Map (Drawing 1) and Aerial Photograph Map (Drawing 2).

Background

Congress passed the Endangered Species Act (ESA or "Act") in 1973. The purpose of the ESA is to protect and recover imperiled species and the ecosystems upon which they depend. It is administered by the U.S. Fish and Wildlife Service (USFWS) and the Commerce Department's National Marine Fisheries Service (NMFS). The USFWS has primary responsibility for terrestrial and freshwater organisms, while the responsibilities of the Commerce Departments NMFS are mainly marine wildlife. Under the ESA, federally protected species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. For the purposes of the ESA, Congress defined species to include subspecies, varieties, and, for vertebrates, distinct population segments.

In order to meet conditions within the Code of Virginia for issuance of the permit by rule for small renewable energy projects, applicants are required to conduct preconstruction analyses of potential impacts of the proposed project on natural resources (Title 9-Environment, Agency 15-Virginia Department of Environmental Quality (VADEQ), Chapter 60, Section 40). The wildlife analysis should include (1) desktop surveys and maps of known wildlife species and habitat

features on the site or within two miles of the site and known or potential sea turtle nesting beaches located within one-half mile of the disturbance zone, and (2) consultation of the Coastal Avian Protection Zones (CAPZ) map to determine whether the proposed solar energy project site will be located in part or in whole within one or more CAPZ. The applicant shall assess and describe the expected beneficial and adverse impacts, if any, of the proposed project on wildlife identified by these studies and analyses.

Applicants are also required to conduct analyses of historic resources and natural heritage resources. Comprehensive architectural and archaeological surveys are required for compliance with these regulations. Pilot understands that the surveys and relevant agency consultations are being completed by others.

Scope of Services

Pilot was contracted to perform a Threatened and Endangered Species Review for the approximate 414-acre tract located on Lees Mill Road in Franklin, Isle of Wight County, Virginia. The site includes three parcels (or portions) identified by the Isle of Wight County Geographical Information System (GIS) as Parcel Identification Numbers (PINs) 69-01-087, 69-01-086, and 71-01-022. The site is being evaluated for proposed development with a solar farm. The purpose of the Threatened and Endangered Species Review is to identify the potential for impact to federally protected and state-listed threatened and endangered species. The scope of services included a field reconnaissance, a review of available literature, and a submittal of relevant site information to solicit comments from the Virginia Department of Conservation and Recreation (DCR) and the USFWS. The site boundary was provided to Pilot in a Google Earth digital file.

Pilot was also contracted to perform a Phase I Environmental Site Assessment (ESA) and Wetland Delineation on the site. Details of these assessments are included in separate reports.

Site Reconnaissance

Pilot personnel conducted the site visit on January 28, 2022. The southern portion of the site is developed with poultry houses and several outbuildings. A small cemetery is located proximate to the poultry houses. Two dilapidated agricultural sheds are located on the southern-central portion of the site. The remainder of the site contains undeveloped wooded land and agricultural fields. A railroad track and water line easement cross the northern portion of the site and Lees Mill Road transects the southern portion of the site.

Approximately 65% of the site contains fields that are routinely cultivated for cotton and soybean production. The agricultural fields were not planted at the time of our site visit and are dominated by low-lying grasses, clover and remnants of harvested soybeans and cotton.

Approximately 15% of the site contains wooded land that was harvested approximately 10 years ago. The resulting conditions are dense scrub-shrub vegetation typical of a forested cutover, the

majority of which is a wetland flat. Approximately 5% of the site consists of an abandoned mill pond that has converted to a cypress swamp. Approximately 5% of the site consists of a bottomland hardwood forested wetland. Approximately 5% of the site contains a 20-year old managed pine forest. The remainder of the site consists of farm ponds, a quarry pond and small clumps of trees. The quarry pond is approximately 16 acres and does not appear to be connected to downgradient waters.

Lees Millpond is located on the northern portion of the site and an unnamed tributary to the Blackwater River crosses the southern portion of the site. Forested wetlands are located within Lees Millpond, adjacent to the tributary and within forested flats across the site. Lees Millpond consists of a cypress swamp with inundated conditions. The remainder of the wetlands consist of forested, scrub shrub or emergent vegetation with saturated conditions. The attached Wetland Map (Drawing 3) shows the approximate locations of streams, wetlands and ponds located on the site.

Federal and State Listed Threatened and Endangered Species

Database Review

The project location was entered into the USFWS Information for Planning and Conservation (IPaC) online mapping system to obtain a species list that identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat that may occur within the project boundary. The IPaC Report and associated Official Species List (dated February 22, 2022) is included as an attachment. The following Species Conclusion Table was developed based on our review of the IPaC report.

Species Conclusions Table
Project Name: Ho-Fel Solar
Date: January 22, 2022

Species / Resource Name	Habitat/Species Presence in Action Area	Sources of Info	ESA Section 7 Determination	Project Elements that Support Determination
Northern Long-eared Bat *Myotis septentrionalis*		Dkey	Covered by 4(d) Rule	
Monarch Butterfly *Danaus plexippus*			Not required	Candidate species – the project would be expected to increase the amount of suitable habitat as solar farms use less intensive and lower frequency maintenance practices that promote native pollinators, than the existing intensive management of the site for crop production.
Critical Habitat	No critical habitat present		No effect	

Additionally, the Essential Fish Habitat (EFH) mapper was reviewed for species that are under the sole jurisdiction of the NMFS. Marine species that occur on or proximate to the site are not identified on the EFH report. A copy of the EFH map report is included as an attachment.

Virginia DWR Known Wildlife Species and Habitat

Pilot reviewed data available through the Virginia Department of Wildlife Resources (DWR) Wildlife Environmental Review Map Service (WERMS) via ArcGIS on February 22, 2022. The review area included the site and a two-mile radius of the site boundary. Federal listed species are not identified on the site or within two miles of the site. State listed species are not identified on the site. Rafinesque's eastern big-eared bat, a state listed species, is identified approximately 2 miles southeast of the site. A copy of the WERMS data is included as an attachment.

Pilot generated a report using DWR's online Fish and Wildlife Information Service (FWIS) for a two-mile radius of the site centroid. The Virginia FWIS search reported 23 species likely to occur within two miles of the site centroid as threatened or endangered at the state and/or federal levels. Of the 23 species, there are no documented occurrences identified on the site or within the two-mile radius. A copy of the FWIS report is included as an attachment.

Northern Long-Eared Bat (*Myotis septentrionalis*) Determination

Pilot reviewed the VDGIF WERMS data and NLEB Winter Habitat and Roost Tree Application for known NLEB occurrences, hibernacula, and roost trees on or proximate to the site. Based on a review of the NLEB Winter Habitat and Roost Trees Map, the nearest confirmed hibernacula and/or maternity sites are located more than 40 miles east of the site. Based on a review of the VDGIF WERMS shapefiles (Feature Class: SppObs Enviro Review Listed, obtained February 22, 2022), there are no known occurrences of NLEB within two miles of the site. Additionally, Pilot did not observe hibernacula on the site. Wooded areas and mature trees that could afford suitable summer roosting habitat are present on the site. Similar habitat was observed on adjoining properties. Based on the distance from known roost trees and availability of similar suitable habitat near the site, we have made the determination that the proposed project is not likely to adversely affect this species. Based on the USFWS NLEB Consistency letter for the project, any "take" of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). The NLEB Location and Roost Tree maps as well as the NLEB Consistency Letter are included as attachments.

Monarch Butterfly (*Danaus plexippus*)

The monarch butterfly is identified by the IPaC report as a candidate species for listing. Although the provisions of Section 7 of the ESA do not currently apply to candidate species or other non-listed pollinators, the service recommends avoiding impacts to the monarch butterfly and assisting in the protection and reestablishment of the butterfly and its habitat by use of seeds

native to natural communities for soil stabilization or revegetation of disturbed areas during project construction.

Eagle Act Determination

Pilot reviewed data available through VDGIF WERMS, the Virginia Field Office's Bald Eagle Map Tool, and the CCB VA Eagle Nest and Eagle Roost Locators to identify known bald eagle (*Haliaeetus leucocephalus*) populations, nesting sites, and roosts. Bald eagle nest and roost sites are not identified on or within 2 miles of the site. Therefore, the proposed project is not likely to disturb the bald eagle. Copies of the Virginia Field Office's Bald Eagle Concentration Areas, the CCB Bald Eagle Nest Locator, and the CCB Bald Eagle Roost Locator maps are included as attachments.

Sea Turtle Nesting Beaches

Pilot reviewed the VDGIF WERMS data for known or potential sea turtle nesting beaches located within one-half mile of the disturbance zone. Based on a review of the VDGIF WERMS shapefiles (Feature Class: SppObs Enviro Review Listed), potential sea turtle nesting beaches are not located on or within one-half mile of the site. The nearest documented occurrence is more than 26 miles east of the site (Drawing 4).

Coastal Avian Protection Zones (CAPZ)

Pilot consulted the Coastal Avian Protection Zones map generated on the Virginia Coastal Zone Management Program (CZM) data viewer to determine if the proposed project is located in part or in whole within one or more CAPZ. The site is not located within a CAPZ (Drawing 5). Therefore, mitigation for CAPZ is not proposed.

Virginia DCR Correspondence

Pilot submitted a request to the DCR for review and comment of the proposed project. The DCR response indicates that "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 DCR recommends avoiding tree removal in bottomland habitats 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).

Additionally, the response indicates that the proposed project may fragment Ecological Cores (C4, C5) as identified in the Virginia Natural Landscape Assessment. Ecological Cores are areas of unfragmented natural cover with at least 100 acres of interior that provide habitat for a wide range of species. The DCR recommends efforts to minimize edge in remaining fragments, retain

natural corridors that allow movement between fragments, and design the intervening landscape to minimize its hostility to native wildlife. A copy of the DCR response letter is included as an attachment.

USFWS Correspondence

In accordance with the ESA, in the event that the Section 7 determination for all species (except the NLEB under the final 4(D) rule) and critical habitat is either "no effect" or "not likely to adversely affect" and the Eagle Act determination is "no Eagle Act permit required," then federal agencies are not required to contact the USFWS or provide documentation for "no effect" and/or "no Eagle Act permit required" determinations. For "not likely to adversely affect" determinations," federal agencies are required to submit a copy of the online project review certification letter and the project review package with all requested information as indicated by the USFWS to complete consultation requirements. Non-federal applicants must submit a copy of the USFWS Self-Certification Letter and project review package to the USFWS for the Self-Certification Letter to be valid.

At this time, Pilot is not aware of a federal nexus associated with the proposed project. Based on the Section 7/Eagle Act determinations, Pilot submitted the Self-Certification Letter with the project review package including the Species Conclusions Table provided above to the USFWS. To date, the USFWS has not provided comments or concerns pertaining to the proposed project. A copy of the Self-Certification Letter is included as an attachment.

Conclusions and Opinions

A "may affect, not likely to adversely affect" determination was concluded for the NLEB. Based on a review of the NLEB Winter Habitat and Roost Trees Map and VDGIF WERMS data, the nearest confirmed hibernacula and/or maternity sites are located more than 40 miles east of the site, and there are no known occurrences of NLEB within two miles of the site. Pilot did not observe hibernacula on the site. Wooded areas that could afford suitable summer roosting habitat are present on the site. Similar habitat was observed on adjoining properties. Based on the distance from known roost trees and availability of similar suitable habitat near the site, we have made the determination that the proposed project is not likely to adversely affect this species. Therefore, if tree clearing is completed within the pup season (June 1 to July 31), reliance on the Final 4d Rule is necessary to fulfill Section 7 requirements. Based on the USFWS NLEB Consistency letter for the project, any "take" of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

The DCR indicates that there is potential for eastern big-eared bat, a state listed species, to occur in the project area if suitable habitat exists on site. The WERMS report identifies the eastern big-eared bat, a state listed species, approximately 2 miles southeast of the site. The WERMS report does not identify known occurrences on or immediately adjacent to the site. The DCR

recommends avoiding tree removal in bottomland habitats 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).

This assessment has revealed that it is not likely for the proposed solar development to adversely affect federally protected or state-listed threatened/endangered species, critical habitat, or other wildlife resources included in the assessment. If additional information concerning federally/state listed threatened or endangered species, agency involvement, or proposed site development becomes available that makes a material difference in our findings and conclusions, Pilot reserves the right to revise the conclusions and opinions found within this report. Additional assessments or surveys are not recommended at this time.

Closing

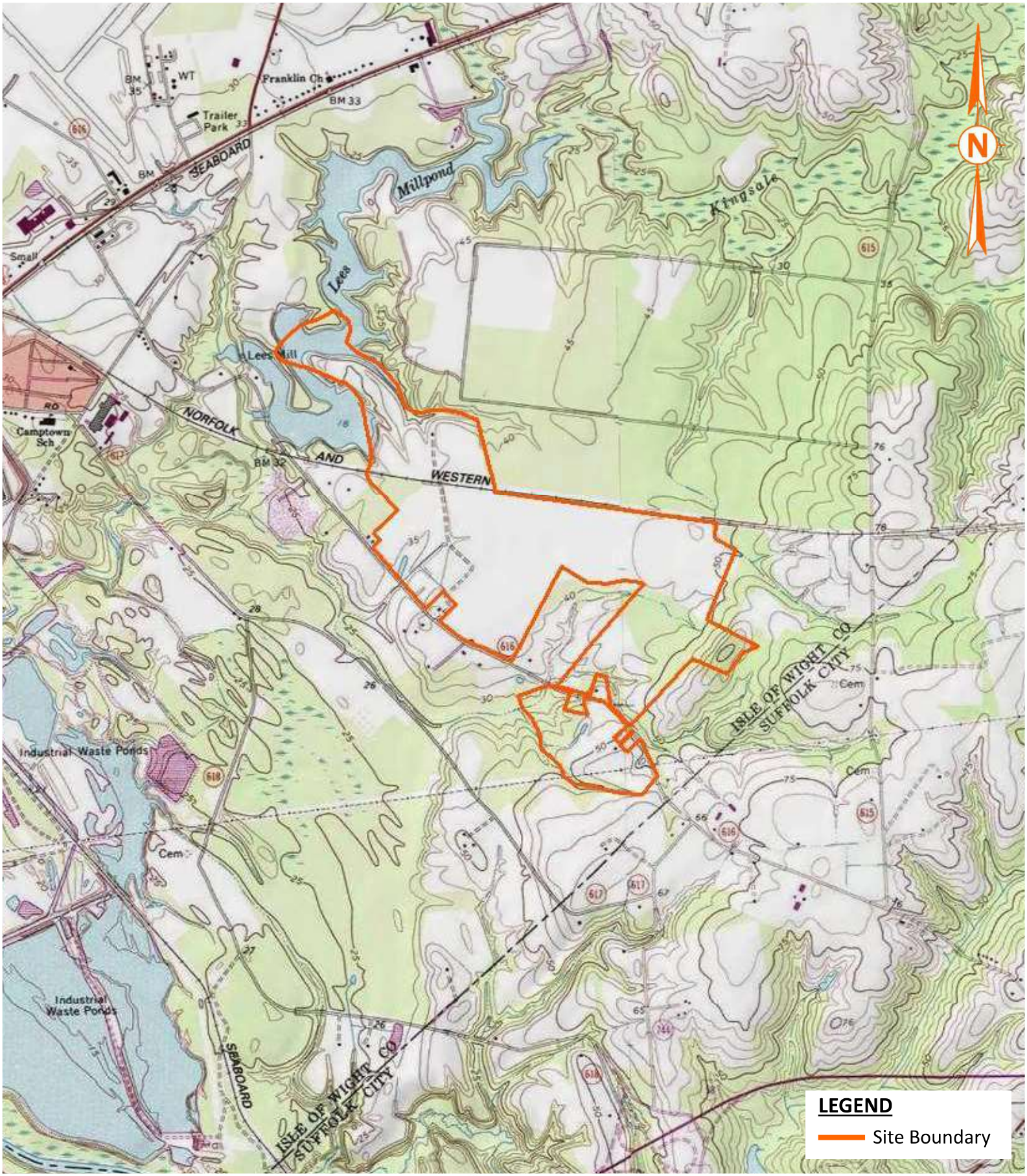
We appreciate the opportunity to provide our services to you. Please contact us at (336) 310-4527 if you have questions or require additional information.

Sincerely,

David S. Brame, PWS
Senior Project Manager

Michael T. Brame, PWS
Principal

Attachments: Drawing 1 – USGS Topographic Map
Drawing 2 – Aerial Photograph Map
Drawing 3 – Wetland Map
Drawing 4 – Sea Turtle Occurrence Map
Drawing 5 – CAPZ Map
IPaC Official Species List Report dated February 22, 2022
EFH Mapper Report
WERMS Species Report (Map and Tables)
DWR FWIS Search Report dated February 22, 2022
NLEB Locations and Roost Trees Maps
USFWS NLEB Consistency letter dated February 22, 2022
Virginia Field Office's Bald Eagle Concentration Areas Map
CCB Bald Eagle Nest Locator Map
CCB Bald Eagle Roost Locator Map
DCR Letter Response dated February 17, 2022
USFWS Self-Certification Letter dated February 22, 2022



Drawing 1
USGS Topographic Map
Franklin and Holland, VA
Quadrangles
Scale: 1" = 2,000'

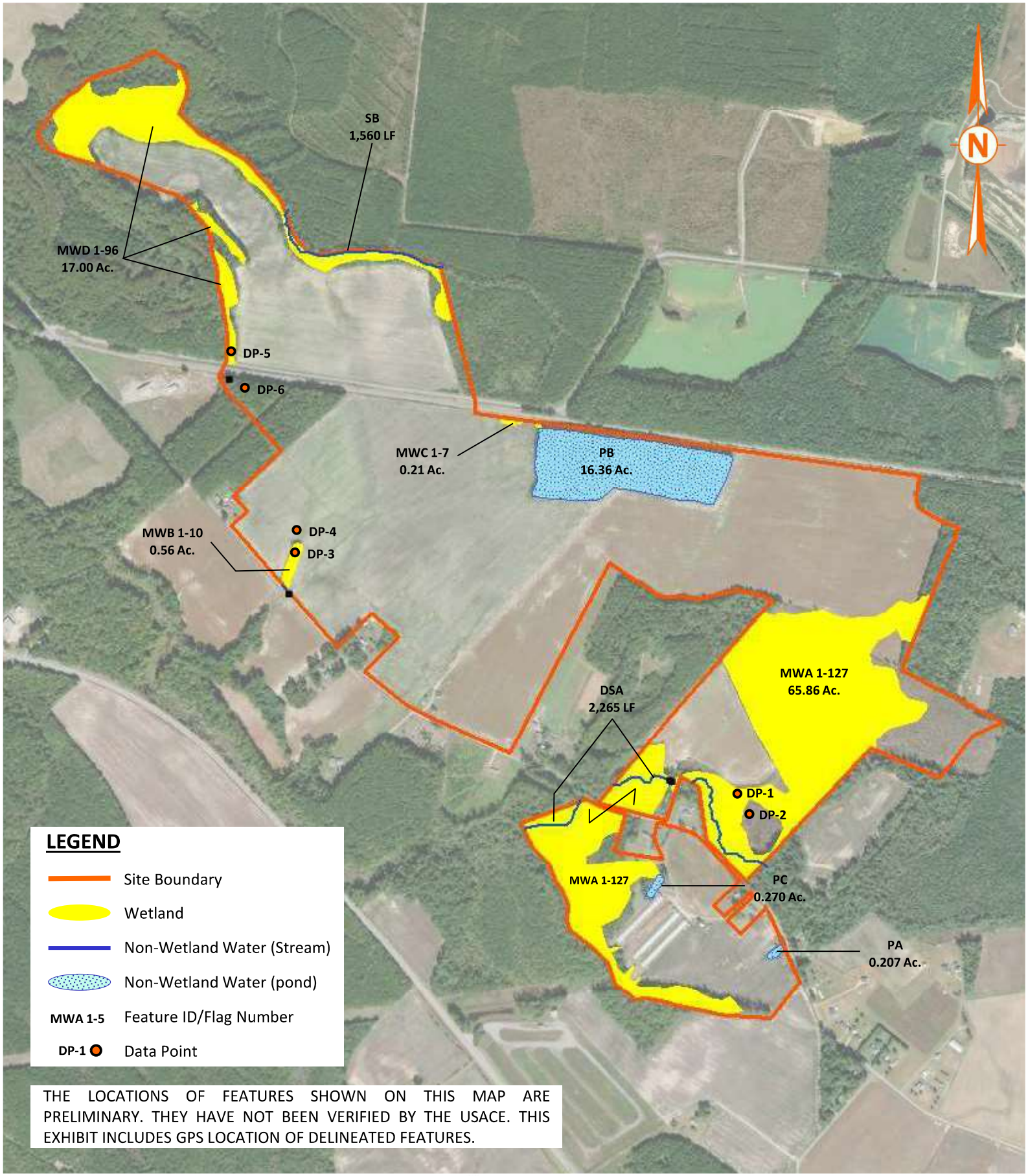
PILOT ENVIRONMENTAL, INC

USGS Topographic Map
Ho-Fel Solar
Approximate 414-Acre Tract
Franklin, Isle of Wight County, VA
Pilot Project 5876.2

Drawing 2
2021 Aerial Imagery from ESRI
Scale: 1" = 1,000'

PILOT
PILOT ENVIRONMENTAL, INC

Aerial Photograph Map
Ho-Fel Solar
Approximate 414-Acre Tract
Franklin, Isle of Wight County, VA
Pilot Project 5876.2

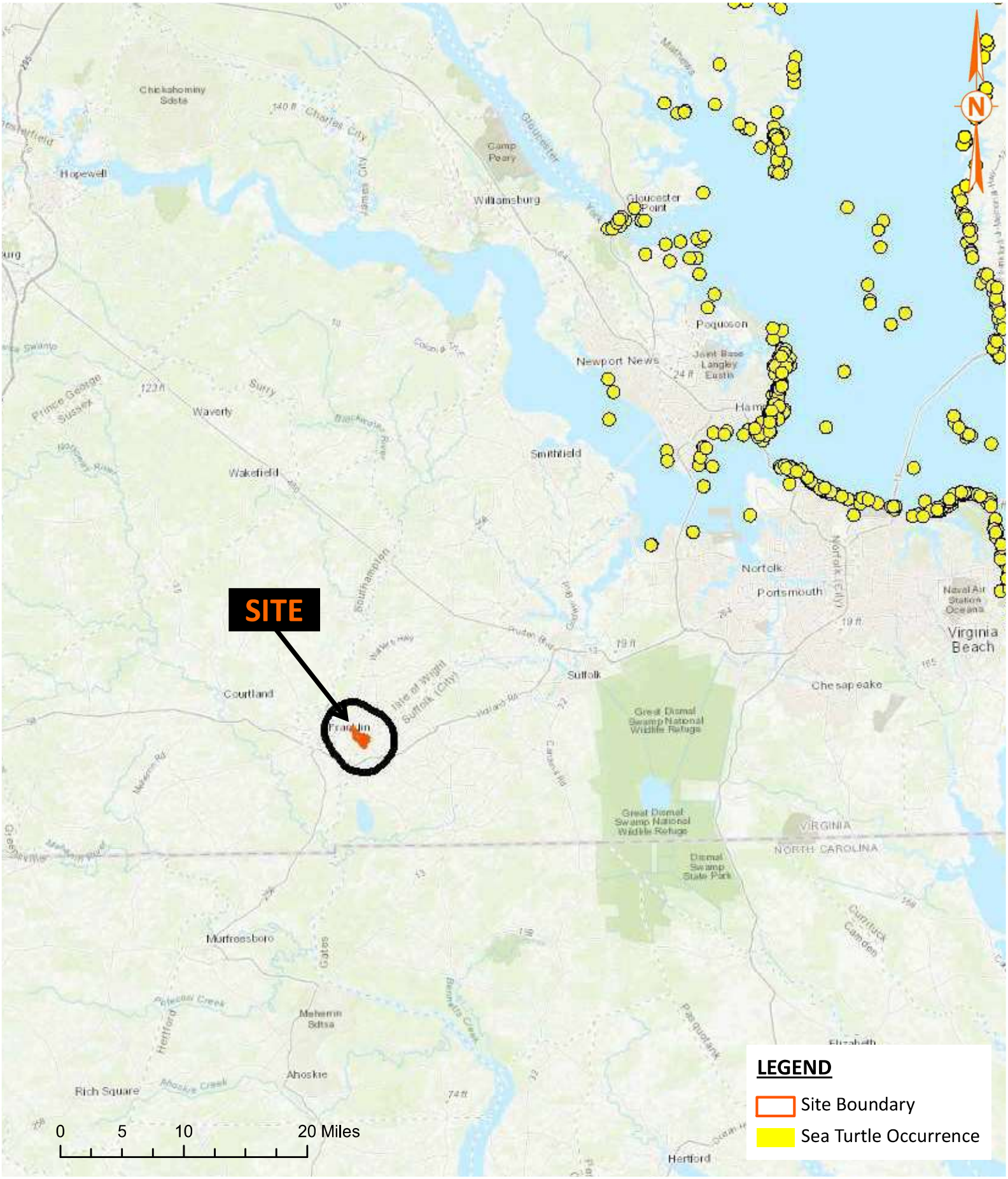


THE LOCATIONS OF FEATURES SHOWN ON THIS MAP ARE PRELIMINARY. THEY HAVE NOT BEEN VERIFIED BY THE USACE. THIS EXHIBIT INCLUDES GPS LOCATION OF DELINEATED FEATURES.

Drawing 3
Aerial Imagery from ESRI
and Pilot GPS Data
Scale: 1" = 1,000'
Date: 6.26.20

PILOT ENVIRONMENTAL, INC

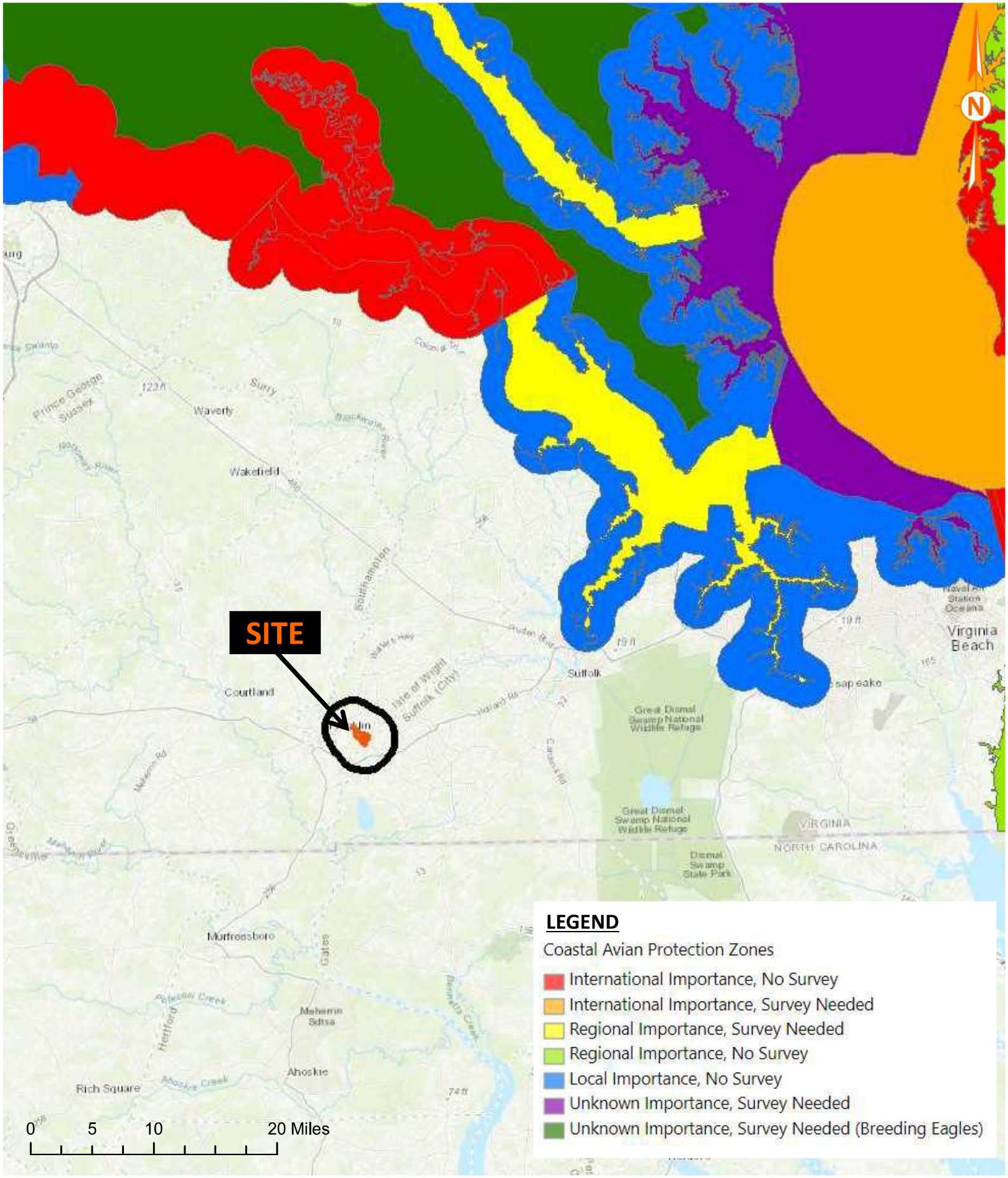
Wetland Map
Ho-Fel Solar
Approximate 414-Acre Tract
Franklin, Isle of Wight County, VA
Pilot Project 5876.2



Drawing 4
VADGIF WERMS Data
Feature Class:
SppObs_Enviro_Review_Listed
Scale as Shown

PILOT
PILOT ENVIRONMENTAL, INC

Sea Turtle Occurrence Map
Ho-Fel Solar
Approximate 414-Acre Tract
Franklin, Isle of Wight County, VA
Pilot Project 5876.2



Drawing 5
Virginia Coastal Zone Management (CZM) Program – Coastal Aviation Protection Zones (CAPZ)

PILOT ENVIRONMENTAL, INC

CAPZ Map
Ho-Fel Solar
Approximate 414-Acre Tract
Franklin, Isle of Wight County, VA
Pilot Project 5876.2

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694 Fax: (804) 693-9032
http://www.fws.gov/northeast/virginiafield/

In Reply Refer To:
Project Code: 2022-0011047
Project Name: Ho Fel Solar

February 22, 2022

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: 2022-0011047
Event Code: None
Project Name: Ho Fel Solar
Project Type: Power Gen - Solar
Project Description: The site is an approximate 414-acre tract that is being considered for development with a solar farm. The timing of the project is unknown but it is anticipated to be constructed in the next 1 to 3 years.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.67514235,-76.87999749468933,14z

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.

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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.

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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
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

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.

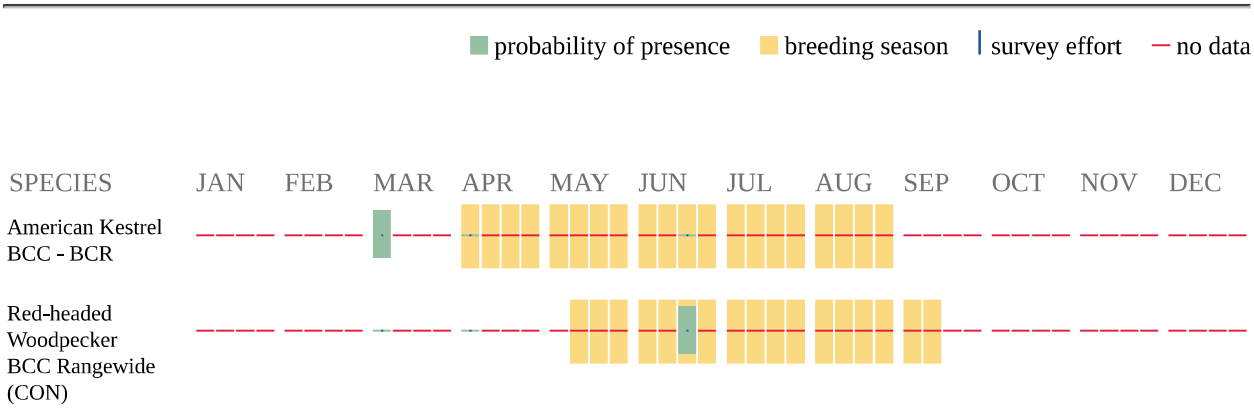
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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 http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.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 migratory birds potentially occurring 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 AKN Phenology 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, migrating or present year-round in my project 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 refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. 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

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Address: 743 Park Lawn Court
City: Kernersville
State: NC
Zip: 27284
Email dbrame@pilotenviro.com
Phone: 3363104527

EFH Mapper Report

EFH Data Notice

Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional fishery management councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

Greater Atlantic Regional Office
Atlantic Highly Migratory Species Management Division

Query Results

Degrees, Minutes, Seconds: Latitude = 36º 40' 16" N, Longitude = 77º 7' 31" W
Decimal Degrees: Latitude = 36.671, Longitude = -76.875

The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.

*** W A R N I N G ***

Please note under "Life Stage(s) Found at Location" the category "ALL" indicates that all life stages of that species share the same map and are designated at the queried location.

EFH

No Essential Fish Habitats (EFH) were identified at the report location.

Salmon EFH

No Pacific Salmon Essential Fish Habitat (EFH) were identified at the report location.

HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

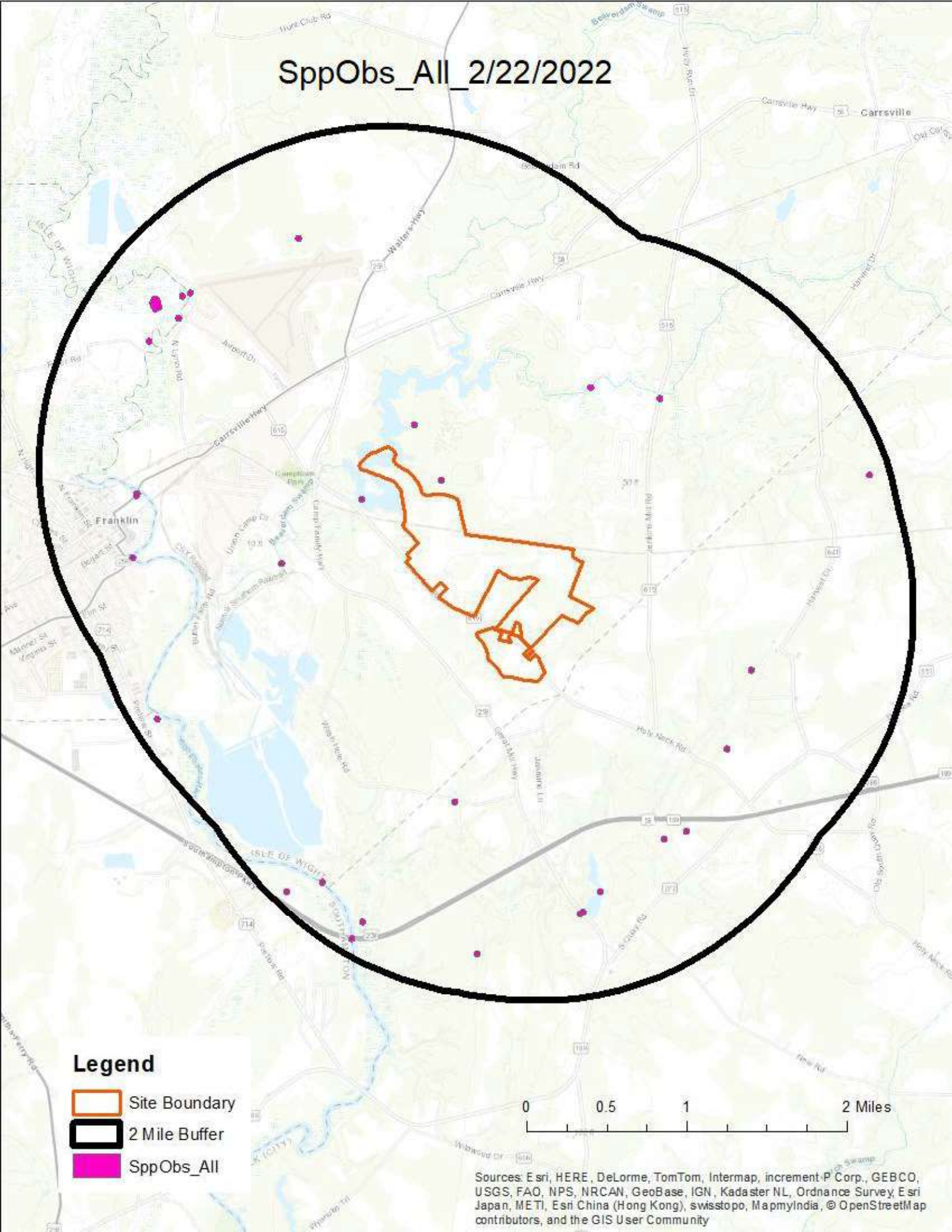
EFH Areas Protected from Fishing

No EFH Areas Protected from Fishing (EFHA) were identified at the report location.

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.
****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.
****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**

All spatial data is currently available for the Mid-Atlantic and New England councils,
Secretarial EFH,
Bigeye Sand Tiger Shark,
Bigeye Sixgill Shark,
Caribbean Sharpnose Shark,
Galapagos Shark,
Narrowtooth Shark,
Sevengill Shark,
Sixgill Shark,
Smooth Hammerhead Shark,
Smalltail Shark


SppObs_All_2/22/2022
Carrsville
Franklin
Legend
Site Boundary
2 Mile Buffer
SppObs_All
0
0.5
1
2 Miles
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

SppObs_All_2/22/2022

FID	GENUS	SPECIES	COMMON_NAM	FedStatus	StateStatu	ObsDate
0	Kinosternon	baurii	Turtle, striped mud			8/22/1987
1	Sternotherus	odoratus	Turtle, eastern musk			8/22/1987
2	Trachemys	scripta	Slider, yellow-bellied			8/22/1987
3	Chrysemys	picta	Turtle, eastern painted			8/22/1987
4	Pseudemys	rubriventris	Cooter, northern red-bellied			8/22/1987
5	Ameiurus	catus	Catfish, white			9/27/1984
6	Hybognathus	regius	Minnow, eastern silvery			9/27/1984
7	Pomoxis	nigromaculatus	Crappie, black			9/27/1984
8	Gambusia	holbrooki	Mosquitofish, eastern			9/27/1984
9	Esox	americanus	Pickerel, redfin			9/27/1984
10	Lepomis	macrochirus	Bluegill			9/27/1984
11	Amia	calva	Bowfin			9/27/1984
12	Aphredoderus	sayanus	Perch, pirate			9/27/1984
13	Notemigonus	crysoleucas	Shiner, golden			9/27/1984
14	Lepomis	gulosus	Warmouth			9/27/1984
15	Perca	flavescens	Perch, yellow			9/27/1984
16	Lepomis	gibbosus	Pumpkinseed			9/27/1984
17	Anguilla	rostrata	Eel, American			9/27/1984
18	Erimyzon	oblongus	Chubsucker, creek			9/27/1984
19	Ameiurus	natalis	Bullhead, yellow			9/27/1984
20	Oryzomys	palustris	Rat, marsh rice			2/21/1996
21	Ictalurus	punctatus	Catfish, channel			4/16/1996
22	Oryzomys	palustris	Rat, marsh rice			6/16/1995
23	Oryzomys	palustris	Rat, marsh rice			5/14/1996
24	Pseudemys	concinna	Cooter, Coastal Plain			<null>
25	Oryzomys	palustris	Rat, marsh rice			8/23/1995
26	Oryzomys	palustris	Rat, marsh rice			7/25/1995
27	Oryzomys	palustris	Rat, marsh rice			11/28/1995
28	Peromyscus	leucopus	Mouse, common white-footed			6/16/1995
29	Sigmodon	hispidus	Rat, hispid cotton			8/23/1995
30	Sigmodon	hispidus	Rat, hispid cotton			11/28/1995
31	Enneacanthus	gloriosus	Sunfish, bluespotted			7/30/1965

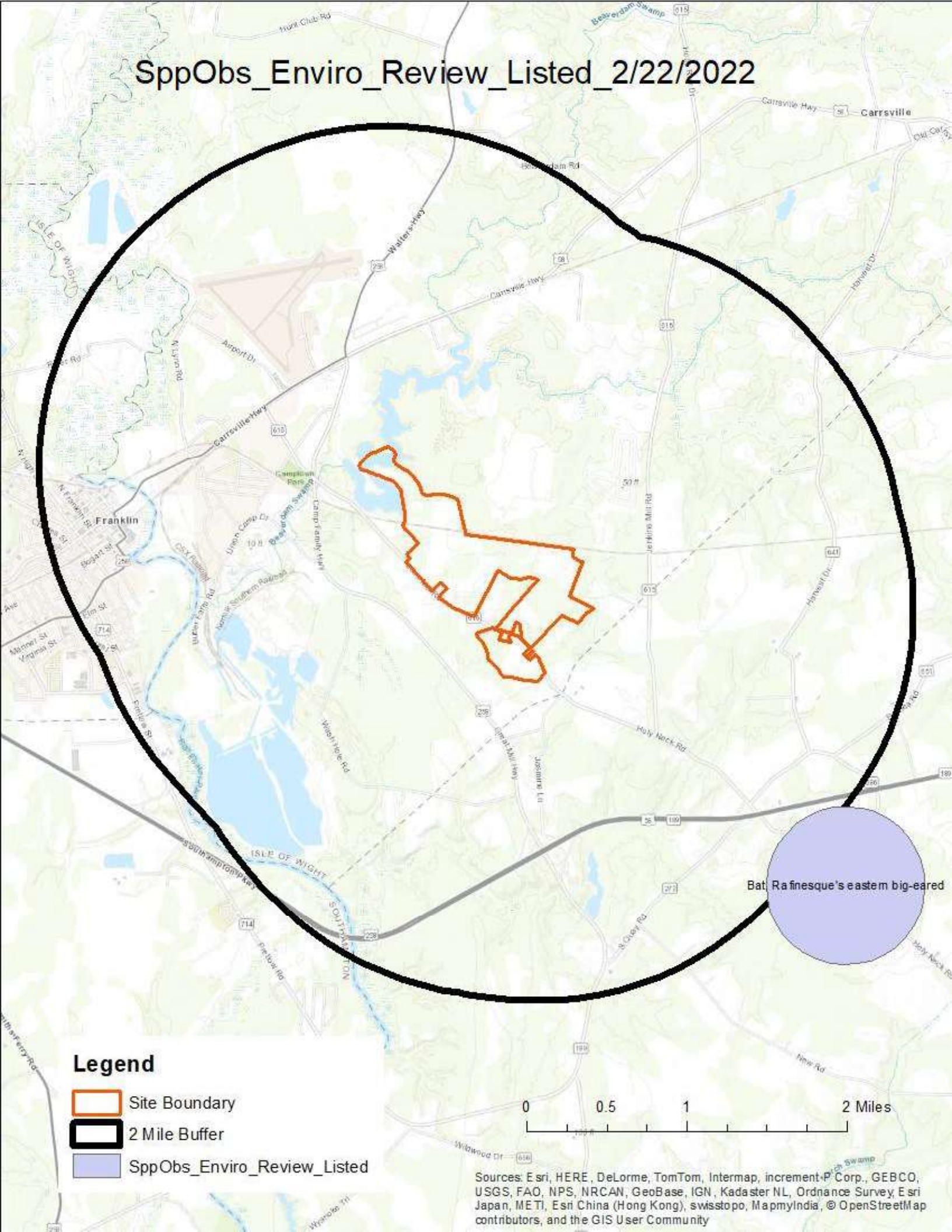
FID	GENUS	SPECIES	COMMON_NAM	FedStatus	StateStatu	ObsDate
32	Micropterus	salmoides	Bass, largemouth			7/30/1965
33	Notemigonus	crysoleucas	Shiner, golden			7/30/1965
34	Dorosoma	cepedianum	Shad, gizzard			7/30/1965
35	Lepomis	gibbosus	Pumpkinseed			7/30/1965
36	Perca	flavescens	Perch, yellow			7/30/1965
37	Lepomis	macrochirus	Bluegill			7/30/1965
38	Esox	niger	Pickerel, chain			7/30/1965
39	Oryzomys	palustris	Rat, marsh rice			9/26/1995
40	Oryzomys	palustris	Rat, marsh rice			3/21/1996
41	Oryzomys	palustris	Rat, marsh rice			5/15/1996
42	Sigmodon	hispidus	Rat, hispid cotton			9/26/1995
43	Lepomis	gibbosus	Pumpkinseed			7/15/1965
44	Ameiurus	nebulosus	Bullhead, brown			7/15/1965
45	Lepomis	macrochirus	Bluegill			7/15/1965
46	Micropterus	dolomieu	Bass, smallmouth			7/15/1965
47	Notemigonus	crysoleucas	Shiner, golden			7/15/1965
48	Oryzomys	palustris	Rat, marsh rice			2/22/1996
49	Oryzomys	palustris	Rat, marsh rice			2/20/1996
50	Centrarchus	macropterus	Flier			7/15/1965
51	Pseudemys	concinna	Cooter, Coastal Plain			<null>
52	Lepomis	macrochirus	Bluegill			5/6/1996
53	Micropterus	salmoides	Bass, largemouth			4/15/1996
54	Oryzomys	palustris	Rat, marsh rice			11/30/1995
55	Ictalurus	punctatus	Catfish, channel			4/10/1996
56	Oryzomys	palustris	Rat, marsh rice			7/26/1995
57	Oryzomys	palustris	Rat, marsh rice			5/16/1996
58	Micropterus	salmoides	Bass, largemouth			4/10/1996
59	Lepomis	macrochirus	Bluegill			4/7/1999
60	Sigmodon	hispidus	Rat, hispid cotton			5/16/1996
61	Oryzomys	palustris	Rat, marsh rice			9/25/1995
62	Oryzomys	palustris	Rat, marsh rice			3/20/1996
63	Peromyscus	leucopus	Mouse, common white-footed			9/25/1995
64	Oryzomys	palustris	Rat, marsh rice			8/24/1995
65	Oryzomys	palustris	Rat, marsh rice			3/19/1996
66	Ameiurus	catus	Catfish, white			5/5/1999
67	Lepomis	macrochirus	Bluegill			4/3/1996
68	Micropterus	salmoides	Bass,			4/3/1996

FID	GENUS	SPECIES	COMMON_NAM	FedStatus	StateStatu	ObsDate
			largemouth			
69	Lepomis	macrochirus	Bluegill			4/6/1999
70	Micropterus	salmoides	Bass, largemouth			4/6/1999
71	Ameiurus	catus	Catfish, white			5/7/1999
72	Notropis	altipinnis	Shiner, highfin			9/27/1999
73	Lepomis	macrochirus	Bluegill			9/27/1999
74	Lepomis	gulosus	Warmouth			9/27/1999
75	Acantharchus	pomotis	Sunfish, mud			9/27/1999
76	Oryzomys	palustris	Rat, marsh rice			7/27/1995
77	Esox	americanus	Pickerel, redfin			9/27/1999
78	Erimyzon	oblongus	Chubsucker, creek			9/27/1999
79	Aphredoderus	sayanus	Perch, pirate			9/27/1999
80	Enneacanthus	gloriosus	Sunfish, bluespotted			9/27/1999
81	Oryzomys	palustris	Rat, marsh rice			6/14/1995
82	Gambusia	holbrooki	Mosquitofish, eastern			9/27/1999
83	Ictalurus	punctatus	Catfish, channel			4/4/1996
84	Enneacanthus	obesus	Sunfish, banded			9/27/1999
85	Esox	niger	Pickerel, chain			9/27/1999
86	Lithobates	catesbeianus	Bullfrog, American			5/24/1987
87	Oryzomys	palustris	Rat, marsh rice			8/22/1995
88	Microtus	pennsylvanicus	Vole, dark meadow			8/22/1995
89	Sigmodon	hispidus	Rat, hispid cotton			8/22/1995
90	Oryzomys	palustris	Rat, marsh rice			6/15/1995
91	Ictalurus	punctatus	Catfish, channel			5/6/1999
92	Ameiurus	catus	Catfish, white			5/6/1999
93	Hyla	chrysoscelis	Treefrog, Cope's gray			5/24/1987
94	Oryzomys	palustris	Rat, marsh rice			11/29/1995
95	Sigmodon	hispidus	Rat, hispid cotton			11/29/1995
96	Ardea	herodias	Heron, great blue			6/1/1993
97	Ardea	herodias	Heron, great blue			6/2/2003
98	Ardea	alba	Egret, great			6/2/2003
99	Perca	flavescens	Perch, yellow			6/28/2004
100	Lepomis	macrochirus	Bluegill			6/28/2004
101	Erimyzon	oblongus	Chubsucker, creek			6/28/2004
102	Amia	calva	Bowfin			6/28/2004

FID	GENUS	SPECIES	COMMON_NAM	FedStatus	StateStatu	ObsDate
103	Esox	niger	Pickerel, chain			6/28/2004
104	Lepomis	macrochirus	Bluegill			4/11/1985
105	Pomoxis	nigromaculatus	Crappie, black			4/11/1985
106	Amia	calva	Bowfin			4/11/1985
107	Micropterus	salmoides	Bass, largemouth			4/11/1985
108	Alosa	aestivalis	Herring, blueback			4/11/1985
109	Esox	niger	Pickerel, chain			4/11/1985
110	Lepisosteus	osseus	Gar, longnose			4/11/1985
111	Cyprinus	carpio	Carp, common			4/11/1985
112	Lepomis	gibbosus	Pumpkinseed			4/11/1985
113	Perca	flavescens	Perch, yellow			4/11/1985
114	Pomoxis	nigromaculatus	Crappie, black			9/27/1984
115	Esox	americanus	Pickerel, redfin			9/27/1984
116	Anguilla	rostrata	Eel, American			9/27/1984
117	Perca	flavescens	Perch, yellow			9/27/1984
118	Lepomis	macrochirus	Bluegill			9/27/1984
119	Lepomis	gibbosus	Pumpkinseed			9/27/1984
120	Amia	calva	Bowfin			9/27/1984
121	Lepomis	gulosus	Warmouth			9/27/1984
122	Gambusia	holbrooki	Mosquitofish, eastern			9/27/1984
123	Notemigonus	crysoleucas	Shiner, golden			9/27/1984
124	Aphredoderus	sayanus	Perch, pirate			9/27/1984
125	Ameiurus	catus	Catfish, white			9/27/1984
126	Erimyzon	oblongus	Chubsucker, creek			9/27/1984
127	Ameiurus	natalis	Bullhead, yellow			9/27/1984
128	Hybognathus	regius	Minnow, eastern silvery			9/27/1984
129	Notemigonus	crysoleucas	Shiner, golden			1/1/1965
130	Lepomis	gibbosus	Pumpkinseed			1/1/1965
131	Lepisosteus	osseus	Gar, longnose			1/1/1965
132	Ameiurus	natalis	Bullhead, yellow			1/1/1965
133	Lepomis	macrochirus	Bluegill			1/1/1965
134	Lepomis	gulosus	Warmouth			1/1/1965
135	Pomoxis	nigromaculatus	Crappie, black			1/1/1965
136	Micropterus	salmoides	Bass, largemouth			1/1/1965
137	Esox	niger	Pickerel, chain			1/1/1965
138	Lepomis	macrochirus	Bluegill			1/1/1965
139	Notemigonus	crysoleucas	Shiner, golden			1/1/1965
140	Ameiurus	nebulosus	Bullhead, brown			1/1/1965

FID	GENUS	SPECIES	COMMON_NAM	FedStatus	StateStatu	ObsDate
141	Lepomis	gibbosus	Pumpkinseed			1/1/1965
142	Centrarchus	macropterus	Flier			1/1/1965
143	Lepomis	gulosus	Warmouth			1/1/1965
144	Sceloporus	undulatus	Lizard, eastern fence			<null>
145	Chrysemys	picta	Turtle, eastern painted			<null>
146	Hybognathus	regius	Minnow, eastern silvery			1/1/1984
147	Ameiurus	catus	Catfish, white			1/1/1984
148	Gambusia	holbrooki	Mosquitofish, eastern			1/1/1984
149	Lepomis	macrochirus	Bluegill			1/1/1984
150	Notemigonus	crysoleucas	Shiner, golden			1/1/1984
151	Erimyzon	oblongus	Chubsucker, creek			1/1/1984
152	Lepomis	gibbosus	Pumpkinseed			1/1/1984
153	Pomoxis	nigromaculatus	Crappie, black			1/1/1984
154	Perca	flavescens	Perch, yellow			1/1/1984
155	Amia	calva	Bowfin			1/1/1984
156	Lepomis	gulosus	Warmouth			1/1/1984
157	Aphredoderus	sayanus	Perch, pirate			1/1/1984
158	Esox	americanus	Pickerel, redfin			1/1/1984
159	Anguilla	rostrata	Eel, American			1/1/1984
160	Ameiurus	natalis	Bullhead, yellow			1/1/1984
161	Sternotherus	odoratus	Turtle, eastern musk			<null>
162	Kinosternon	subrubrum	Turtle, southeastern mud			<null>
163	Pseudemys	rubriventris	Cooter, northern red-bellied			<null>
164	Trachemys	scripta	Slider, yellow-bellied			<null>
165	Amia	calva	Bowfin			5/26/2005
166	Lepomis	macrochirus	Bluegill			5/26/2005
167	Esox	niger	Pickerel, chain			5/26/2005
168	Gambusia	holbrooki	Mosquitofish, eastern			5/26/2005
169	Centrarchus	macropterus	Flier			5/26/2005
170	Aphredoderus	sayanus	Perch, pirate			5/26/2005
171	Enneacanthus	gloriosus	Sunfish, bluespotted			5/26/2005
172	Erimyzon	oblongus	Chubsucker, creek			5/26/2005
173	Esox	americanus	Pickerel, redfin			5/26/2005
174	Lepomis	gibbosus	Pumpkinseed			5/26/2005

FID	GENUS	SPECIES	COMMON_NAM	FedStatus	StateStatu	ObsDate
175	Acantharchus	pomotis	Sunfish, mud			5/26/2005
176	Notemigonus	crysoleucas	Shiner, golden			5/26/2005
177	Lepomis	gulosus	Warmouth			5/26/2005
178	Sternotherus	odoratus	Turtle, eastern musk			<null>
179	Amphiuma	means	Amphiuma, two-toed			<null>
180	Etheostoma	fusiforme	Darter, swamp			5/26/2005
181	Elliptio	complanata	Mussel, eastern elliptio			8/16/2012
182	Nycticeius	humeralis	Bat, evening			7/15/2016
183	Lasiurus	borealis	Bat, eastern red			7/15/2016
184	Lasiurus	borealis	Bat, eastern red			7/20/2016
185	Nycticeius	humeralis	Bat, evening			7/19/2016
186	Lasiurus	borealis	Bat, eastern red			7/19/2016
187	Agkistrodon	piscivorus	Cottonmouth, northern			3/28/2013
188	Agkistrodon	piscivorus	Cottonmouth, northern			5/8/2017


SppObs_Enviro_Review_Listed_2/22/2022
Carrsville
Franklin
ISLE OF WIGHT
SOUTHAMPTON
Bat, Rafinesque's eastern big-eared
Legend
Site Boundary
2 Mile Buffer
SppObs_Enviro_Review_Listed
0
0.5
1
2 Miles
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

SppObs_Enviro_Review_Listed

FID	GENUS	SPECIES	COMMON_NAM	FedStatus	StateStatu	ObsDate
0	Corynorhinus	rafinesquii	Bat, Rafinesque's eastern big-eared		State Endangered	5/22/1998

Site Location

36,40,25.5 -76,52,54.1
is **the Search Point**

Show Position Rings
(•) Yes ( ) No
1 mile and 1/4 mile at the **Search Point**

Show Search Area
(•) Yes ( ) No
2 Search distance miles radius

Search Point is at map center

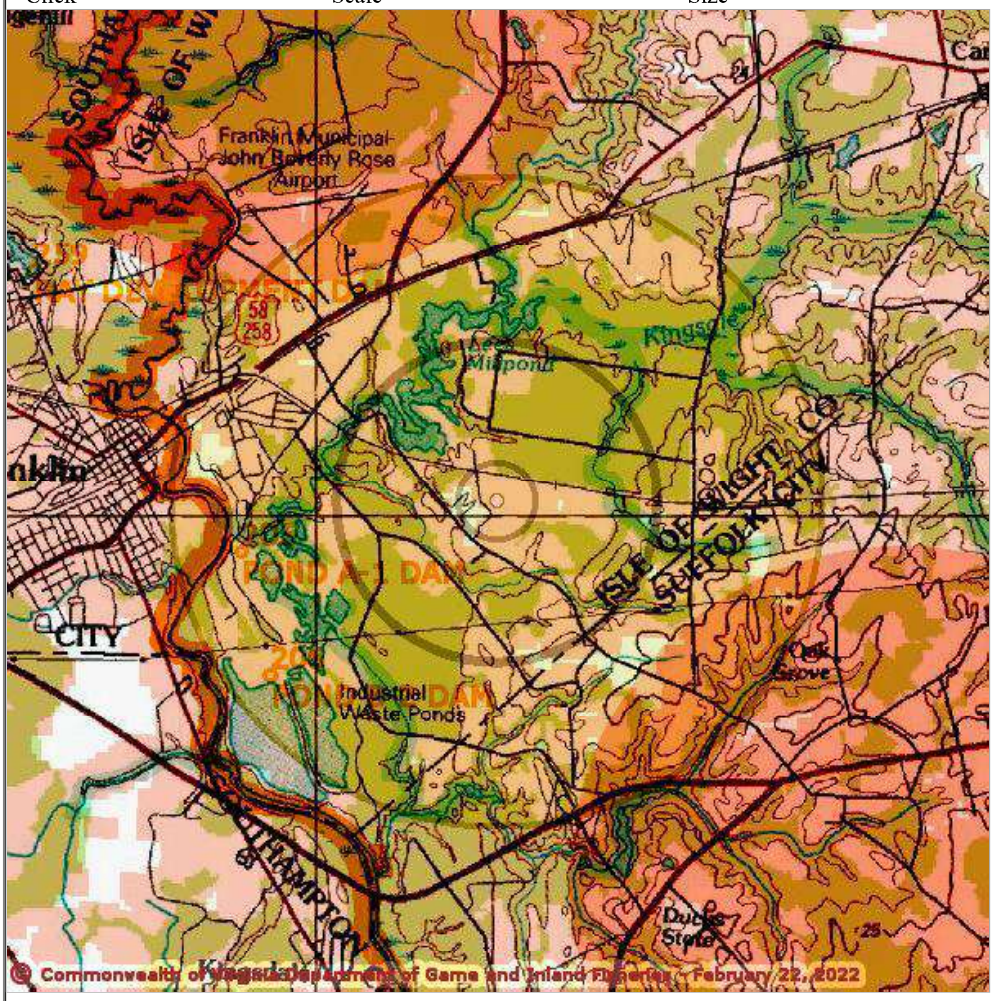
Base Map Choices
Topography

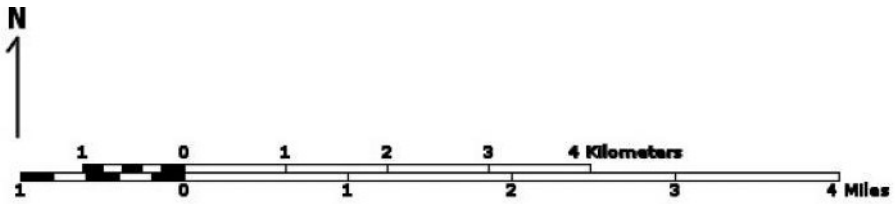
Map Overlay Choices
Current List: Position, Search, BECAR, BAEANests, TEWaters, TierII, Habitat, Trout, Anadromous

Map Overlay Legend

Refresh Browser Page

Map Click Pan Id M Map Scale In Zoom Out Screen Size Small Size Big Help





Point of Search 36,40,25.5 -76,52,54.1
Map Location 36,40,25.5 -76,52,54.1

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

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

Map projection is UTM Zone 18 NAD 1983 with left 327055 and top 4065131. Pixel size is 16 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixles. The map display represents 9600 meters east to west by 9600 meters north to south for a total of 92.1 square kilometers. The map display represents 31501 feet east to west by 31501 feet north to south for a total of 35.5

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

Position Rings 1 mile and 1/4 mile at the Search Point

2 mile radius Search Area

Bald Eagle Concentration Areas and Roosts

square miles.

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

map assembled 2022-02-22 12:32:59 (qa/qc March 21, 2016 12:20 - tn=1165226.0 dist=3218 l)
$poi=36.6737500 -76.8816944

| DGIF | Credits | Disclaimer | Contact vafwis_support@dgif.virginia.gov |Please view our privacy policy |
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VaFWIS Search Report Compiled on 2/22/2022, 12:34:55 PM

Help

Known or likely to occur within a **2 mile radius around point 36.6737500 -76.8816944** in **093 Isle of Wight County, 620 Franklin City, 800 Suffolk City, VA**

View Map of Site Location

623 Known or Likely Species ordered by Status Concern for Conservation (displaying first 38) (38 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
030074	FESE	Ia	Turtle, Kemp's ridley sea	Lepidochelys kempii		BOVA
040228	FESE	Ia	Woodpecker, red-cockaded	Picoides borealis		BOVA
010032	FESE	Ib	Sturgeon, Atlantic	Acipenser oxyrinchus		BOVA
030071	FTST	Ia	Turtle, loggerhead sea	Caretta caretta		BOVA
040144	FTST	Ia	Knot, red	Calidris canutus rufa		BOVA,HU6
040110	FTSE	Ia	Rail, eastern black	Laterallus jamaicensis jamaicensis		BOVA
050022	FTST	Ia	Bat, northern long-eared	Myotis septentrionalis		BOVA
040120	FTST	IIa	Plover, piping	Charadrius melodus		BOVA
060029	FTST	IIa	Lance, yellow	Elliptio lanceolata		BOVA
010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Potential	Habitat,HU6
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,HU6
050027	SE	Ia	Bat, tri-colored	Perimyotis subflavus		BOVA
020052	SE	IIa	Salamander, eastern tiger	Ambystoma tigrinum		BOVA
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus	Potential	BOVA,Habitat,HU6
040096	ST	Ia	Falcon, peregrine	Falco peregrinus		BOVA
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus		BOVA
040385	ST	Ia	Sparrow, Bachman's	Peucaea aestivalis		BOVA,HU6
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei	Potential	BOVA,Habitat
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA
030067	CC	IIa	Terrapin, northern	Malaclemys terrapin	Potential	BOVA,Habitat

			diamond-backed	terrapin		
030063	CC	IIIa	Turtle, spotted	Clemmys guttata		BOVA,HU6
040040		Ia	Ibis, glossy	Plegadis falcinellus		BOVA
070131		Ic	Isopod, Phreatic	Caecidotea phreatica		BOVA
100176		Ic	Skipper, Arogos	Atrytone arogos arogos		BOVA
020063		IIa	Toad, oak	Anaxyrus quercicus	Potential	BOVA,Habitat,HU6
020002		IIa	Treefrog, barking	Hyla gratiosa		BOVA,HU6
040052		IIa	Duck, American black	Anas rubripes		BOVA,HU6
040033		IIa	Egret, snowy	Egretta thula		BOVA
040029		IIa	Heron, little blue	Egretta caerulea caerulea		BOVA
040036		IIa	Night-heron, yellow-crowned	Nyctanassa violacea violacea		BOVA
040181		IIa	Tern, common	Sterna hirundo		BOVA,HU6
040320		IIa	Warbler, cerulean	Setophaga cerulea		BOVA,HU6
040140		IIa	Woodcock, American	Scolopax minor	Potential	BOVA,BBA,HU6
040203		IIb	Cuckoo, black-billed	Coccyzus erythropthalmus		BOVA
040105		IIb	Rail, king	Rallus elegans		BOVA
040304		IIc	Warbler, Swainson's	Limnothlypis swainsonii		BOVA,HU6

To view **All 623 species** View 623

*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 (1 records)

View Map of All Anadromous Fish Use Streams

Stream ID	Stream Name	Reach Status	Anadromous Fish Species			View Map
			Different Species	Highest TE*	Highest Tier**	
C8	Blackwater river	Confirmed	6		IV	Yes

Impediments to Fish Passage (2 records)

View Map of All Fish Impediments

ID	Name	River	View Map
205	POND A-1 DAM	TR-BLACKWATER RIVER OFFSTREAM	Yes
206	POND B-2 DAM	TR-BLACWATER RIVER OFFSTREAM	Yes

Colonial Water Bird Survey

N/A

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests

N/A

Species Observations (10 records)

View Map of All Query Results
Species Observations

obsID	class	Date Observed	Observer	N Species			View Map
				Different Species	Highest TE*	Highest Tier**	
629139	SppObs	Jul 19 2016	Tyler Russell	2		IV	Yes
629138	SppObs	Jul 15 2016	Beth Meyer	2		IV	Yes
62472	SppObs	Sep 27 1999	Ryan Smith, DGIF	11		IV	Yes
9426	SppObs	Aug 22 1987	Mitchell D. Norman, VDGIF	5		IV	Yes
365427	SppObs	Jan 1 1900	n. a.	4		IV	Yes
630496	SppObs	Mar 28 2013	Jeff; Turner	1			Yes
60266	SppObs	May 24	PAGUE, C A	1			Yes

		1987					
60340	SppObs	May 24 1987	PAGUE, C A	1			Yes
29691	SppObs	Jan 1 1900	Mitchell, J. C.	1			Yes
365429	SppObs	Jan 1 1900		1			Yes

Displayed 10 Species Observations

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					
Kingsale Swamp (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes
tributary (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes
tributary (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

Virginia Breeding Bird Atlas Blocks (1 records)

View Map of All Query Results
Virginia Breeding Bird Atlas Blocks

BBA ID	Atlas Quadrangle Block Name	Breeding Bird Atlas Species			View Map
		Different Species	Highest TE*	Highest Tier**	
55026	Franklin, SE	59		II	Yes

Public Holdings:

N/A

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

FIPS Code	City and County Name	Different Species	Highest TE	Highest Tier
093	Isle of Wight	421	FESE	I
620	Franklin City	333	FESE	I
800	Suffolk City	532	FESE	I

USGS 7.5' Quadrangles:
Franklin
Holland

USGS NRCS Watersheds in Virginia:

N/A

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

HU6 Code	USGS 6th Order Hydrologic Unit	Different Species	Highest TE	Highest Tier
CU68	Blackwater River-Cypress Swamp	87	FTSE	I
CU69	Kingsale Swamp	84	FTSE	I
CU70	Blackwater River-Union Camp Holding Pond	92	FTSE	I

Compiled on 2/22/2022, 12:34:55 PM 11165226.0 report=all searchType= R dist= 3218 poi= 36.6737500 -76.8816944

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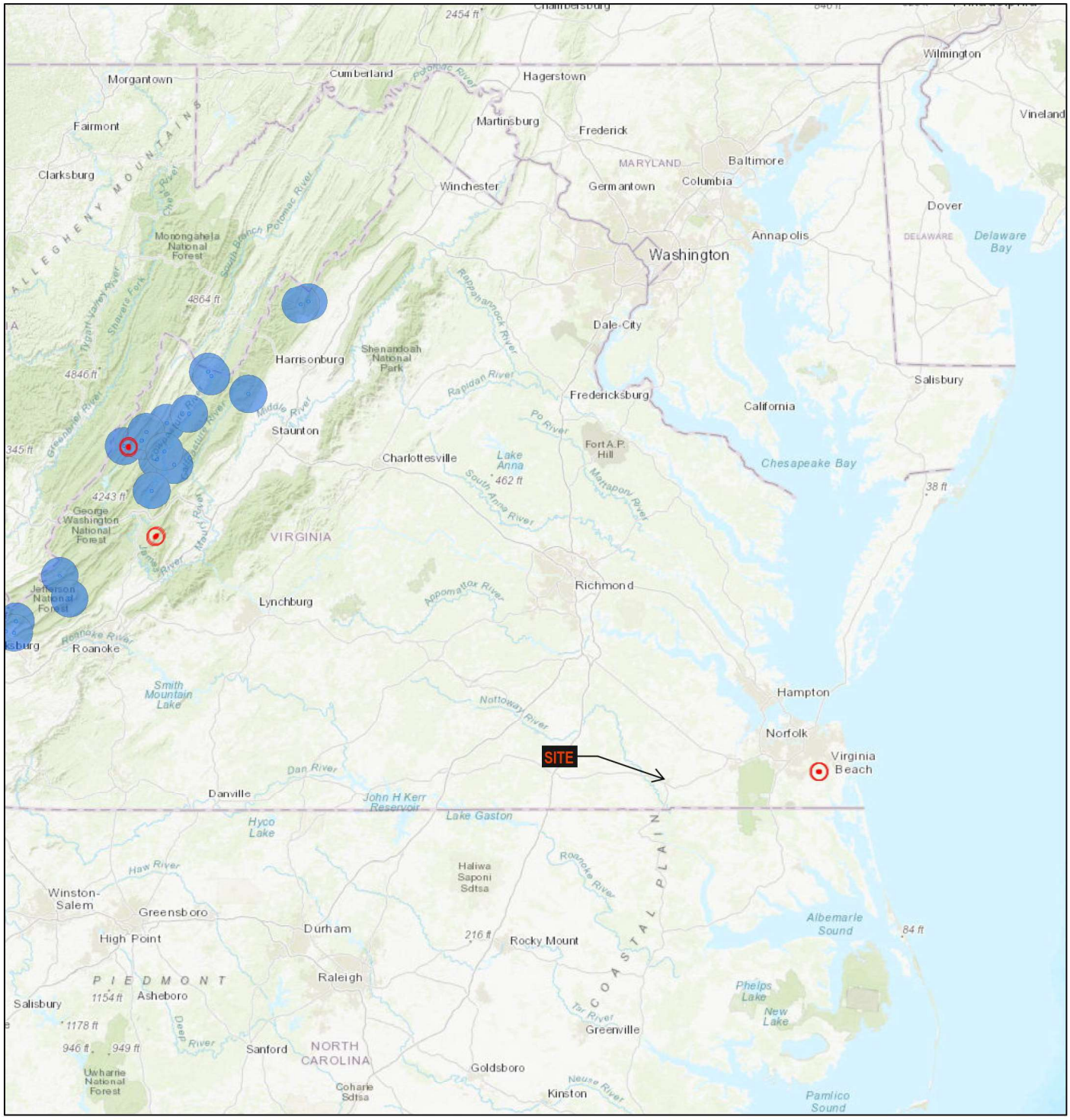
NLEB Locations and Roost Trees



2/22/2022, 10:09:15 AM

1:2,311,162

0 20 40 80 mi

0 30 60 120 km

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

Esri, HERE, Garmin, FAO, USGS, EPA, NPS

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694 Fax: (804) 693-9032
http://www.fws.gov/northeast/virginiafield/

In Reply Refer To:
Project code: 2022-0011047
Project Name: Ho Fel Solar

February 22, 2022

Subject: Consistency letter for the 'Ho Fel Solar' project indicating that any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Dear David Brame:

The U.S. Fish and Wildlife Service (Service) received on February 22, 2022 your effects determination for the 'Ho Fel Solar' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. You indicated that no Federal agencies are involved in funding or authorizing this Action. This IPaC key assists users in determining whether a non-Federal action may cause "take"[1] of the northern long-eared bat that is prohibited under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 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.

Please report to our office any changes to the information about the Action that you entered into IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation.

If your Action proceeds as described and no additional information about the Action's effects on species protected under the ESA becomes available, no further coordination with the Service is required with respect to the northern long-eared bat.

The IPaC-assisted determination for the northern long-eared bat **does not** apply to the following ESA-protected species 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 listed above.

---

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Ho Fel Solar

2. Description

The following description was provided for the project 'Ho Fel Solar':

> The site is an approximate 414-acre tract that is being considered for development with a solar farm. The timing of the project is unknown but it is anticipated to be constructed in the next 1 to 3 years.

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.67514235,-76.87999749468933,14z

Determination Key Result

This non-Federal Action may affect the northern long-eared bat; however, any take of this species that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR §17.40(o).

Determination Key Description: Northern Long-eared Bat 4(d) Rule
This key was last updated in IPaC on **May 15, 2017**. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for non-Federal actions is to assist determinations as to whether proposed actions are excepted from take prohibitions under the northern long-eared bat 4(d) rule.

If a non-Federal action may cause prohibited take of northern long-eared bats or other ESA-listed animal species, we recommend that you coordinate with the Service.

Determination Key Result

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

   No

2. Will your activity purposefully **Take** northern long-eared bats?

   No

3. [Semantic] Is the project action area located wholly outside the White-nose Syndrome Zone?

   Automatically answered
   No

4. Have you contacted the appropriate agency to determine if your project is near a known hibernaculum or maternity roost tree?

   Location information for northern long-eared bat hibernacula is generally kept in state Natural Heritage Inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. A web page with links to state Natural Heritage Inventory databases and other sources of information on the locations of northern long-eared bat roost trees and hibernacula is available at www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html.

   Yes

5. Will the action affect a cave or mine where northern long-eared bats are known to hibernate (i.e., hibernaculum) or could it alter the entrance or the environment (physical or other alteration) of a hibernaculum?

   No

6. Will the action involve Tree Removal?

   Yes

7. Will the action only remove hazardous trees for the protection of human life or property?

   No

8. Will the action remove trees within 0.25 miles of a known northern long-eared bat hibernaculum at any time of year?

   No

9. Will the action remove a known occupied northern long-eared bat maternity roost tree or any trees within 150 feet of a known occupied maternity roost tree from June 1 through July 31?

   No

Project Questionnaire

If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.

1. Estimated total acres of forest conversion:

6

2. If known, estimated acres of forest conversion from April 1 to October 31

0

3. If known, estimated acres of forest conversion from June 1 to July 31

0

If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.

4. Estimated total acres of timber harvest

0

5. If known, estimated acres of timber harvest from April 1 to October 31

0

6. If known, estimated acres of timber harvest from June 1 to July 31

0

If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

0

If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.

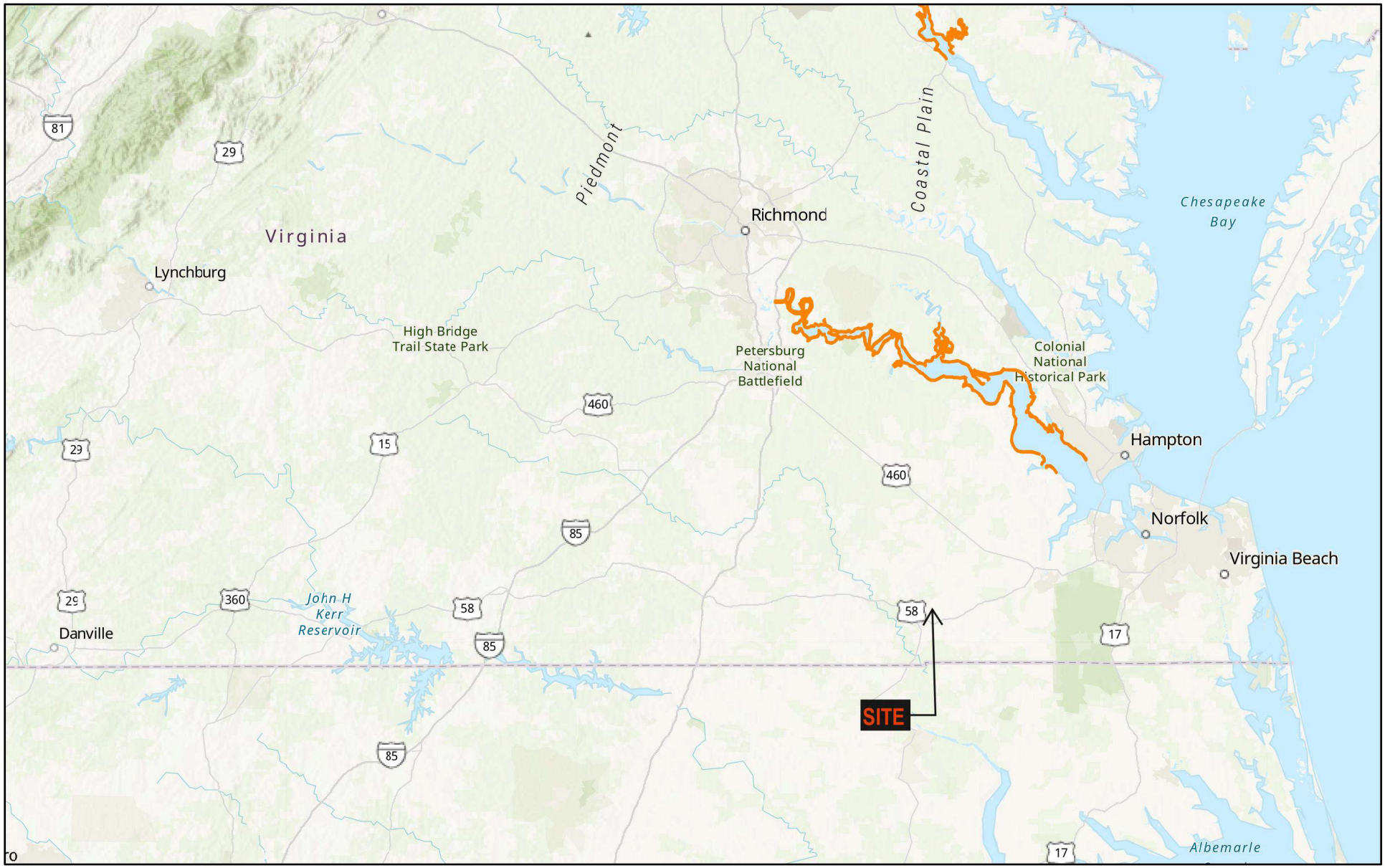
10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

IPaC User Contact Information

Name: David Brame
Address: 743 Park Lawn Court
City: Kernersville
State: NC
Zip: 27284
Email dbrame@pilotenviro.com
Phone: 3363104527

USFWS Bald Eagle Concentration Area Map



2/22/2022

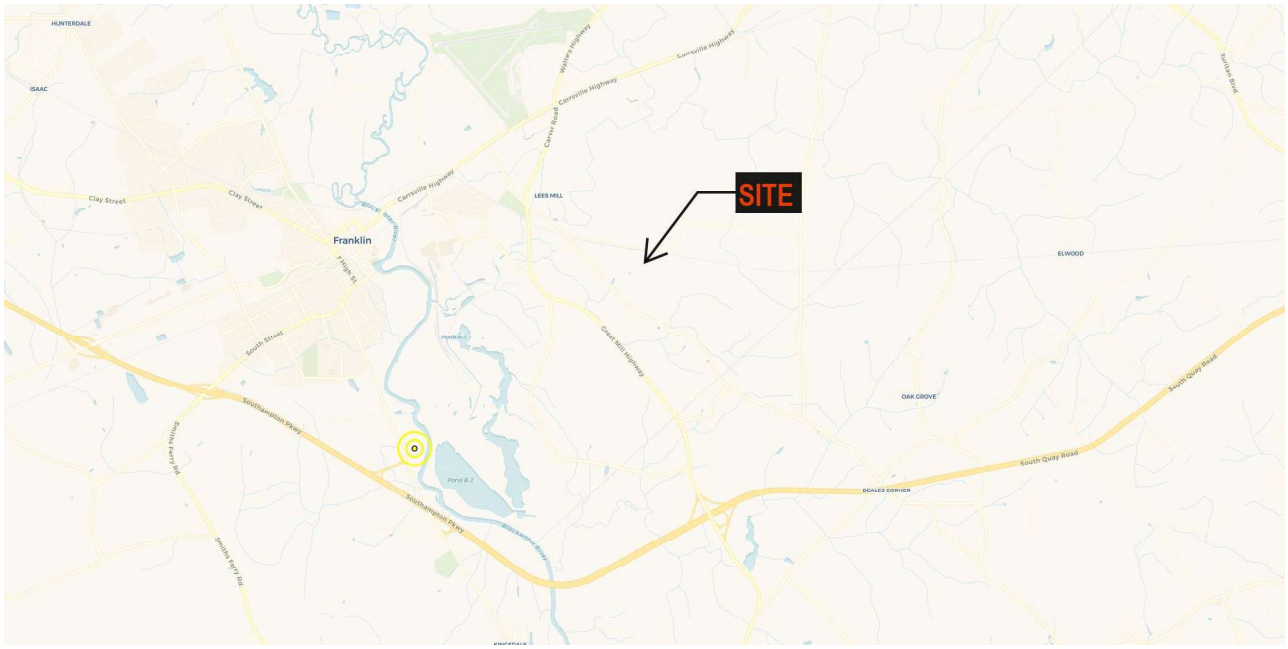
1:1,730,968

0 10 20 40 mi

0 15 30 60 km

VITA, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, CGIAR,

CCB Mapping Portal



Layers: VA Eagle Nest Locator, VA Eagle Nest Buffers

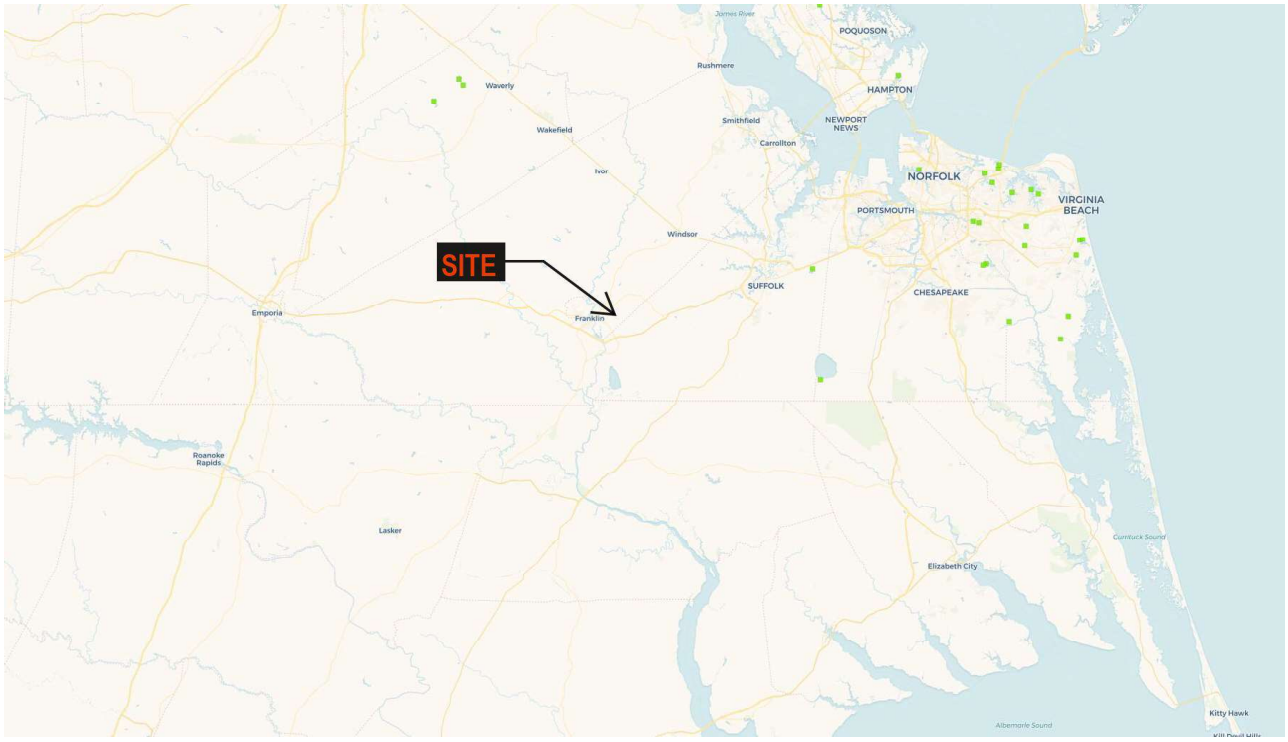
Map Center [longitude, latitude]: [-76.88361167907715, 36.6669387325187]

Map Link:
https://ccbbirds.org/maps/#layer=VA+Eagle+Nest+Locator&layer=VA+Eagle+Nest+Buffers&zoom=14&lat=36.6669387325187&lng=-76.88361167907715&legend=legend_tab_7c321b7e-e523-11e4-aaa0-0e0c41326911&base=Street+Map+%28OSM%2FCarto%29

Report Generated On: 02/22/2022

The Center for Conservation Biology (CCB) provides certain data online as a free service to the public and the regulatory sector. CCB encourages the use of its data sets in wildlife conservation and management applications. These data are protected by intellectual property laws. All users are reminded to view the Data Use Agreement to ensure compliance with our data use policies. For additional data access questions, view our Data Distribution Policy, or contact our Data Manager, Marie Pitts, at mlpitts@wm.edu or 757-221-7503.

CCB Mapping Portal



Layers: Eagle Roosts, Eagle Roost Polygons, Eagle Roost Buffers

Map Center [longitude, latitude]: [-76.86447143554688, 36.551568887374]

Map Link:
https://ccbbirds.org/maps/#layer=Eagle+Roosts&layer=Eagle+Roost+Polygons&layer=Eagle+Roost+Buffers&zoom=10&lat=36.551568887374&lng=-76.86447143554688&legend=legend_tab_59557df6-c07b-11e5-a485-0e31c9be1b51&base=Street+Map+%28OSM%2FCarto%29

Report Generated On: 02/22/2022

The Center for Conservation Biology (CCB) provides certain data online as a free service to the public and the regulatory sector. CCB encourages the use of its data sets in wildlife conservation and management applications. These data are protected by intellectual property laws. All users are reminded to view the Data Use Agreement to ensure compliance with our data use policies. For additional data access questions, view our Data Distribution Policy, or contact our Data Manager, Marie Pitts, at mlpitts@wm.edu or 757-221-7503.

Frank N. Stovall
Deputy Director for Operations

Darryl Glover
Deputy Director for Dam Safety, Floodplain Management and Soil and Water Conservation

Laura Ellis
Interim Deputy Director for Administration and Finance

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

February 17, 2022

David Brame
Pilot Environmental, Inc.
743 Park Lawn Court
Kernersville, NC 27284

Re: 5876.2, Ho-Fel Solar

Dear Mr. Brame:

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 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 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, if tree clearing occurs, the proposed project may fragment Ecological Cores **(C4, C5)** as identified in the Virginia Natural Landscape Assessment (https://www.dcr.virginia.gov/natural-heritage/vaconvisvnla), one of a suite of tools in Virginia ConservationVision that identify and prioritize lands for conservation and protection. 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 unfragmented natural cover with at least 100 acres of interior 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. Cores also provide benefits in terms of open space, recreation, water quality (including drinking water protection and erosion prevention), and air quality (including carbon sequestration and oxygen production), along with the many associated economic benefits of these functions. The cores are ranked from C1 to C5 (C5 being the least ecologically relevant) using many prioritization criteria, such as the proportions of sensitive habitats of natural heritage resources they contain.

Fragmentation occurs when a large, contiguous block of natural cover is dissected by development, and other forms of permanent conversion, into one or more smaller patches. Habitat fragmentation results in biogeographic changes that disrupt species interactions and ecosystem processes, reducing biodiversity and habitat quality due to limited recolonization, increased predation and egg parasitism, and increased invasion by weedy species.

Therefore minimizing fragmentation is a key mitigation measure that will reduce deleterious effects and preserve the natural patterns and connectivity of habitats that are key components of biodiversity. DCR recommends efforts to minimize edge in remaining fragments, retain natural corridors that allow movement between fragments and designing the intervening landscape to minimize its hostility to native wildlife (natural cover versus lawns).

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 (August 17, 2022) has passed before it is utilized.

A fee of $90.00 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
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.

Harvey, M.J. 1992. Bats of the Eastern United States. Arkansas Game and Fish Commission, Little Rock, Arkansas. pp.46

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).

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Virginia Field Office
6669 Short Lane
Gloucester, VA 23061

Date: 2/22/22

Self-Certification Letter

Project Name: Ho-Fel Solar

Dear Applicant:

Thank you for using the U.S. Fish and Wildlife Service (Service) Virginia Ecological Services online project review process. By printing this letter in conjunction with your project review package, you are certifying that you have completed the online project review process for the project named above in accordance with all instructions provided, using the best available information to reach your conclusions. This letter, and the enclosed project review package, completes the review of your project in accordance with the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884), as amended (ESA). This letter also provides information for your project review under the National Environmental Policy Act of 1969 (P.L. 91-190, 42 U.S.C. 4321-4347, 83 Stat. 852), as amended. A copy of this letter and the project review package must be submitted to this office for this certification to be valid. This letter and the project review package will be maintained in our records.

The species conclusions table in the enclosed project review package summarizes your ESA conclusions. These conclusions resulted in:

- "no effect" determinations for proposed/listed species and/or proposed/designated critical habitat; and/or
- Action may affect the northern long-eared bat; however, any take that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR § 17.40(o) [as determined through the Information, Planning, and Consultation System (IPaC) northern long-eared bat assisted determination key]; and/or
- "may affect, not likely to adversely affect" determinations for proposed/listed species and/or proposed/designated critical habitat.

We certify that use of the online project review process in strict accordance with the instructions provided as documented in the enclosed project review package results in reaching the appropriate determinations. Therefore, we concur with the determinations described above for proposed and listed species and proposed and designated critical habitat. Additional coordination with this office is not needed.

Candidate species are not legally protected pursuant to the ESA. However, the Service encourages consideration of these species by avoiding adverse impacts to them. Please contact this office for additional coordination if your project action area contains candidate species.

Should project plans change or if additional information on the distribution of proposed or listed species, proposed or designated critical habitat becomes available, this determination may be reconsidered. This certification letter is valid for 1 year.

Information about the online project review process including instructions and use, species information, and other information regarding project reviews within Virginia is available at our website http://www.fws.gov/northeast/virginiafield/endspecies/project_reviews.html. If you have any questions, please contact Troy Andersen of this office at (804) 824-2428.

Sincerely,

Cindy Schulz
Field Supervisor
Virginia Ecological Services

Enclosures - project review package

Existing field on the southeast portion of parcel 72-01-022

Existing structures on 72-01-022 to be removed if approved

Looking Southeast on parcel 72-01-022

Looking East on parcel 69-01-086

Existing path on parcel 69-01-086

COMMONWEALTH of VIRGINIA

Ann Jennings
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
TDD: (804) 367-2386
www.dhr.virginia.gov

September 27, 2022

Hope Smith
Dutton + Associates, LLC
1115 Crowder Dr.
Midlothian, VA 23113

RE: Ho-Fel Solar Project
Isle of Wight County, Virginia
DHR File No. 2022-4749

Dear Dr. Smith:

We have received for review the report, *Phase I Cultural Resource Survey of the Ho-Fel Solar Project Area* prepared by Dutton + Associates (D+A) on behalf of Ho-Fel Solar I, LLC. We provide the following comments in support of an application to the Department of Environmental Quality (DEQ) for a Permit-by-Rule to construct and operate a small solar project Isle of Wight County.

Archaeology

The report documents a survey of approximately 417 acres. During the course of the survey, three previously recorded sites (44IW0152, 44IW0154, and 44IW0162) were re-identified and three new archaeological sites were identified (44IW0380, 44IW0381, 44IW0382) were identified. One unrecorded cemetery (44IW0383) was also identified. Two small, twentieth-century artifact scatters (44IW0155 and 44IW0177) were not re-identified. When they were first identified, these sites were recommended as ***not eligible*** for listing in the National Register of Historic Places (NRHP). Sites 44IW0152 and 44IW0154 were originally recommended ***not eligible*** for inclusion in the NRHP, and D+A concurs with this. Site 44IW0380, 44IW0381, and 44IW0382 are all early-twentieth century domestic sites that have been disturbed by demolition in the mid-twentieth century. Due to their recent date and the level of disturbance, D+A recommends these sites (44IW0380-44IW0382 *inclusive*) not eligible for inclusion in the NRHP, and no further consideration is required.

Two small cemeteries were delineated during this investigation. Site 44IW0162 was previously delineated by VCU archaeologists in the 1990s, and was recommend as ***potentially eligible*** for listing in the NRHP. The cemetery boundaries were reestablished during the current effort. D+A recommends that 44IW0162 is ***not eligible*** for listing in the NRHP. Site 44IW0383 was newly identified during this survey. Delineation resulted in the subsurface identification of five graves in addition to three surface grave markers. D+A recommends a 25-foot buffer around the delineated limits of both cemeteries.

DHR agrees that sites **44IW0152, 44IW0154, 44IW0380, 44IW0381**, and **44IW0382** are *not eligible* for listing in the NRHP. No additional work is needed at these locations. DHR considers 44IW0162 to be delineated; however, it is DHR's opinion that **44IW0162** is *potentially eligible* for listing the NRHP. Gable-lid coffins are one of the earliest formal burial types in Virginia and is consistent with Colonial and post-colonial internments. Please note that the information about the possible time period in VCRIS is not accurate and should be corrected to reflect the information documented during the 1995 project. Regarding the delineation of 44IW0383, DHR agrees that the southern boundaries of the cemetery appear to be reasonably delineated but has concerns that the northern boundaries were not sufficiently explored. Please clarify why the northern section was not stripped more. It appears that there have been several generations of fencing placed around this cemetery. It seems as though the former landowners did not know the exact boundaries of the cemetery and there is potential for burials north of the headstones. Finally, since the cemetery is near an existing transmission line, are there plans to upgrade or rebuild the line to support the proposed solar facility? If you have any other information about the transmission line, it would be helpful for DHR for understand potential future impacts.

Architecture

The architectural component of the report identified six (6) previously recorded resources and ten (10) newly identified resources within the 0.5-mile study area. One previously recorded resource (DHR ID #133-0056) was demolished since it was last surveyed.

D+A recommends a minimal impact to Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP)-listed Oak Crest (DHR ID #046-0019) and DHR will need additional information in order to concur with this. We understand that the resource is included within the project lease area.

The building was listed in the VLRNRHP under criterion C in the area of architecture, for its distinctive Federal-style influences and representation of an evolved nineteenth century home and the surrounding fields are noted as being integral to the broader setting. The fenced lot is bordered by open agricultural fields that were historically associated with the home, but have been subdivided off and are not included in the listed resource boundary. The solar arrays, infrastructure, and other improvements will be done within and around the resource boundary, although the home and associated property will be excluded from the development footprint. A setback buffer will also be in place around the perimeter of the property. There will be a visual impact to the resource. While the field layout is being maintained, the installation of solar panels is not consistent with the historic precedent and will diminish the integrity where visible, even seasonally visible.

We understand that the vegetation surrounding Oak Crest will obscure some views of the arrays/project area. However, there will be some visibility, particularly seasonal, through breaks in the vegetation. DHR will need to see a viewshed analysis with attention to areas in which the project area will be visible from the primary resource to be depicted in photographs of #046-0019 towards the proposed arrays and vice versa as well as from the boundary line of #046-0019 towards the proposed arrays and vice versa. The viewshed analysis should have several photos taken from key vantage points. The photos should be keyed to an aerial map with the direction indicated. Renderings of the arrays superimposed on some of the viewshed photos could be helpful. In addition, please provide us specifics on the areas in which the resource boundary will be encroached upon by the solar arrays, infrastructure, and other improvements. Please note that if any vegetative buffer is planned in relation to this resource, DHR will need to see those plans.

Please see the attached table for all eligibility and impact recommendations.

If you have any questions regarding these comments, please contact me at 804-482-8091 or via email, jennifer.bellville-marrion@dhr.virginia.gov.

Sincerely,

Jenny Bellville-Marrion, Project Review Archaeologist
Review and Compliance Division

c. Adrienne Birge-Wilson, DHR
Chris Egghart, DEQ
Trent Blowe, Isle of Wight County

Attachment
DHR File No. 2022-4749
September 27, 2022

DHR ID#	Resource Name/Address	D+A Eligibility	DHR Eligibility	D+A Impact	DHR Impact
046-0019	Oak Crest	VLR/NRHP-Listed	Remain VLR/NRHP-Listed	**Minimal**	**More Information Needed**
046-0054	Lee's Mill	Treated as Eligible for the purposes of this project	Inaccessible; Treated as Eligible for the purposes of this project	No Impact	No Impact
046-0113	House	Not Eligible	Not Eligible	N/A	N/A
046-0114	House	Not Eligible	Not Eligible	N/A	N/A
046-1115	House	Not Eligible	Not Eligible	N/A	N/A
046-5701	House	Not Eligible	Not Eligible	N/A	N/A
046-5702	House	Not Eligible	Not Eligible	N/A	N/A
046-5703	House	Not Eligible	Not Eligible	N/A	N/A
046-5704	House	Not Eligible	Not Eligible	N/A	N/A
046-5705	House	Not Eligible	Not Eligible	N/A	N/A
046-5706	House	Not Eligible	Not Eligible	N/A	N/A
046-5707	House	Not Eligible	Not Eligible	N/A	N/A
133-0056	Cutchins Farm	Not Eligible	Not Eligible	N/A	N/A
133-5654	House	Not Eligible	Not Eligible	N/A	N/A
133-5655	Cemetery	Not Eligible	Not Eligible	N/A	N/A
133-5656	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

ISLE of WIGHT COUNTY MUSEUM

MEMORANDUM

TO: Trenton S. Blowe
Planner I, Isle of Wight County Department of Planning & Zoning

FROM: Jennifer England
Director, Isle of Wight County Museum
Historic Resources Manager, Isle of Wight County

RE: Ho-Fel Solar Facility
Phase I Cultural Resource Survey

DATE: October 7, 2022

After reviewing the Phase I Cultural Resource Survey of the Ho-Fel Solar Project Area prepared for Ho-Fel Solar I LLC by Dutton + Associates LLC with reference to the April 2022 Conditional Use Amendment Permit Application package (CUP-08-18), the Isle of Wight County Museum/Isle of Wight County Department of Historic Resources has found no concerns with the application – provided that the conclusions and recommendations set forth in the report are followed.

As noted in the report, the cemeteries should be protected with a 25-foot buffer around the delineated limits, and to reduce views, the project should be setback from the road in the vicinity of Oak Crest with no improvements closer to the road than the rear of the house with a supplemental landscape buffer planted along the perimeter of project improvements to further screen them from the road in the vicinity of this circa 1790 National Register of Historic Places property.

As the applicant moves forward with this project, the potential on these sites for archaeological artifacts and resources is highly probable. If the landowner is willing, the 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

ORDINANCE NUMBER ___ _____

AN ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT, CUP-2-22, TO ESTABLISH A MAJOR UTILITY SERVICE, SPECIFICALLY A UTILITY-SCALE SOLAR ENERGY FACILITY AND SUBSTATION, ON A PORTION OF PROPERTY ZONED RURAL AGRICULTURAL CONSERVATION AND LOCATED ON LEES MILL ROAD WITH TAX PARCEL NUMBERS 69-01-086 AND 72-01-022

WHEREAS, Ho-Fel Solar, LLC, applicant, on behalf of Dustin and Brandy Atkins and Cobb Land Limited Partnership, property owners, has requested the issuance of a conditional use permit for a certain portion property with tax parcel numbers 69-01-086 and 72-01-022, which land is 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-2-22), as submitted or modified with conditions herein, the expressed purpose of which is to permit a major utility service, 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 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 major utility service 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-22-15

ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION TO THE BOARD OF SUPERVISORS RELATING TO CONDITIONAL USE PERMIT REQUEST CUP-02-22 TO ALLOW A MAJOR UTILITY SERVICE, SPECIFICALLY A UTILITY SCALE SOLAR ENERGY FACILITY and SUBSTATION, ON PROPERTY WITH TAX MAP PARCELS 69-01-086 AND 72-01-022

WHEREAS, Ho-Fel Solar, LLC, applicant, on behalf of Dustin and Brandy Atkins and Cobb Land Limited Partnership, property owners, has requested issuance of a conditional use permit for a portion of a certain tract of land with tax parcel numbers 69-01-086 and 72-01-022 situated in Isle of Wight County; and

WHEREAS, the specific request is to permit a major utility service, specifically a utility-scale solar energy facility and substation, in accordance with sections 1-1017 and 5-5003 of the Zoning Ordinance;

WHEREAS the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Isle of Wight County, that:

Section 1. Findings.

X A. The Isle of Wight County Planning Commission finds that the proposed amendment to conditional zoning is reasonable and warranted due to a change in circumstances affecting the property and has considered the following factors and finds that the proposed rezoning does not conflict with:

1. the existing use and character of property within the County;
2. the Comprehensive Plan;
3. the suitability of the property for various uses;
4. the trends of growth or change;
5. the current or future requirements of the community as to land for various purposes as determined by population and economic studies and other studies;
6. the transportation requirements of the community;
7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services;
8. the conservation of natural resources;

9. the preservation of floodplains;

10. the preservation of agricultural and forestal land;

11. the conservation of properties and their values; and

12. the encouragement of the most appropriate use of land throughout the County.

_____ B. The Isle of Wight County Planning Commission does not find that the proposed zoning map amendment 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-02-22, be:

___ a. Granted as submitted, and that the Board of Supervisors adopt the proposed Ordinance without modification.

___ b. Denied, and that Board of Supervisors not adopt the proposed Ordinance.

X 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: October 25 2022

READ AND PASSED: James Bullock
Chairman, Isle of Wight County Planning Commission

TESTE: Amanda
Secretary, Isle of Wight County Planning Commission

Approved as to Form:

Robert W. Jones, Jr., County Attorney

Exhibit B

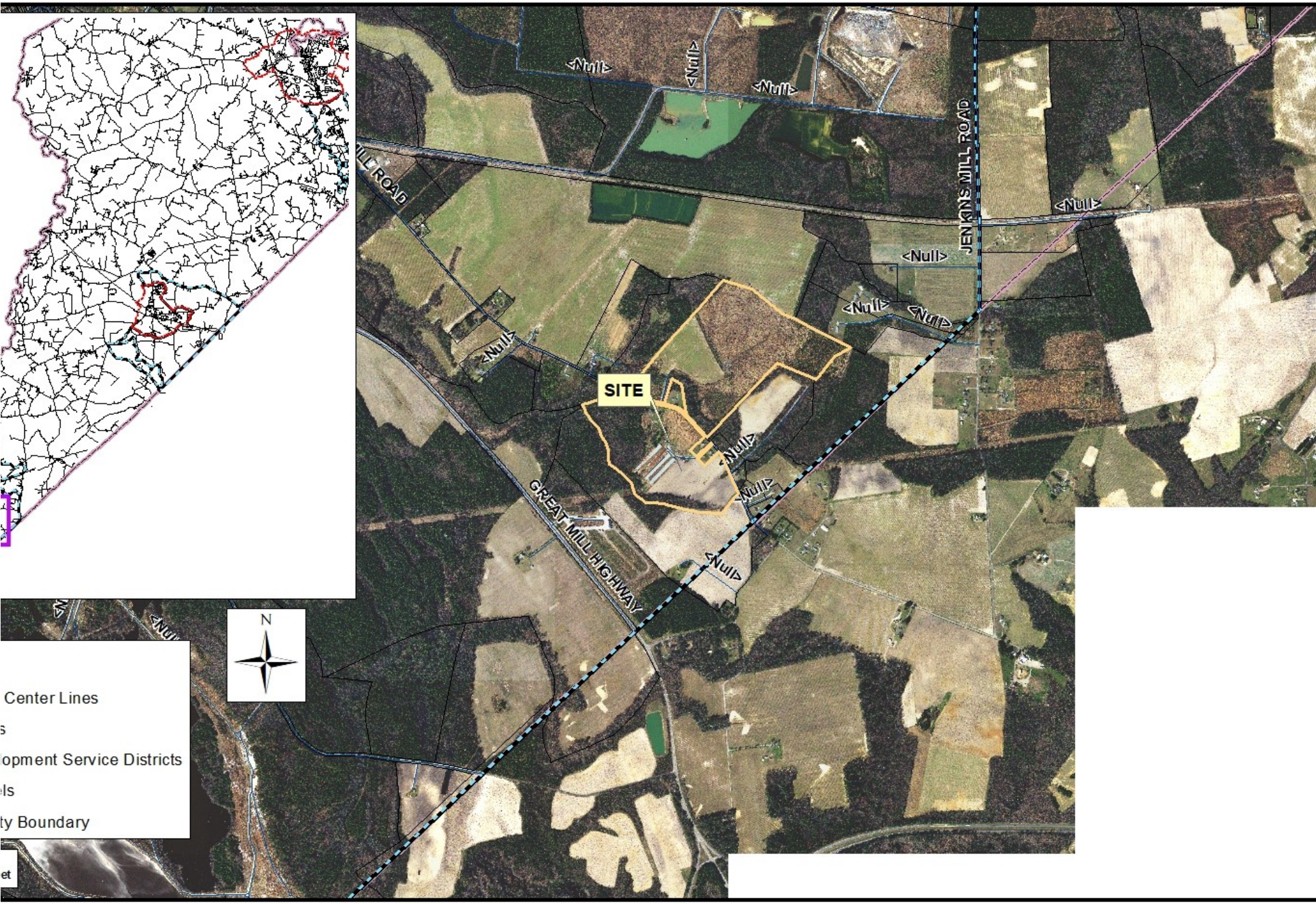

SITE
JENKINS MILL ROAD
GREAT MILL HIGHWAY
N
Center Lines
opment Service Districts
ty Boundary

EXHIBIT C

Conditions recommended by the Planning Commission:

1. The selected panels will be tested for hazard constituents using laboratory testing (such as a toxicity characteristic leaching procedure, TCLP) validating that hazardous constituents are below EPA control levels for all power-generating equipment initially installed and replaced on the site.
2. A sign with the contact info for the project liaison shall be posted on-site.
3. No salvage value be added to the decommissioning bond.
4. If the land is currently in cultivation, it shall be maintained and cut prior to August 1st annually prior to project construction.

Conditions recommended by Staff:

Staff recommends approval of the CUP with the following conditions:

1. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type that is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator prior to final site plan approval.
2. The applicant shall permanently preserve and maintain both existing forest and vegetation as well as planted buffer landscaping and shall not clear or cut live trees within required setbacks or buffer yards except as necessary to avoid shading of solar panels as approved by the Zoning Administrator.
3. The applicant shall submit an Emergency Response Plan at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan.
4. The applicant shall meet any additional VDHR delineation and buffer requirements before receiving final site plan approval.
5. Hours of operation for construction activities to be limited to 7:00 am to 6:00 pm Monday through Friday and 9:00 am to 5:00 pm on Saturdays. No construction is to occur on Sundays.
6. The applicant shall reimburse the County for reasonable costs related to retaining such third-party inspectors as deemed necessary for project inspections.
7. The enhanced buffer landscape plan proposed on the concept plan exhibit is conceptual only at this time. The buffer design and required plantings will be reviewed in detail for approval during site plan review and, at minimum, must include a double-staggered row of plantings in areas where existing vegetation is not being retained to include a mix of evergreen and deciduous species to provide an effective screen.
8. The applicant shall maintain a 25-foot setback from cemeteries found in the Phase 1 study and from any additional gravesites found in further evaluation recommended by VDHR. Any cemetery found in the project area must remain clear of obstruction.

ISSUE:

Consideration of a Siting Agreement for the Ho-Fel Solar Project

BACKGROUND:

At its regular meeting on December 8, 2022, the Board adopted a motion to table this matter.

Ho-Fel Solar, LLC desires to build a solar project in Isle of Wight County. In this regard, the Code of Virginia allows the County and Ho-Fel Solar to enter into a siting agreement relative to solar facilities.

BUDGETARY IMPACT:

The siting agreement could allow for revenues of approximately $3.4 million over a 40 year period.

RECOMMENDATION:

Per the Board's discussion and direction.

ATTACHMENTS:

Description	Type	Upload Date
Siting Agreement	Backup Material	1/18/2023
Voluntary Payment Schedule	Backup Material	1/18/2023

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 Ho-Fel Solar, LLC, a Virginia limited liability company (the "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 Isle of Wight County Board of Supervisors (the "Board") pursuant to a conditional use permit originally granted to Ho-Fel Solar, LLC on February 21, 2019 (CUP-8-18), and amended by CUP-02-22 on January 18, ~~December 8~~, 202~~3~~2 (CUP-8-18 as amended by CUP-02-22, referred to hereinafter as the "CUP" and the project as expanded and amended by CUP-02-22 referred to hereinafter as the "Project"). The Project is located on certain parcels of land identified as Isle of Wight County Tax Map Parcels 69-01-087, 72-01-022 and 69-01-086 (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 the Applicant in the deployment of broadband, as defined in § 56-585.1:9, in such locality;

WHEREAS, after negotiation between the County and the 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% as provided by state law and local ordinances, including Virginia Code § 58.1-3660 (C), (D), and (F), and the County Code of Ordinances Sec. 15-23, commonly known as the Machinery and Tools Tax ("M&T Taxes");

WHEREAS, Applicant has agreed to the payments and financial terms contained herein, including payment of the M&T Taxes;

WHEREAS, the anticipated lifetime project revenue from M&T Taxes currently in effect is estimated to be less than what assessments would be under a Revenue Share Ordinance;

WHEREAS, pursuant to the terms of this Agreement, Applicant has ~~further agreed that, in any year in which the M&T Taxes would be less than what the County would obtain under a Revenue Share Ordinance,~~agreed to ~~Applicant will~~ make a voluntary lump sum payment ("Advance~~d~~ Revenue Share Payment"), due and payable with-in ninety (90) days of Commercial Operation of the Project as defined herein.

WHEREAS, this Advance~~d~~ Revenue Share Payment represents ~~(supplemental payment~~ the "Net Present Value" of the -increase -in lifetime project revenues from M&T Taxes currently in effect and those the County would collect if it were to adopt a Revenue Share Ordinance at a later date;~~ -~~

WHEREAS, ~~P~~pursuant to this Agreement, in the event the County adopts a Revenue Share Ordinance at a later date, Applicant shall be deemed to have satisfied this increased obligation in advance and shall remain subject only to ~~applicable~~ M&T Taxes as provided herein.~~ 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 CUP approved by the Board of Supervisors for the Project. CUP 02-22, approved on December 8, 2022, is attached as **Exhibit A** and is hereby incorporated herein.

2. Violations/Enforcement. Violation by the 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 in accordance with Section __ of the CUP.

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 and that the financial payments set forth herein are compensation to the County consistent with Chapter 22, Title 15.2, Article 7.3 of the Virginia Code.

2. Payment Structure. The 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") upon Commercial Operation, as defined below. Each Payment shall be due and payable ~~on or before December 1st each year (and shall be prorated accordingly for the number of months of Commercial Operation prior to December 1 of the first year),~~as provided herein 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 (1) year; or (iii) if not previously terminated by (i) or (ii), and the Project remains in Commercial Operation at the end of the fortieth (40th) calendar year of Commercial Operation, the conclusion of the applicable subsequent calendar year as may follow the delivery of a termination notice as described in Article III, Section 1 hereof. Applicant's obligation to make the Payments 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 fortieth (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 1 to December 31 of each calendar year, until written notice of termination is given by either Party, at least one year 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. The 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 the 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 the County of Isle of Wight, 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:

Isle of Wight County, Virginia
P.O. Box 80
Isle of Wight, VA 23397

With a copy to:

Robert W. Jones, Jr.
County Attorney
P.O. Box 80
Isle of Wight, VA 23397

With a copy to:

Ho-Fel Solar, LLC
c/o General Counsel
103 Roberts Street
Asheville, NC 28801

With a copy to:

John G. "Chip" Dicks
D. Scott Foster, Jr.
Gentry Locke
PO 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 Isle of Wight County Board of Supervisors, is a public document, subject to production under the Virginia Freedom of Information Act ("FOIA"). The County understands and acknowledges the 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 the 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 the 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 the 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 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 the 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 Isle of Wight 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 the 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 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.

HO-FEL SOLAR, LLC

_____
Signature

_____
Title

ISLE OF WIGHT COUNTY, VIRGINIA

By: _____
Name: Rudolph Jefferson
Title: Chairman, 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 5040 MWac and the estimated capital expenditures associated with the Project subject to M&T Taxation. ~~, and all payments shall be adjusted proportionally if the nameplate capacity of the constructed Project differs from such estimate.~~ **Exhibit B** lists payment amounts based on the following assumptions and calculations:

(A) **Advanced Revenue Share ~~Equival~~Payment.** ~~Th~~This value represents the "Net Present Value" of the ~~e~~ difference between the Project's lifetime obligation under the Estimated M&T, as provided below, and total of 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 5040MWac, subject to an escalation of ten (10) percent every five (5) years beginning in 2026 over a forty (40) year timeline. This total value has been reduced to "Net Present Value" in order to provide the County with guaranteed, upfront revenue from this Project. This one-time payment shall be made within ninety (90) days of Commercial Operation of the Project, as defined herein.~~—~~ Applicant and the County acknowledge that the Advance Revenue Share Payment shall be deemed to satisfy any future obligation of the Applicant to pay assessments pursuant to any Revenue Share Ordinance adopted by the County. Additionally, Applicant and County acknowledge that in the event a Revenue Share Ordinance is adopted, the Project shall continue to pay only M&T Taxes.

(B) **Estimated M&T.** An estimate of the annual M&T Taxes (which will fluctuate in any given year, depending on the Project's final capital expenditures ~~machinery and tools~~).

~~(C) **Supplemental Voluntary Payments.** 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 Va. Code § 58.1-2636, as of the date hereof (*i.e.*, $1,400 per megawatt), for the life of the Project, regardless of whether the County adopts a Solar 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.~~

TABLE TO BE UPDATED PURSUANT TO ADOPTED REVENUE SCHEDULE APPROVED BY BOARD OF SUPERVISORS

YEAR	REVENUE SHARE EQUIVALENT (A)	ESTIMATED M&T TAXES (B)	VOLUNTARY SUPPLEMENTAL PAYMENT	
1	$56,000	58,388	$0	
2	$61,600	59,118	$XXXX	
3	$61,600	59,856	$XXXX	
4	$61,600	60,605	$XXXX	
5	$61,600	61,362	$XXXX	
6	$61,600	62,129	$XXXX	
7	$67,760	62,906	$XXXX	
8	$67,760	63,692	$XXXX	
9	$67,760	64,266	$XXXX	
10	$67,760	63,967	$XXXX	
11	$67,760	63,584	$XXXX	
12	$74,536	63,114	$XXXX	
13	$74,536	62,548	$XXXX	
14	$74,536	61,866	$XXXX	
15	$74,536	61,072	$XXXX	
16	$74,536	60,155	$XXXX	
17	$81,990	59,102	$XXXX	
18	$81,990	57,910	$XXXX	
19	$81,990	56,549	$XXXX	
20	$81,990	57,494	$XXXX	
21	$81,990	53,322	$XXXX	
22	$90,189	51,420	$XXXX	
23	$90,189	49,309	$XXXX	
24	$90,189	46,964	$XXXX	
25	$90,189	44,378	$XXXX	
26	$90,189	41,516	$XXXX	
27	$99,207	38,379	$XXXX	
28	$99,207	34,931	$XXXX	
29	$99,207	31,160	$XXXX	
30	$99,207	27,020	$XXXX	
31	$99,207	22,508	$XXXX	
32	$109,128	17,583	$XXXX	

~~33~~	~~$109,128~~	~~12,213~~	~~$XXXX~~	
~~34~~	~~$109,128~~	~~9,775~~	~~$XXXX~~	
~~35~~	~~$109,128~~	~~9,897~~	~~$XXXX~~	
~~36~~	~~$109,128~~	~~10,021~~	~~$XXXX~~	
~~37~~	~~$120,041~~	~~10,146~~	~~$XXXX~~	
~~38~~	~~$120,041~~	~~10,273~~	~~$XXXX~~	
~~39~~	~~$120,041~~	~~10,401~~	~~$XXXX~~	
~~40~~	~~$120,041~~	~~10,531~~	~~$XXXX~~	
~~**Total**~~	~~**$3,458,213**~~	~~**$1,761,247**~~		

EXHIBIT C

FORM OF MEMORANDUM

Full exhibit follows

PREPARED BY AND RETURN TO:
Ho-Fel Solar, LLC
c/o General Counsel
103 Roberts Street
Asheville, NC 28801

Isle of Wight Tax Map ID Nos.:_____

[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 **Ho-Fel Solar, LLC**, a Virginia limited liability company ("Ho-Fel"), with regard to the following:

Siting Agreement. The County and Ho-Fel are parties to that Solar Facility Siting Agreement, dated _____ (the "Siting Agreement"), which describes the intent of Ho-Fel to develop, install, build, and operate a solar facility ("Project") on that certain parcel of land identified as Isle of Wight County Tax Map Parcels _____ (the "Property").

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 _____.

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 Isle of Wight County Comprehensive Plan under Virginia Code Ann. § 15.2-2232.

Obligations. The Siting Agreement sets forth, *inter alia,* certain obligations of Ho-Fel to comply with the Conditional Use Permit approved by the County for the Project, and to make certain payments to the County.

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 Ho-Fel executed and are recording this Memorandum solely for the purpose of providing constructive notice of the Siting Agreement and the County's and Ho-Fel'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.

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: Rudolph Jefferson
Title: Chairman, Board of Supervisors

COMMONWEALTH OF VIRGINIA,
COUNTY OF _____, to-wit:

The foregoing Memorandum was acknowledged before me this _____, 2022, by Rudolph Jefferson, Chairman of the Board of Supervisors of Isle of Wight County, Virginia.

_____
Notary Public

My Commission expires:

WITNESS the following signature and seal:

HO-FEL SOLAR, LLC,
a Virginia limited liability company

By: _____
Name: _____
Title: _____

STATE OF VIRGINIA }
}
COUNTY OF }

Before me, a notary public in and for the jurisdiction aforesaid, this ____ day of _____, 2022, appeared _____, who acknowledged that they executed the foregoing instrument in their capacity as _____ of Ho-Fel Solar, LLC, a Virginia limited liability company, on behalf of said corporation.

_____
Notary Public

My Commission expires:

Ho-Fel Solar Siting Agreement Schedule 50MW

NPV @ 8% paid in year of COD

NPV Payment: $373,583.65

In Schedule 50MW Ho-Fel Solar pays M&T, annually, as prescribed by the statute and makes an upfront payment of $373,583.65. The $373,583.65 amount is the Net Present Value of the sum of additional payments in the years where Revenue Share is greater than M&T.

Year	Rev Share Equiv (50MW)	Estimated M&T Taxes	Addtional Pmt (M&T vs Rev Share)
1	$ 70,000.00	$ 66,239.00	$ 3,761.00
2	$ 70,000.00	$ 66,239.00	$ 3,761.00
3	$ 77,000.00	$ 66,239.00	$ 10,761.00
4	$ 77,000.00	$ 66,239.00	$ 10,761.00
5	$ 77,000.00	$ 66,239.00	$ 10,761.00
6	$ 77,000.00	$ 66,239.00	$ 10,761.00
7	$ 77,000.00	$ 66,239.00	$ 10,761.00
8	$ 84,700.00	$ 66,239.00	$ 18,461.00
9	$ 84,700.00	$ 66,011.00	$ 18,689.00
10	$ 84,700.00	$ 64,892.00	$ 19,808.00
11	$ 84,700.00	$ 63,707.00	$ 20,993.00
12	$ 84,700.00	$ 62,456.00	$ 22,244.00
13	$ 93,170.00	$ 61,131.00	$ 32,039.00
14	$ 93,170.00	$ 59,718.00	$ 33,452.00
15	$ 93,170.00	$ 58,224.00	$ 34,946.00
16	$ 93,170.00	$ 56,642.00	$ 36,528.00
17	$ 93,170.00	$ 54,964.00	$ 38,206.00
18	$ 102,487.00	$ 53,190.00	$ 49,297.00
19	$ 102,487.00	$ 51,299.00	$ 51,188.00
20	$ 102,487.00	$ 49,304.00	$ 53,183.00
21	$ 102,487.00	$ 47,184.00	$ 55,303.00
22	$ 102,487.00	$ 44,940.00	$ 57,547.00
23	$ 112,735.70	$ 42,562.00	$ 70,173.70
24	$ 112,735.70	$ 40,038.00	$ 72,697.70
25	$ 112,735.70	$ 37,366.00	$ 75,369.70

26	$	112,735.70	$	34,525.00	$ 78,210.70
27	$	112,735.70	$	31,522.00	$ 81,213.70
28	$	124,009.27	$	28,336.00	$ 95,673.27
29	$	124,009.27	$	24,965.00	$ 99,044.27
30	$	124,009.27	$	21,381.00	$ 102,628.27
31	$	124,009.27	$	17,590.00	$ 106,419.27
32	$	124,009.27	$	13,572.00	$ 110,437.27
33	$	136,410.20	$	9,310.00	$ 127,100.20
34	$	136,410.20	$	7,360.00	$ 129,050.20
35	$	136,410.20	$	7,360.00	$ 129,050.20
36	$	136,410.20	$	7,360.00	$ 129,050.20
37	$	136,410.20	$	7,360.00	$ 129,050.20
38	$	150,051.22	$	7,360.00	$ 142,691.22
39	$	150,051.22	$	7,360.00	$ 142,691.22
40	$	150,051.22	$	7,360.00	$ 142,691.22
Totals	$	4,242,714.51	$	1,676,261.00	$ 2,566,453.51

ISSUE:

Conditional Zoning Amendment Request to Amend Proffered Conditions for the Shirley T. Holland Intermodal Park Phase III Conditional-Limited Industrial (C-LI) Zoning

BACKGROUND:

This is a conditional zoning amendment request to amend the proffered conditions for the Shirley T. Holland Intermodal Park Phase III C-LI zoning originally approved by the Board of Supervisors in 2013. The conditional zoning allows for the development of light industrial, custom manufacturing, and warehousing and distribution uses on approximately 889.57 acres located on the east side of US Route 258 in the Windsor Development Service District. The subject tax map parcels are 53-01-080A, 53-01-080B, 53-01-080C, 53-01-081, 54-01-070A, 60-01-045, and 61-01-002. This proffer amendment seeks to eliminate section "VII. Water and Sewer Improvements" to remove the requirement that all development within the Park be served by public water and sewer.

A statement of the reason for the request as well as a red-line version of the proposed changes to the proffer statement is attached to this staff report.

Section 1-1016 of the Isle of Wight County Zoning Ordinance allows for the Board of Supervisors to waive the requirements of a public hearing when such amendment to conditional zoning does not affect conditions of use or density. No change affecting conditions of use or density is proposed with this application.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Staff recommends approval of this request.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	1/10/2023
Narrative and Proffer Statement Redline	Backup Material	1/10/2023

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

RECEIVED
DEC 22 2022
By: CStilton

App. 27221
ZA-8-22

APPLICATION FOR REZONING/CONDITIONAL ZONING AMENDMENT

This application should be used to petition for a change to the Official Zoning Map or for an amendment of zoning conditions. The following application requirements are consistent with the procedures set forth in Section 1-1015, *Amendments*, of the Isle of Wight County Zoning Ordinance, as amended.

[ ] Rezoning

[ ] Conditional Rezoning (Are voluntary proffered conditions attached?):_____Yes _____ No

Request to change the subject property(s) from the_____to the_____zoning district.

Proposed Use or Activity: _____

[☑] Amendment to Conditional Zoning

Request to change conditional zoning as follows (Attach current and proposed conditions): _____

Remove requirement to connect to public water & sewer within Phase III of Shirley T. Holland Intermodal Park.

B. PROJECT DESCRIPTION:

Project Name: Shirley T. Holland Intermodal Park, Phase III

Property Address (if any): N/A

Election District: D-4 (formerly Windsor)

Comprehensive Plan Designation: Planned Industrial

The rezoning will apply to 889.57 acres out of 969.13 total acres

Tax Parcel Identification #_____Number of Acres to be Rezoned: _____

Requesting Zoning District Change from:_____to _____

Tax Parcel Identification #_____Number of Acres to be Rezoned: _____

Requesting Zoning District Change from:_____to _____

Tax Parcel Identification #_____Number of Acres to be Rezoned: _____

Requesting Zoning District Change from:_____to _____

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

Public Sewer_____Private Septic _____

C. APPLICATION INFORMATION:

Applicant(s) Name(s): Economic Development Authority of Isle of Wight County, VA (Christopher A. Morello, Secretary-Treasurer)

Address: P.O. Box 80

City, State, Zip Code: Isle of Wight, VA 23397

Phone No.: 757-356-1962 Email: cmorello@iwus.net Fax No.:

Property Owner(s) Name(s): Isle of Wight County Economic Development Authority

Address: P.O. Box 80

City, State, Zip Code: Isle of Wight, VA 23397

Phone No.: 757-356-1962 Email: cmorello@iwus.net Fax No.:

CAM/LS 12/21/22

Applicant Signature **Date**

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

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

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

FOR OFFICE USE ONLY:

Complete Application Received On: 12/22/2023 Fees Paid: *WAIVED PER COUNTY ADMINISTRATOR 1/5/23

Tax Query: [ ] Current [ ] Delinquent Distribution Date: N/A

Posted/Date to Post: N/A

AGENCIES REFERRALS: N/A

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

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

Verified By: Amy M. Bryan Date: 1/4/2023

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Isle of Wight County Economic Development Authority

Address P.O. Box 80
Street

Isle of Wight | VA | 23397
City | State | Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
53-01-080A, 53-01-080B, 53-01-080C, 53-01-081, 54-01-070A, 60-01-045, 61-01-002	Shirley T. Holland Intermodal Park, Phase III

OTHER OWNERS OF AFFECTED REAL ESTATE
(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

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

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

Applicant: Christopher A. Morello (Printed or Typed Name) Applicant: [signature] (Signature) Date: 12/21/22

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Nicole A. Talton,
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia this 21st day of December, 20 22.

[signature]
Notary Public

My Commission Expires 10/31/2023

NICOLE A. TALTON
NOTARY PUBLIC
REG. #7036987
MY COMMISSION EXPIRES
10/31/2023
COMMONWEALTH OF VIRGINIA

REZONING/CONDITIONAL ZONING AMENDMENT APPLICATION CHECKLIST

****Both checklist and application required upon submission to central permitting or application will not be accepted****

In conjunction with Section 1-1015, *Amendments*, of the Isle of Wight County Zoning Ordinance, as amended, the following information shall be submitted for a Rezoning/Conditional Zoning Amendment Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for a rezoning shall be certified as complete unless the following information is provided. The required number of copies may be reduced with permission of the Zoning Administrator.

- ☐ Application: Ten (10) copies of the original, executed application, one (1) digital copy of all application documents, and one (1) original executed application. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page 3 of the application.

- N/A Fees. Application fee must be submitted with the application. Checks should be made payable to: Treasurer, Isle of Wight County.

- ☐ Statement of the reasons for seeking such amendment, and if applicable, a statement of proffered conditions with owner(s) original, notarized signature. Ten (10) copies required.

Memorandum attached.

- ☐ Narrative description. Description of current condition and use of the property, to include the Tax Parcel Identification Number. Ten (10) copies required.

Memorandum attached.

- N/A Concept plan. Ten (10) of plan DRAWN TO SCALE showing the following items:
  - A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
  - Title of drawing
  - Date of drawing
  - Existing wood line
  - North arrow
  - Scale bar
  - Current zoning of parcel(s) to be rezoned, including tax map number(s) and owner(s)
  - Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
  - Street names including route number and width(s) of the right-of-way(s)

- ☐ Supplemental material. Ten (10) copies of any additional information required for the proposed use in accordance with Section 5-5000, *Supplementary Use Regulations,* of the Zoning Ordinance.

- ☐ Community Impact Statement. Required for residential subdivisions of five (5) or more lots, planned development, commercial, industrial, or miscellaneous rezoning/conditional zoning amendment applications. Please refer to Section 1-1015.F for detailed requirements of the Community Impact Statement. Ten (10) copies required.

- ☐ Water Quality Impact Assessment. Ten copies for any rezoning in the Chesapeake Bay Preservation Area prepared in accordance with Appendix B-1 of the County Code for applications containing any of the following:
    - will disturb any portion of the 100-foot buffer area of a Resource Protection Area (RPA), or any component identified in Section 3000.B.1 of the Chesapeake Bay Preservation Area Ordinance;
    - contains ten (10) acres or more for any use, other than a development of single family detached residential lots;
    - contains twenty-five (25) acres or more for the development of single family detached residential lots; or,
    - any other development that may warrant such assessment due to the unique characteristics of the site or intensity of the proposed use or development, as may be required by the Zoning Administrator.

- ☐ Planned Development supplemental information. Ten (10) copies shall be submitted in accordance with Section 4-14005, *Submission Requirements,* of the Zoning Ordinance.

- ☐ All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter.

- ☐ Voluntary Proffer Statement if applicable

- ☐ Waiver and Release of Claims if cash proffer is proposed

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

12/21/22

Signature

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

Economic Development Authority

TO: The Honorable Board of Supervisors

FROM: Carroll Keen, Jr., Chair, EDA Board of Directors

SUBJECT: Request for Amendment to Proffer Statement Associated with Conditional Rezoning for Shirley T. Holland Intermodal Park, Phase III

DATE: December 21, 2022

On August 22, 2013, the County Board of Supervisors approved a rezoning of 890 acres of land owned by the Industrial Development Authority (IDA) to Conditional-Limited Industrial (C-LI), and accepted conditions associated with the rezoning in a Proffer Statement dated June 7, 2013 (attached, with redline proposed changes). As its Chair, I am transmitting this memorandum on behalf of the Economic Development Authority (EDA), successor in interest to IDA, and respectfully request the Board of Supervisors consider and approve an amendment to these proffers that would remove all references to the requirement that all future developments within the rezoned acreage be connected to public water and sewer utilities.

The EDA took action at its regular meeting in November 2022 to authorize me, as Chair, to make this request of the Board of Supervisors. The request stems most immediately from EDA / County staff working with a contract purchaser, Project Air Station, that wishes to develop a distribution center on Phase III acreage along U.S. 258, subject to this proposed amendment. The nearest tappable water line is at Curve Road over 4,800 linear feet from the proposed development location (see attached map). Project Air Station wishes to move quickly, and extension of an 8" water line that distance represents expensive and difficult-to-predict timing variables, vs. less expensive and timelier well and water tower erection on-site, which would be needed for adequate pressure for fire suppression. Sewer would also need to be handled with an on-site septic field because the nearest tap is the HRSD main at U.S. 460 approximately 10,000 linear feet away.

Beyond just the desire of this developer, and in recognition of far less density and water consumption potential than the master planned developments contemplated a decade ago (see attached mapped of today's remaining developable uplands), the EDA desires this amendment for all Phase III acreage. Approximately 104 acres of developable upland acreage remain along Buckhorn Drive on the eastern side of the Phase III territory in three (3) separated tracts. Removal of the mandate to connect to public utilities widens the possibilities for attracting many types of valuable developments that do not require large amounts of water and can handle sewerage on-site.

Our hope is to help keep Project Air Station on a good time track for closing in early summer 2023, and respectfully request that this matter be placed on your Work Session agenda for January 5,

Local Roots, Global Reach

ISLE OF WIGHT
COUNTY, VIRGINIA

Economic Development Authority

2023 for information purposes; and on your January 18th Regular Meeting agenda for consideration and action on the amendment. EDA Secretary-Treasurer / Economic Development Director Chris Morello is preparing to present this information in more detail at those meetings.

The EDA appreciates your assistance with this important economic development initiative.

Attachments

cc: EDA Board of Directors
Randy R. Keaton, County Administrator
Robert W. Jones, Jr., County Attorney
Amy Ring, Director of Community Development
Christopher Morello, Director of Economic Development

COUNTY OF ISLE OF WIGHT
AMENDED PROFFER STATEMENT

Applicant's name(s): ~~Industrial~~Economic Development Authority of Isle of Wight County

Owner's name(s): ~~Industrial~~Economic Development Authority of Isle of Wight County

Project name: Shirley T. Holland ~~Phase III~~ Intermodal Park, Phase III

Date: ~~June 7, 2013~~January 5, 2023

Parcel-Tax Map Numbers and deed book reference: See Table Following Proffer Statement

These amended proffers are made as of the ~~7th~~ ____ of ~~June, 2013~~ _____, 2023 by the ~~Industrial~~Economic Development Authority of Isle of Wight County (collectively "Owner"), of Tax Map Numbers 53-01-080A, 53-01-080B, 53-01-080C, 53-01-081, 54-01-070A, 60-01-045, 61-01-002, containing approximately 889.57 acres of land which is referred to herein as the "Property". ~~Owner has filed a rezoning application with the~~ Isle of Wight County ~~Planning and Zoning Department requesting~~approved a change in the zoning of the Property from Rural Agriculture Conservation (RAC), to Conditional - Limited Industrial (C-LI~~).~~) in 2013. The rezoning application ~~is~~was associated with a larger effort to rezone approximately 969.13 acres, of which the above 889.57 acres is a part of and of which the remaining 79.56 acres (Tax Map Number 53-01-082B) is located within the Windsor Town Limits. The ~~filed~~ rezoning application ~~is~~was for the purposes of developing an industrial park heretofore known as the Shirley T. Holland ~~Phase III~~ Intermodal Park, Phase III. Owner voluntarily proffers that the development of the Property proposed for rezoning under this application shall be in strict accordance with the conditions set forth below.

These proffered conditions ("Proffers") are the only conditions offered on this rezoning, and any prior proffered conditions 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. Development of the Property associated with this rezoning application shall be generally consistent as determined by the reviewing authority with the Conceptual Master Plan prepared by Moffatt & Nichol dated December 2012, as determined during preliminary and final site plan approval and/or preliminary and final subdivision construction plan approval. The Owner reserves the right to subsequently modify the Master Plan subject to the following provisions, as determined by the reviewing authority:

    i. Proposed modifications adhere to the restrictions listed in the Land Use section below.
    ii. Impacts of the proposed modifications are documented and are not more adverse than those presented in the Environmental Assessment included within the rezoning application for the Conceptual Master Plan, unless accompanied by mitigation

measures subject to approval by both the County and / or the Town of Windsor (as applicable).

iii. The proposed modifications remain consistent and in accordance with all other provisions of this Proffer Statement.

iv. The proposed modifications are approved in writing by both the County and Town of Windsor prior to any preliminary site plan review.

2. All buildings shall be in accordance with the design criteria as follows:

No company signs shall be allowed on the rear of buildings facing Buckhorn Drive. or on the rear of other buildings with visibility from Buckhorn Drive. (other than markers for businesses/addresses on rear doors and similar directional signage). No signage shall be located on the face of the building facing Buckhorn Drive, unless a principal customer entrance is located on such face. The only signs allowed along Buckhorn Drive. shall be the "Shirley T. Holland Intermodal Park" entrance signs.

No company signs shall be allowed on US Route 258 frontage. No signs shall be allowed on the rear of buildings facing US Route 258 or on the rear of other buildings with visibility from US Route 258 (other than markers for businesses/addresses on rear doors and similar directional signage). The only signs allowed along US Route 258 shall be the "Shirley T. Holland Intermodal Park" entrance signs.

3. The total impervious footprint (buildings, paved parking lots, roadways) shall not exceed 60% of the total subject property area.

II. Land Use

1. The Property shall be used as permitted under the Conditional - Limited Industrial zoning designation and more specifically for the following uses:

a. Custom manufacturing
b. Industry, Type I
c. Warehousing and distribution
d. Industry, Type II
e. Reconstructed Wetland

2. The following uses shall be expressly prohibited on the Property:
   a. Agricultural Uses
      i. Fertilizer Storage
      ii. Assembly and Repair of Storage Equipment
      iii. Forestry, Silvicultural
      iv. Agricultural Farming Operation
      v. Timbering
      vi. Sawmill
   b. Civic Uses
      i. Adult Care Center
   c. Commercial Uses
      i. Adult Entertainment Establishment
      ii. Laundry

iii. Lawn and Garden Services
iv. Mini Warehouse
v. Motor Vehicle Repair Service/Major

d. Industrial Uses
i. Construction Yard
ii. Convenience Center
iii. Meat Packing
iv. Recycling Center
v. Abattoir or Livestock Processing
vi. Asphalt Plant
vii. Industry, Type III
viii. Landfill, Industrial
ix. Landfill, Rubble
x. Transfer Station
xi. Resource Extraction
xii. Scrap and Salvage Service
xiii. Petroleum Storage for resale purposes
xiv. Manufacture or production of aluminum
xv. Sand, gravel, or brick operations

e. Miscellaneous Uses
i. Aviation Facility, General

III. Environmental Protection

1. The Property shall meet or exceed all applicable federal and state regulations pertaining to environmental protection.

2. Prior to development, the Owner shall survey the property for endangered or threatened species. The Owner shall take action to avoid or mitigate impact to any endangered or threatened species and their habitats observed during this survey, as approved by the Department of Conservation and Recreation and/or the Army Corps of Engineers.

3. Low Impact Development (LID) measures, such as permeable pavement/pavers/rain gardens, bio-retention filters, and/or rainwater harvesting shall be the preferred stormwater management techniques unless the Owner demonstrates such measures are inappropriate for site conditions, infeasible or economically impractical. These LID measures serve as enhanced stormwater techniques appropriate for increasing opportunity through development for providing groundwater recharge to the degree feasible as agreed upon by the Owner and Isle of Wight County.

4. Except where impacts to existing wetlands are noted on the Planned Setbacks figure by Moffatt & Nichol, dated December 2012, or future impacts are approved subject to other provisions, 100-ft buffers of natural vegetation shall be maintained around existing wetlands and streams.

5. The approximately 26-acre tract of the former Eure property that was not initially analyzed in the Environmental Assessment (See Section 12) shall be reanalyzed if any development is to occur on this 26-acre tract.

6. An update to the Phase I Environmental Site Assessment shall be completed 6 months prior to construction activities to confirm that there have been no changes to site conditions. Construction activities include any site disturbing activities over 2,500 square feet.

IV. Archaeology

A Phase I Archaeological Study for each building site shall be submitted to the Zoning Administrator for their review and approval prior to final site plan approval. A treatment plan shall be submitted to, and approved by, the Zoning Administrator for all sites in the Phase I study that are recommended for a Phase II evaluation, and/or identified as being eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Zoning Administrator and a treatment plan for said sites shall be submitted to, and approved by, the Zoning Administrator for sites that are determined to be eligible for inclusion on the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Zoning Administrator prior to land disturbance within the study area. All Phase I, Phase II and Phase III studies shall meet the Virginia Department of Historic Resources' Guidelines for Preparing Archaeological Resource Management Reports and the Secretary of the Interior's Standard and Guidelines for Archaeological Documentation, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. All approved treatment plans shall be incorporated into the plan of development for the site and shall be adhered to during the clearing, grading and construction activities thereon.

V. Transportation

Each development exceeding 250,000 square feet shall submit a traffic impact analysis as part of the construction permitting and approval process. Traffic impact analysis submitted will be reviewed by the County and the Town of Windsor.

The primary access to the site for ingress and egress will be via a Park entrance at US Route. 258. The owner will construct the entrance at US Route 258 before all others. Details of this entrance are described in the improvements below.

The Owner, at its sole cost and expense, shall cause to be constructed the following transportation improvements in accordance with the recommended improvements contained in the Traffic Impact Analysis for Shirley T. Holland Intermodal Park Phase III dated July 2012:

Total Developed S.F.	Improvement
500,000	Intersection Improvements at- US Route 258 and Park Entrance Intersection, including turn lanes described below: a) 200' right turn lane with 200' taper on northbound US Route 258 b) 300' left turn lane with 200' taper on southbound US Route 258 c) 200' left turn lane with 200' taper existing the site at US Route 258 d) Construct two lanes of the STHIP Phase III site road on the four-lane right-of-way from US Route 258 to access buildings 1,2, & 3.

2,500,000 Second Entrance to park along Buckhorn Drive, including the improvements described below:

a) 200' right turn taper on southbound Buckhorn Drive
b) Construct the two-lane spine road that connects US Route 258 with Buckhorn Drive
c) At the intersection of the access road and the spine road, install a 125' left turn lane with a 200' taper on the spine road eastbound
d) At the intersection of the access road and the spine road, install a 100' left turn lane with a 100' taper on the access road southbound

~~VII. Water and Sewer Improvements~~

~~1. All parcels within the development shall be served by public water and sewer. All public water and sewer systems shall be constructed in conformance with the Isle of Wight County Master Water and Sewer Plan or as directed by the Board of Supervisors. The size of water and sewer lines interior to the development shall be determined as part of the final engineering design documents.~~

~~2. The site shall be limited to employment of 2,500 persons without procurement of additional water supply other than the Town of Windsor. To surpass 2,500 persons employed, additional water capacity must be obtained and provided to the site. This may come from the Norfolk-WTWA Raw Water Sales Agreement or any other water source.~~

~~3. During development, cleansing velocities shall be maintained in the forcemain on site at all times.~~

~~4. All maintenance costs solely related to maintaining water quality for a proposed water tank to achieve water demand volumes for the development shall be reimbursed in full by the property owner if aforementioned water tank is constructed. Property owner may also provide alternative methods of achieving water demand volumes without the water quality maintenance issues associated with a water tank including individual standpipes or installation of separate potable and non-potable water lines throughout the park in conjunction with a water tank. Ultimately, the method to obtain water demand volumes must be approved by Isle of Wight County Public Utility Division.~~

~~VIII~~
VI. Easements, Rights-of-Way and Buffers

1. The Owner shall observe existing easements and right-of-ways on the subject property unless modifications are agreed to in writing by the holder of the respective easements and right-of-ways.
2. The Owner shall provide a 30' wide easement to the City of Norfolk as agreed for by the Owner and The City of Norfolk for the future reconstruction of the segment of the "Portsmouth Branch" water pipeline within the property in exchange for the abandonment of the existing easement (City of Norfolk 30' Aqueduct Easement, D.B. 367, PG. 393).
3. The Owner shall provide access easements to all existing and future utility services for maintenance of facilities located within the property as agreed upon with the respective service providers.
4. The Owner shall provide access to the Griffin Properties retained by the Griffin families in the purchase agreement dated December 5, 2011.

~~IX~~VI. General

1. Successors and Assigns - This Proffer Statement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, successors and/or assigns. Any obligation(s) of Owner hereunder shall be binding upon and enforceable against any subsequent owner or owners of the Property or any portion thereof.
2. Severability - In the event that any clause, sentence, paragraph, subparagraph, section or subsection of these Proffers 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. Void if Application is not approved - In the event that the Application is not approved by the County, these Proffers shall be null and void.

Table of Parcel Tax-Map Numbers and Deed Book Locations

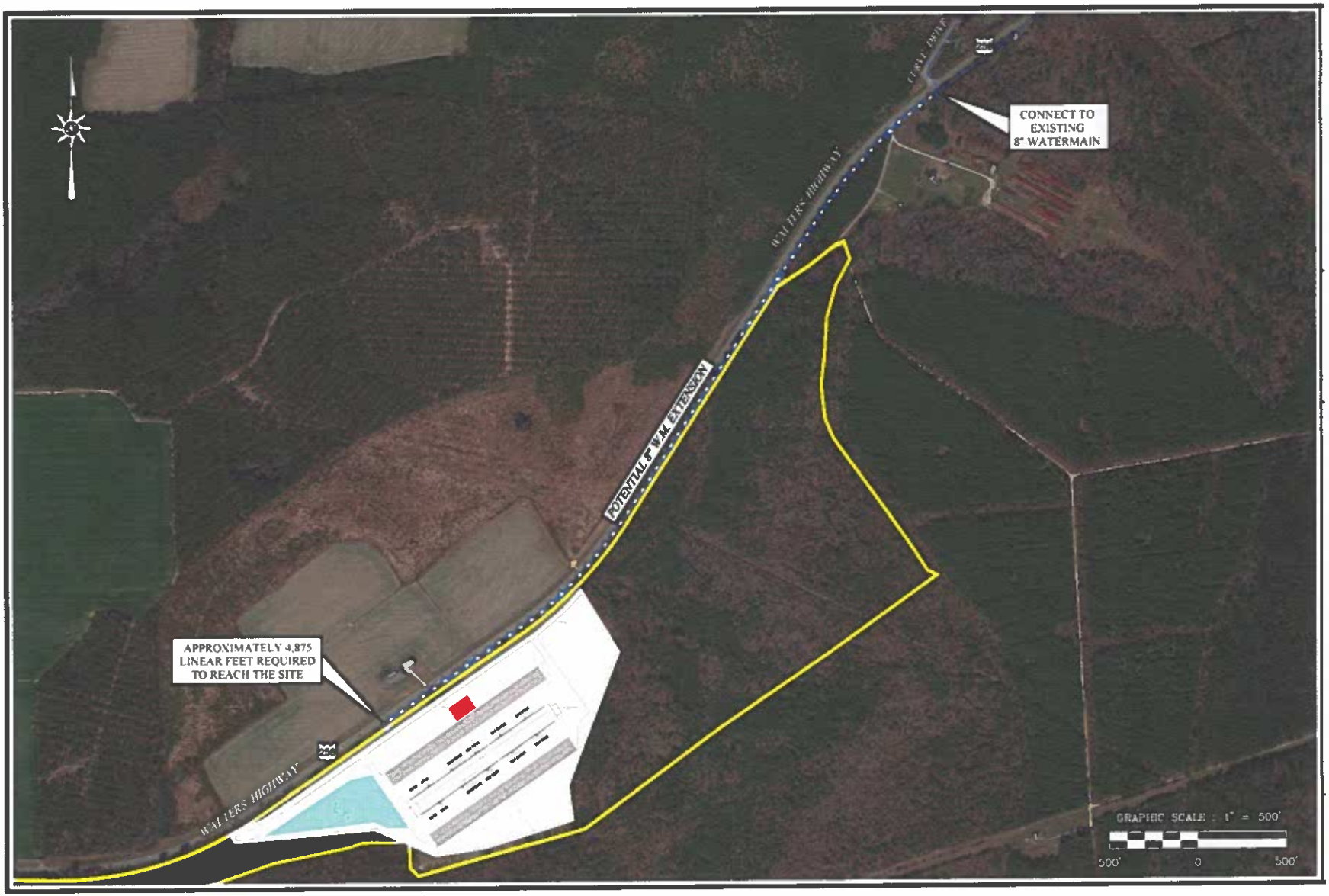
Tax Parcel	Owner	Previous Owner	Parcel Size[1] (Acres)	Deed Book & Page
53-01-080A	Ind. Dev. Authority IOW	Whitley	0.425	DB 179 Pg. 117
53-01-080B	Ind. Dev. Authority IOW	Whitley	0.446	DB 229 Pg. 246
53-01-080C	Ind. Dev. Authority IOW	Whitley	3.516	DB 229 Pg. 246
53-01-081	Ind. Dev. Authority IOW	Eure	134.411	DB-229 Pg. 248
54-01-070A[3,4]	Ind. Dev. Authority IOW	Griffin	231.019	Inst. # 110004903
60-01-045	Ind. Dev. Authority IOW	Sustainable Forests LLC[2]	439.323	DB-85 Pg. 568 DB-105 Pg. 556 DB-138 Pg. 469
61-01-002[3]	Ind. Dev. Authority IOW	Sustainable Forests LLC[2]	80.426	DB-162 Pg. 469

[1]Parcel acreages totaling 898.81 acres were initially identified by the Virginia Mass Appraisal Network (VaMaNet) service, which is linked through the Isle of Wight County GIS mapping tools (VaMaNet acreages were used due to the inconsistencies of prevision and/or available acreage data contained within the actual deeds). Subsequent boundary surveys of subject properties indicate the total size of the parcels to be rezoned by the County is 911.02 acres, which is reflected in the table above. The 911.02 acres will be referenced throughout the zoning application except where appropriate to reference the acreages from VaMaNet. Unless noted otherwise, any reference to the 898.81 acres within the application is intended to represent the entire 911.02 acres and not exclude an area representing the difference in acreages between the two sources.

[2] Sustainable Forests LLC is a subsidiary of International Paper Company

[3] Sections of these two parcels were sold back to Griffin in November / December of 2011. Acreage shown is after property sales were finalized.

[4] Parcel 53-01-082A was combined with this parcel as part of the deed.


CONNECT TO EXISTING 8" WATERMAIN
POTENTIAL 8" W.M. EXTENSION
APPROXIMATELY 4,875 LINEAR FEET REQUIRED TO REACH THE SITE
WALTERS HIGHWAY
GRAPHIC SCALE : 1" = 500'
500' 0 500'

ISSUE:

Compensation for the FAPT Parent Representative

BACKGROUND:

The Childrens Services Act (CSA) requires that representation on the Family Assessment and Planning Team (FAPT) include a "parent". The FAPT meets monthly and meetings routinely last 4-6 hours.

Currently, the County does not have a parent representative on the FAPT. It is an entirely voluntary position and extremely difficult to fill.

The CSA is requesting that a small stipend be authorized in an effort to facilitate recruitment and retention of a parent representative on the FAPT.

BUDGETARY IMPACT:

$600 per year.

RECOMMENDATION:

Adopt a motion to add the FAPT Parent Representative to the list of appointees eligible for a stipend.