

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

CALL TO ORDER

Bobby Bowser, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on May 28, 2024, at the Isle of Wight County General District Court, located at 17000 Josiah Parker Circle, Isle of Wight, Virginia 23397

INVOCATION

Don Robertson delivered the invocation.

PLEDGE OF ALLEGIANCE

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

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT

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

ABSENT

A quorum was determined.

ALSO IN ATTENDANCE

Bobby Jones, County Attorney
Don Robertson, Assistant County Administrator
Amy Ring, Community Development Director
Trenton Blowe, Planner II
Sandy Robinson, Planner II
Caleb Kitchen, Planner I
Amanda Landrus, Secretary

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Chairman Bowser asked if there were any requests to table or withdrawal agenda items. Amy Ring, Community Development Director, requested to re-advertise CUP-6-23, also known as the Old Stage Solar project, for the June 25, 2024, Planning Commission meeting, due to discrepancies in the application information and the advertisement.

APPROVAL OF AGENDA

Chairman Bowser called for a vote to approve the agenda. Commissioner Rawls made the motion to move new business item EXC-2-24, James River Crossings Sign Exception, before the public hearing items. Commissioner Gibbs seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

CITIZENS' COMMENTS

There being no comments, Chairman Bowser closed citizens' comments.

NEW BUSINESS

Chairman Bowser called for the New Business item, James River Sign Exception.

Request of James River crossings for an exception to allow one sign on either side of Spadea Way as shown on the proposed amended master sign plan on property with tax map numbers 34-01-070E and 34-01-070D1.

Sandy Robinson, Planner II, gave the following presentation.

James River Crossings Sign Exception Request



Planning Commission Regular Meeting
May 28, 2024

SITE DESCRIPTION

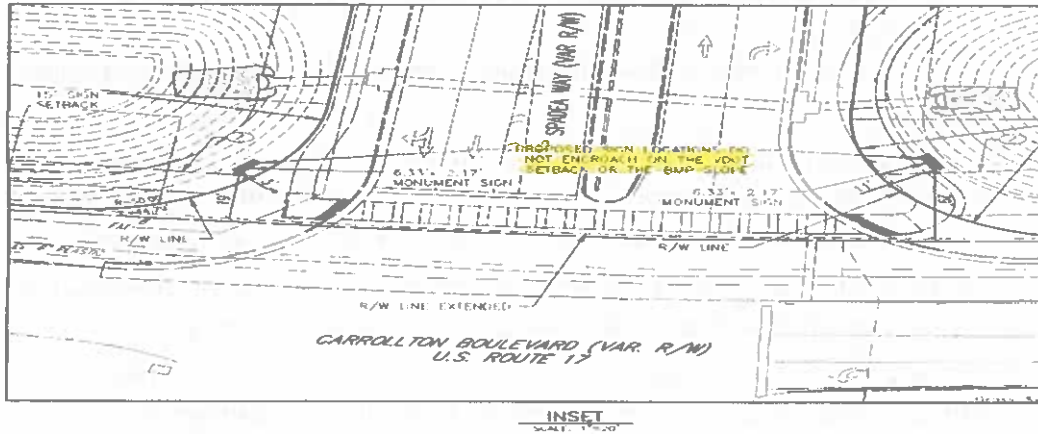
Tax Map ID#:	34-01-070E and 34-01-070D1
Location :	14290 Lori Ann Way and 22374 Spadea Way
Current Zoning :	Conditional General Commercial (C-GC)
Election District:	D2
Request:	An exception to allow one identification sign on either side of the Spadea Way Entrance

BACKGROUND

- JRC has submitted an application for an Amendment to the Master Sign Plan that will require an exception to the setback to allow one sign to be three feet and the other to be eleven feet off of the right-of-way.
- The Master Plan approved in October 2023 by the BOS for the proposed entrance sign in the median of Spadea Way was later denied by VDOT and the new location for that signage is described above if the exception and Amended Master Sign Plan is approved by the Board of Supervisors.
- The proposed designs of these signs are consistent with the colors and materials contained in the proffered building design for the Crossings.

REASON FOR EXCEPTION REQUEST

- The property owner is requesting an exception to the maximum permitted free-standing sign face area size and height requirements in accordance with Section 9-1012 of the Ordinance.
- Two proposed monument-style, free-standing signs with a sign face of 24 SF and over 6 feet in height.
- The applicant has exhausted all option for identification signs at this entrance due to the concerns of VDOT and Public Utilities.



ILLUMINATED MONUMENT SIGN

6'

18'

76"

26"

Provia Ledgestone Sertee
(same stone as on the 10 plex)

2"

13 1/2"

Indicate Operator
Replacement Color

Indicate Area Treatment
Original Color

CLIENT

Franciscus Homes

LOCATION

SALESMAN: S. LALWANI

DRAWN BY: A. HAYRELLA

SIZE: 6' x 18' 5"

DATE: 3/15/2023

FILE NAME:

STORAGE

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

757-853-2678

www.andreallsigns.com

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Color palette & material specs to be consistent with the proffered conditions and the rest of the development

CRITERIA FOR GRANTING AN EXCEPTION

Section 9-1012 outlines the following criteria for granting a sign exception:

- Such exception shall create no greater impact to the residents or occupants of the development, as well as the neighboring property, than that which would be obtained under the applicable regulation;
- Such exception is reasonable because of the high level of design and construction that will be incorporated in the development; and
- Such exception will result in design and construction that is in accordance with accepted engineering and building standards.

ANALYSIS

Strengths:

- 1.The sign exception will allow for recognition of the main entrance into the development.
- 2.The exception will not create an impact to the residents or occupants of the development, as well as neighboring property.
- 3.The proposed signs meet all other design and construction criteria in accordance with accepted engineering and building standards.

Weakness:

The proposed sign size and setback are not in compliance with the Zoning Ordinance guidelines.

RECOMMENDATION

Because of the strengths outlined in the staff conclusion, staff recommends approval of the exception request.

Chairman Bowser invited the applicant to speak.

Jerry Bowman, 130 West Flem Street, Norfolk, President of James River Crossings, asked the Planning Commission for their approval and offered to answer any questions they may have.

Commissioner Taylor asked the applicant if the maintenance of the sign would interfere with the two BMP's located nearby.

Mr. Bowman stated they would not interfere, and that he worked with the Public Utilities department so there would be no interference.

Commissioner Boykin asked why the two signs had different setbacks.

Mr. Bowman stated it was due to the BMP's.

Commissioner Ford asked if there are any design changes to the sign.

Mr. Bowman stated there were no design changes, except the original sign was two-sided, where these signs are now one-sided.

Commissioner Taylor made the motion to approve this application as presented. Commissioner Ford seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, Carroll and Bowser voting in favor and no Commissioners voting against.

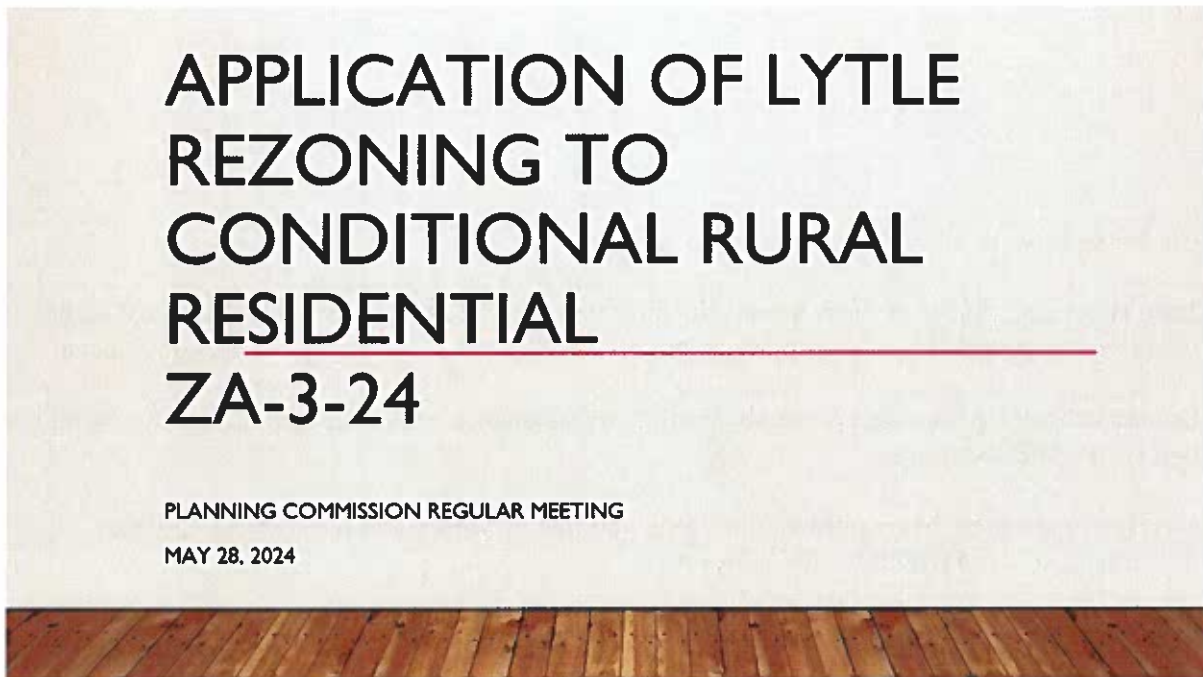
The motion passed unanimously, and the item will go to the Board of Supervisors on June 13, 2024.

PUBLIC HEARINGS

Chairman Bowser called for the first public hearing, ZA-3-24 Lytle Conditional Residential Rezoning Request.

Application ZA 3-24 of Curtis D. Lytle and Brandy W. Lytle, property owners, for a change in zoning classification from Rural Agricultural Conservation to Conditional Rural Residential for approximately 5.3 acres located at 5114 West Blackwater Road. with tax parcel numbers 51-01-012 to create four single family residential lots.

Caleb Kitchen, Planner I, gave the following presentation.



SITE DESCRIPTION

- Tax Map ID#: 51-01-012
- Location: 5114 West Blackwater Road (Rt. 603)
- Current Zoning: RAC
- Election District: D5
- Request: Rezone 5.3 acres to Conditional Rural Residential to create four single-family residential lots

BACKGROUND

- The 152.87 acre property currently consists of forest and agricultural land.
- Proposed rezoning is to create four 1.27 acre single-family residential lots along the Northeast corner. The size of the lots will not allow further subdivisions, including family member transfers, under current regulations. The applicant is proffering the lots for single-family residential use only.
- A previous family member transfer was approved in 2005. Under the sliding scale option in the Rural Residential zoning district, a total of four residential lots are allowed to be cut from parcel 51-01-012.
- If this rezoning is approved, there will be no more rezoning options for this property, however family member transfers will still be allowed on the remainder.
- Capital Impacts Model projects 1.8 new students. Existing capacity for schools and fire/rescue.

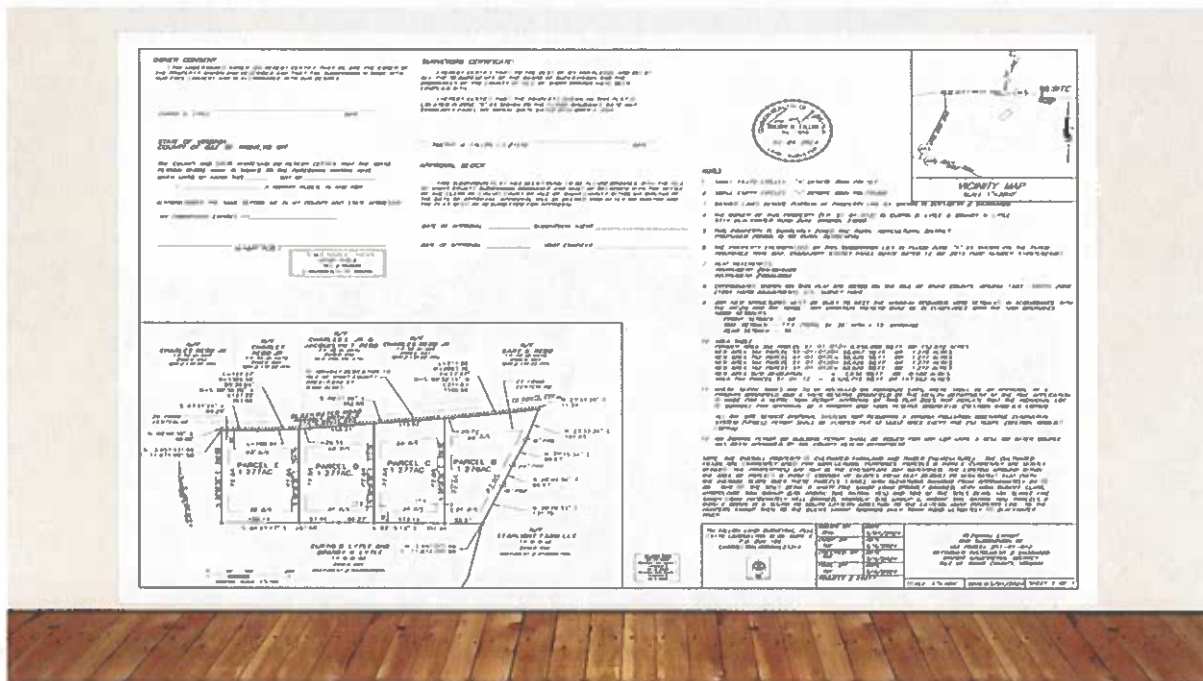
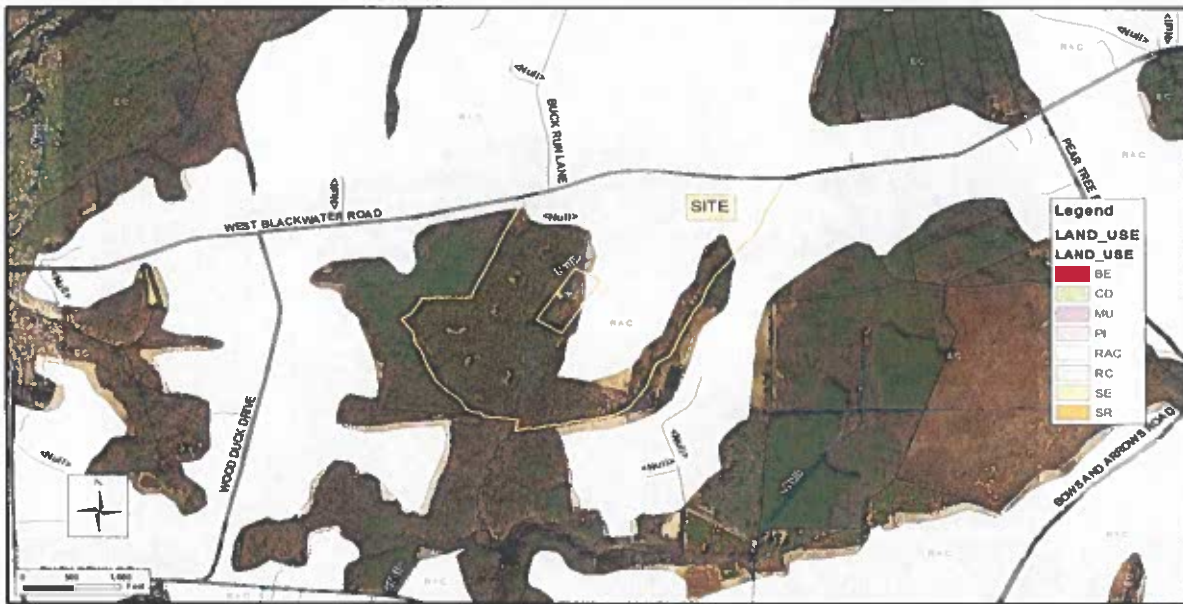
ZA-3-24 Lytle Rezoning Request - Location Map



ZA-3-24 Lytle Rezoning Request - Zoning Map



ZA-3-24 Lytle Rezoning Request - Land Use Map





AGENCY REVIEW

- The following departments had no concerns with the rezoning application as presented:
 - Fire Rescue
 - Virginia Department of Transportation
 - Isle of Wight County Public Schools

STAFF CONCLUSIONS

- Strengths:
 - The application is compatible with existing land uses in the vicinity and within the guidelines of the Future Recommended Land Use Designation.
 - The proposed lot meets lot size requirements for the RR zoning district.
- No weaknesses were identified.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning application as proffered.

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

Curt Lytle, 5114 West Blackwater Road, stated he and his wife bought this property twenty years ago and they wish to sell these four lots. He will be available should the Planning Commission have any questions.

Commissioner Gibbs made the motion to approve this application as presented. Commissioner Boykin seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, Carroll and Bowser voting in favor and no Commissioners voting against.

The motion passed unanimously and will go to the Board of Supervisors on June 13, 2024.

Chairman Bowser called for the next public hearing item, CUP-10-23, Moonlight Solar Conditional Use Permit Request.

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

Caleb Kitchen, Planner I, gave the following presentation.

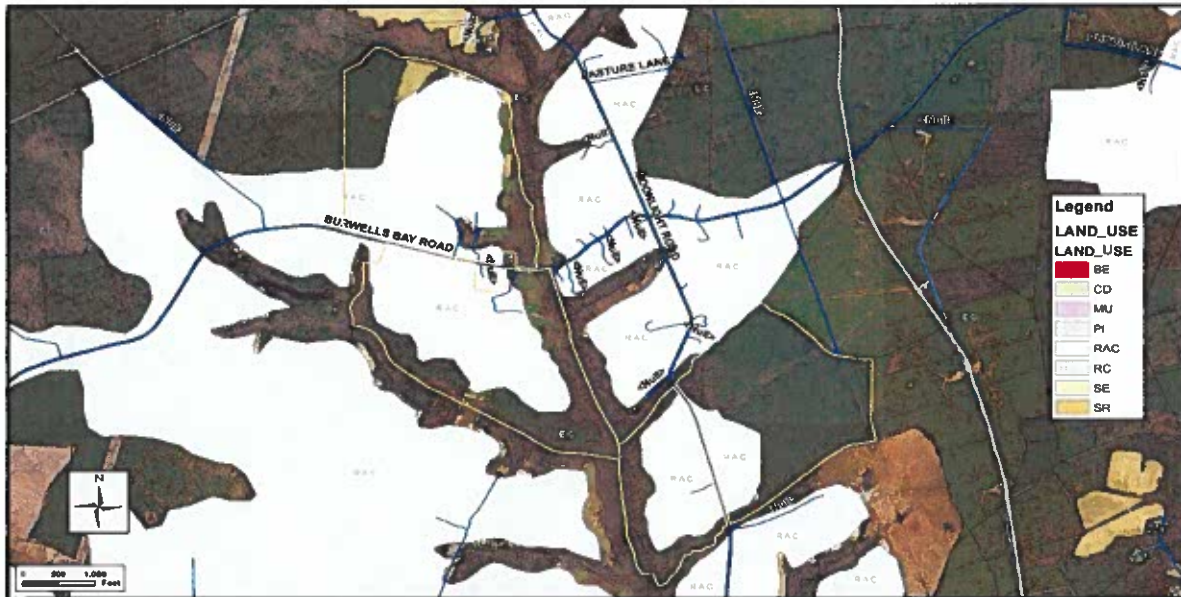
CUP-10-23 Conditional Use Permit Request - Location Map



CUP-10-23 Zoning Map



CUP-10-23 Land Use Map



Applicant Proposed Revisions

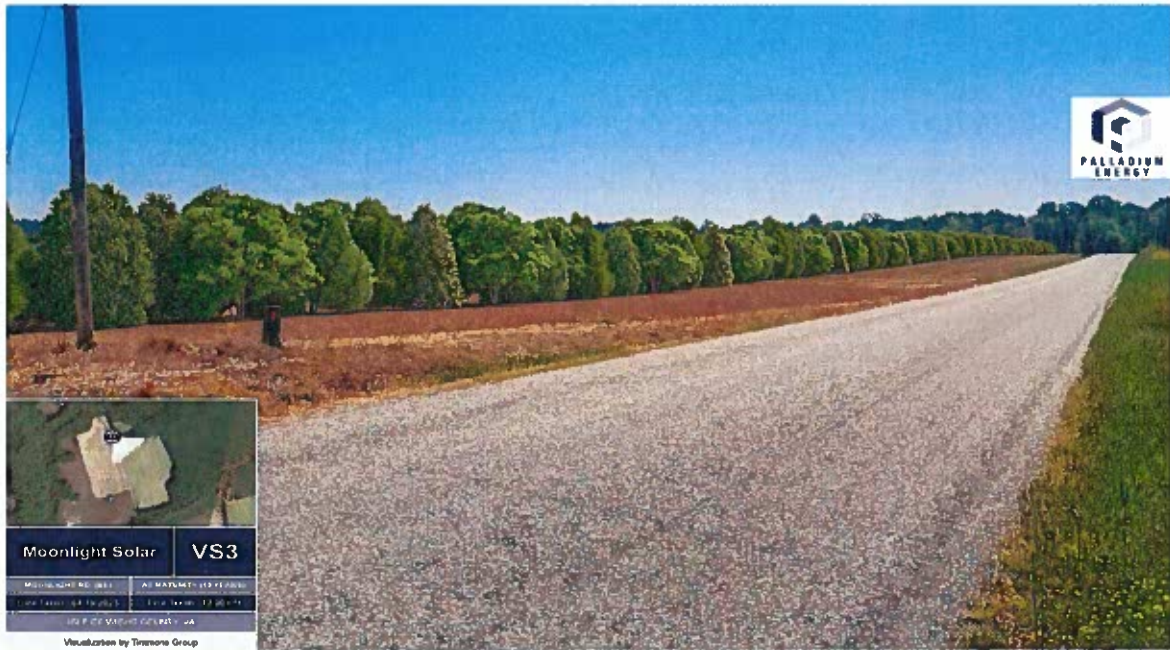
- Development envelope area reduced from 305 acres to 272.8 acres.
- Fenced-in project area reduced from 250.1 acres to 231.2 acres.
- Prime Farmland soil impacts reduced from 272.4 acres to 242 acres.
- Reduced impacts to the following ecological core areas:
 - C₃ (High Importance) reduced from 36 acres to 8.9 acres.
 - C₄ (Moderate Importance) reduced from 4.4 acres to 0 acres.
 - C₅ (General Importance) reduced from 12.7 acres to 12.6 acres.

Applicant Proposed Conditions

1. Increase the height of the vegetative buffer at planting around the Carroll Plantation House to 5-6ft and plant the buffer at beginning of construction.
2. Route heavy vehicle traffic along three primary route – Old Stage Highway, Burwells Bay Road, and Moonlight Road.
3. Install temporary signage along the construction route.
4. Install supplemental signage where warranted, to alert drivers to unexpected geometric conditions (i.e. sharp/blind corners).
5. Post signage at each of the active construction entrances alerting drivers to traffic entering and exiting the site.
6. Place temporary variable messages to alert drivers/residents to changes in traffic patterns and pending delivery schedules.
7. Require the selected contractor(s) to coordinate deliveries so that two-way construction traffic on the aforementioned road is minimized.

Applicant Proposed Conditions Cont.

8. Heavy vehicle traffic will enter as a convoy, utilize on-site roads for circulation/delivery, and leave as a convoy.
9. Pilot vehicles will lead the convoy to ensure trucks follow the plan.
10. Station VDOT-certified flaggers along the construction route and in the vicinity of the site to actively manage construction-related traffic.
11. Prior to construction, conduct a minimum 4-week traffic volume study to quantify best delivery windows. Results will be used to implement delivery windows during the times of day with the lowest volume of traffic.
12. With respect to inter-parcel access, the applicant will consolidate entrance points on opposite sides of the street to align with each other. The entrances on Burwells Bay Road are to be located opposite one another so that any “shared” traffic can easily cross the road. The entrances on Moonlight Road will also be consolidated to a common location.
13. Prior to commencement of construction, the applicant will send mailers to residents and go door to door along the transportation route to provide notice of upcoming construction related activities in the area.







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

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

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

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

Department and Agency Review

Staff distributed the revised application to the following departments for review:

- Sheriff's Department: The applicant has made an honest effort to address most of the issues. However, major concerns still exist regarding roadway conditions with no shoulders as well as limited areas to pull vehicles over or turn vehicles around even with the use of escort vehicles when meeting with large vehicle farm equipment, emergency vehicles, school buses, etc. It would be impractical for these vehicles to maneuver around one another in a safe manner. If this application is approved, we suggest no movement of large vehicles for this project be allowed on the roadway during the time of school bus operations to ensure the safety of the children being bused to and from school.

Note that should this CUP be approved, it will be subject to review and approval from all associated agencies during site plan review.

Comprehensive Plan Review

- Future Recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Environmental Conservation (EC) under the 2020 adopted Comprehensive Plan.
- Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility scale solar facilities are also permitted when appropriately sited.
- Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.
- Solar Energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designated as EC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area.

Staff Analysis

Strengths:

1. The proposed use will have minimal impact on community facilities and resources.

Weaknesses:

1. The proposed use would remove agricultural land from production.
2. Temporary impact to residential development in the area from construction traffic and noise is expected during the construction phase.
3. The project will create visual impacts to historical properties which can be substantially mitigated upon landscaping maturity.
4. The project will impact identified ecological core areas, including 8.9 acres of cores with high importance and 12.6 acres of cores with general importance.
5. Approval of the project would result in a multiplicity and saturation of similar uses within a ½ mile distance to another solar energy generation facility.
6. With no to minimal shoulders and deep ditches at several points along the proposed transportation route there may be safety issues that arise as construction vehicles meet along the route.
7. Due to siting concerns, the application is not consistent with recommendations in the Comprehensive Plan.

Staff Recommendation

Based on the identified weaknesses, staff continues to recommend denial of the Conditional Use Permit and the Moonlight AFD withdrawal request. However, should the CUP and withdrawal be approved, staff recommends the original 13 conditions proposed by staff, inclusion of the 13 conditions proposed by the applicant, along with two additional conditions proposed by staff:

1. The applicant will work with Isle of Wight County Public Schools to coordinate with and prohibit any construction or delivery activities along the transportation route during hours of school bus route operation in the morning and afternoon.
2. The 5-6ft tall planting to occur at the beginning of construction to be applied to all adjacent parcels that contain a residence.

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

Chance Zycheck, Palladium Energy, gave the following presentation.



Project Overview

- Utility-Scale Solar Facility (44 MW)
- Originated in 2020 by RES, acquired by Palladium Energy, and jointly developed
- Interconnection: Dominion Energy 230kV
- Construction commencement: as early as 2027
- Significant tax revenue and economic benefit to the County over the Project lifetime compared to the current use
- Planning Staff initially determined Moonlight is generally consistent with the Comprehensive Plan and can meet all ordinance requirements but has since changed that determination
- Requesting approval of the Project's Conditional Use Permit



Project Timeline

1. Obtain Conditional Use Permit: **June 2024**
2. Interconnection Studies: **2025 – 2026**
3. Complete Remaining Permitting Activities: **2026***
4. Virginia Permit-by-Rule: **2026**
5. Estimated Construction: **As early as 2027**
6. Commercial Operation: **As early as 2028**

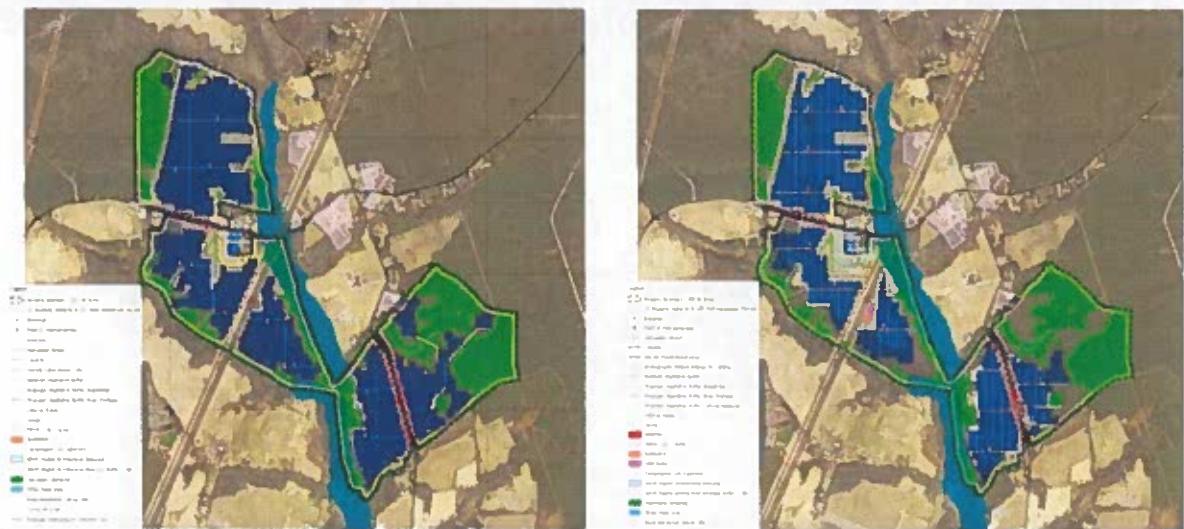
* Final Site Plan Approval

Concept Plan Changes- Reducing Impacts

• Changes to the Concept Plan resulted in:

- Reduced development envelope by 11%, from 305 acres to 272.8 acres
- Reduced the fenced area by 7.5%, from 250.1 acres to 231.2 acres
- Increased the distance to the Carroll Plantation from 250 to 342 to the nearest panels
- Reduced environmental impacts (totals are inside the development envelope area)
 - Reduced use of "prime farmland" by 11.2% from 212.3 acres to 188.6 acres.
 - Reduced use of "prime farmland if drained" by 13%, from 60.1 acres to 52.2 acres
 - Reduced impacts to ecological cores
 - C3 (High Importance) reduced by 75%, from 36 acres to 8.9 acres
 - C4 (Moderate Importance) eliminated impact (100% reduction), from 4.4 acres to 0 acres
 - C5 (General Importance) reduced impact by 0.1 acres
 - Eliminated impacts to wetlands and stream crossings

Concept Plan Changes- Reducing Impacts



Planning Commission 052824

Tuesday, May 28, 2024

Vegetative Buffer & Visualizations- Carroll Plantation

- 5-6ft at planting
- Early planting of vegetation- at the beginning of construction
 - More time for the vegetative buffer around the Carroll Plantation to mature



Carroll Plantation Viewshed Screening at Planting



Carroll Plantation Viewshed Screening at 5 Years

Carroll Plantation Viewshed Screening at Maturity

Proposed Transportation Plan Conditions

To address transportation concerns, we have proposed the following draft conditions:

- Route heavy vehicle traffic along three primary roads – Old Stage Highway, Burwells Bay Road, and Moonlight Road
- Install temporary signage along the construction route
- Install supplemental where warranted to alert drivers to unexpected geometric conditions (i.e., sharp/blind corners)
- Post signage at each of the active construction entrances alerting drivers/residents to traffic entering and exiting the site
- Place temporary variable message to alert drivers/residents to changes in traffic patterns and pending delivery schedules
- Require the selected contractor(s) to coordinate deliveries so that two-way construction traffic on the aforementioned roads is minimized
 - Heavy vehicle traffic will enter as a convoy, utilize on-site roads for circulation/delivery, and leave as a convoy
 - Pilot vehicles will lead the convey to ensure trucks follow the traffic plan

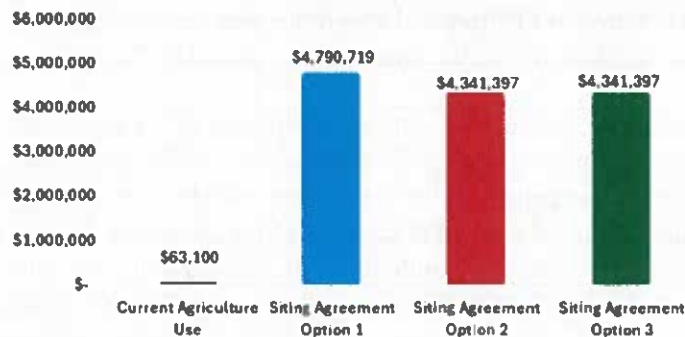
Proposed Transportation Plan Conditions (Continued)

- Station VDOT-certified flaggers along the construction route and in the vicinity of the site to actively manage construction-related traffic
- Prior to construction, conduct a minimum 4-week traffic volume study to quantify best delivery windows
 - Results will be used to implement delivery windows during the times of day with the lowest volume of traffic
- With respect to inter-parcel access, the Applicant will consolidate entrance points on opposite sides of the street to align with each other.
 - The entrances on Burwells Bay Rd are to be located opposite one another so that any "shared" traffic can easily cross the road. The entrances on Moonlight Rd will also be consolidated to a common location
- Prior to commencement of construction, we will send mailers to residents and go door to door along the transportation route to provide notice of upcoming construction related activities in the area.
- Moonlight Solar intends to offer liquidated damages to the county for violation of the Traffic Management Plan conditions
- Moonlight Solar intends to create a private property damage fund so that money is available to repair any damage to private property related to construction traffic

Tax Base Comparison (Siting Agreement)

- Increased taxes without increased demand for tax-funded services
- Increased revenue funds County projects without raising residents' property taxes

Estimated Cumulative Isle of Wight County Revenue Over 40 Years



* Estimates based on current tax rates. Exclusion of Capital Investments, Siting Agreement, and Solar Revenue Share. This table does not include the property tax for the project use (**\$1.1M in additional value)

Project Request

Requesting a recommendation of approval of the Moonlight Solar Conditional Use Permit

Chairman Bowser called for any public comment.

Steve Murphey, 11250 Burwells Bay Road, shared his concerns with flooding, solar fires and the noise from inductors and cooling fans. Mr. Murphey also shared his concern that the developer lives across country and does not have the resident's best interests considered in this proposal.

Steve Rowe, 8028 Moonlight Road, shared his concerns with traffic, school bus safety, private wells and property damage this solar development may cause. Mr. Rowe stated the roads can't handle it.

Gerald Gwaltney, 16 Dishiehl Drive, stated he owns the farm adjacent to the proposed application and asks for the Planning Commission to deny the application. Mr. Gwaltney asked about property rights for adjacent landowners and stated it is important to him to preserve a way of life for future generations to come. Mr. Gwaltney stated this would be a saturation of solar uses in the Moonlight Agricultural/Forestral District and asked the Planning Commission to maintain the integrity of the agricultural community in the county and vote no to this application.

Chris Edwards, 15064 Four Square Road, Smithfield Volunteer Fire Department Fire Chief, stated there was a significant fire at a solar facility before the site was even energized. Multiple fire departments worked to get the brush fire under control. Mr. Edwards stated Dominion's training stated to let the fire burn and control at the fence line, which he doesn't think is beneficial to the neighboring properties. He added that the fire departments and Emergency Services cannot handle it and asked for the Planning Commission to vote against this application.

Robert Edwards, 11321 Burwells Bay Road, shared his concerns that the roads cannot support this traffic and is afraid someone is going to get hurt and emphasized that this is not safe.

David Tucker, 6251 Old Stage Highway, gave the following presentation.

Deny Moonlight Solar
"Not Energy Done the Right Way"
David Tucker PE

Please deliver to the Board of Supervisors a

NO

on recommending Moonlight Solar.

5/18/24
David Tucker PE

Deny Moonlight Solar
 "Not Energy Done the Right Way"
 David Tucker PE

Landowners should be able to do with their land as they wish, but Electrical Energy is a State and Federal Regulated Product and we consumers have no choice in price! This is not like choosing between a Smithfield or Hormel Ham, or No ham at all.

5/28/24
 David Tucker PE

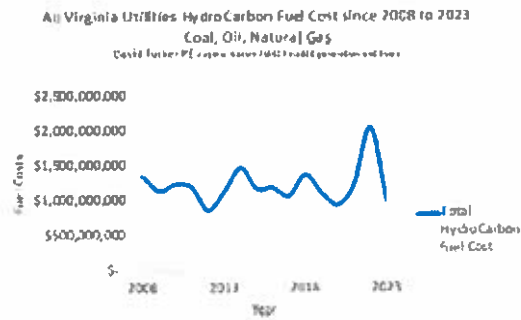
Deny Moonlight Solar
 "Not Energy Done the Right Way"
 David Tucker PE

Moonlight could generate \$7M to \$8M annually in Savings and Revenues the Landowner could afford Stormwater Fees like you and I pay, regardless of having BMP. Stormwater Fee: \$250,000 Annually. Now, without Stormwater Fees, how much will the county receive annually in Revenue?

Conservative Savings and Revenue, and Stormwater Fees if were Applicable.			
David Tucker PE Stormwater Fee and Capacity Factor 1-40			
Nameplate MW Power		44	
Capacity Factor		25	71
	Energy Generation MWHr's	96,360	80,942
	Replacement Fuel Savings	\$ 4,871,764	\$ 4,092,282
	Equivalent REC's, Light at \$20 / REC	\$ 1,927,200	\$ 1,618,848
	Equivalent PPA, Light @ \$15 MWHr	\$ 1,445,400	\$ 1,214,136
Total Annual Savings and Revenue		\$ 8,244,364	\$ 6,925,266
Equivalent Stormwater Fee, light at 8 Acres/MW		\$ 258,746	\$ 258,746

5/28/24
 David Tucker PE

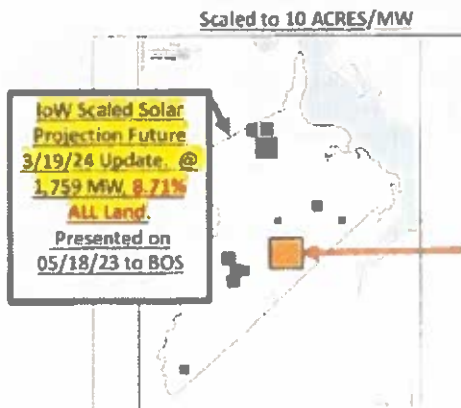
Deny Moonlight Solar
 "Not Energy Done the Right Way"
 David Tucker PE



For perspective: Virginia Utilities still purchase more than \$18 Annually for HydroCarbon Fuels in Power Plants for a Strong Virginia Economy

5/28/24
 David Tucker PE

If PJM Projections are Approved, 7.87% of all of
Isle of Wight Land will be under Solar by 2026



Total 1,591 MW

This is my "Proposals" Scaled Solar
Locations Representing 24.86 Mile²

@ 10 areas/MW = 15,910 Acres = 24.86 Mile²

Orange Area illustrates Queues PJM
does not offer Mapped Location

REFERENCES

<https://www.pjm.com/markets/energy/energy-markets/energy-markets.aspx>

<https://www.pjm.com/markets/energy/energy-markets/energy-markets.aspx>

7.87% of All County Land

24.86 Mile² SOLAR to 316 Mile² of Land

1. Black Squares illustrate Locations given by PJM
2. Orange Square Illustrates Locations Not Yet Detailed by PJM
3. Two County Approved Sites fall in the Orange Square
4. I have Developed Similar Maps for Neighboring Tidewater Counties

5/28/24
David Tucker PE

Deny Moonlight Solar
"Not Energy Done the Right Way"
David Tucker PE

Coming through the first time, Palladium did not RESPECT this body,
else they would have come prepared with Compliance
Understanding to win a few of you over that FIRST TIME!

Their opportunity was there, they even had the same legal
representation to that of most prior Developers coming before you,
and they still did not have your compliance understanding.

This kind of disrespect for you, Isle of Wight County, and the
Commonwealth of Virginia is appearing common.

5/28/24
David Tucker PE

Deny Moonlight Solar
 "Not Energy Done the Right Way"
 David Tucker PE

Typical Renewable Energy Disrespect Source:

- Renewable Energy Developers
- State and Federal Lobbyist and Special Interest
- the Energy Ignorant!

Lobbyist or Special Interest Groups are:

- Energy Right
 - Solar Energy Industry Association
 - Appalachian Voices
- Who Funds these Non-Profit Lobbyist and Special Interest?

Bought Ins and Championed By:

- County Administrators
- State and Local Economic Development.
- Va Colleges and Universities

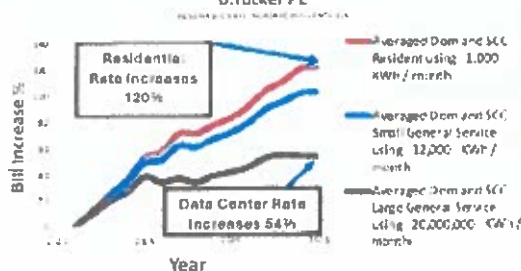
Presented to:

- BOS
- Dept of Energy
- DEQ
- SCC
- State Delegates and Senators

5/28/24
 David Tucker PE

Deny Moonlight Solar
 "Not Energy Done the Right Way"
 David Tucker PE

Average Incremental Bill Projections Created by
 Renewables Comparison of Residential, Small General
 and Large General Services Ref: Dominion 2022 SCC
 Filing on RPS
 D.Tucker PE



Dominion Rate Increase by 2035

The Thinking:
 If you Load Virginia Up with Renewables,
 The Data Center Folks will come
 Pay Lesser Rate Increase at 54%
 While Your Rate Increase will be more at 120%

Just to Support Renewable Development in Virginia!

5/28/24
 David Tucker PE

Deny Moonlight Solar
"Not Energy Done the Right Way"
David Tucker PE

Free Fuel, Who Cares, They Can Build More!

My Experience

"The Oil, Coal, Nuclear, and Gas Industries Treat each Equivalent Fuel Energy BTU Content as **PRECIOUS**"

"The Solar Industry Demonstrates **NO** respect for the equivalent Energy BTU"

Free Solar Fuel
Capacity Factors and Energy Generate MWhr
Low and Declining beyond Anticipated Degradations.

Attitude: "They can build more!"

5/21/24
David Tucker PE

Deny Moonlight Solar
"Not Energy Done the Right Way"
David Tucker PE

Which of that "MORE" that could be built? VCEA or PJM/BS' (VSED&ESA)

US DOE NREL has New Utility Scale Construction at 1.06 / Watt Nameplate

VCEA

16,100 MW
\$17,066,000,000

Annual Energy Generated at Guaranteed 25% Capacity Factor
35,259,000 MWhr Energy

Note: Vogtle Nuclear at 2,106 MW
Nameplate Total, came in at
\$34,000,000,000!
Likely will produce 17,000,000 MWhr
Annually.

PJM and BS' (VSED&ESA)

44,417 MW
\$47,082,000,000

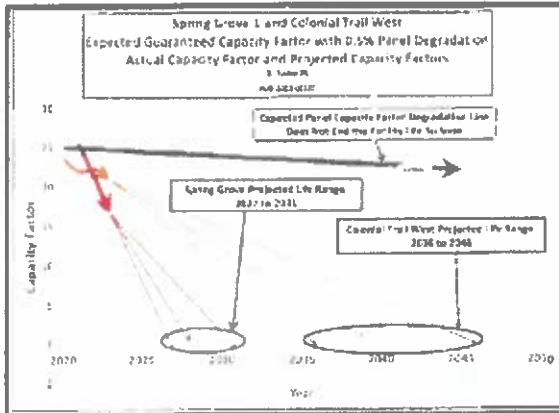
Annual Energy Generated at Guaranteed 25% Capacity Factor
97,273,230 MWhr Energy

Note 1: The BS is Virginia Solar Energy
Development & Energy Storage Authority,
not so much PJM.

Notes:
1 VCEA Virginia Clean Economy Act 2016 Hydro Solar Energy
2 DOMINION ENERGY FCC CASE FILE 2132-90117, PAGE 17, PLAN DOW CO2 Emissions, 1,812 Nameplate MW
Virginia Solar Energy Development and Energy Storage Authority P266816, APPENDIX E, 476 FACILITIES IN VARIOUS STATUS, 44,417 NAMEPLATE MW
Reference Sheet 164
-VCEA: <https://www.eco.virginia.gov/documents/2016/05/17/2016-VCEA>
-VSED&ESA: <https://www.energy.virginia.gov/documents/2024/05/21/2024-VSED&ESA-Report-21-942516-420000-04.pdf>

5/28/24
David Tucker PE

Deny Moonlight Solar
 "Not Energy Done the Right Way"
 David Tucker PE



How is this "Energy Done Right"? SCC Case
 PUR-2023-00142 Specific to Surry's Colonial Trail
 West and Spring Grove 1 recorded Energy Generated
 MWhr Declines beyond Degradation. Spring Grove
 has a Worst-Case Scenario of three Years Left.

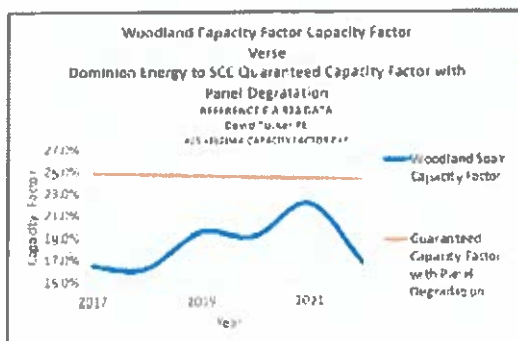
Dominion Reply "Economy Curtailments and PJM
 Market and Transmission Curtailments."

Both BAD for a Free Fuel Generator!

My follow up question to PJM on the
 Curtailments did not match the Dominion response.

5/28/24
 David Tucker PE

Deny Moonlight Solar
 "Not Energy Done the Right Way"
 David Tucker PE



How is this "Energy Done Right"? Dominion Energy's
 Woodland Solar in Isle of Wight!

BLUE line below Orange line is BAD

Woodland Panels are still in a Disarray

5/28/24
 David Tucker PE

Deny Moonlight Solar
"Not Energy Done the Right Way"
David Tucker PE

How is this "Energy Done Right"? Prairie Solar Own By Energix, was approved in Isle of Wight BOS in 2023.

Energix part in being fined \$158,000 by the Virginia DEQ at seven Solar Facilities in Virginia!

5/28/24
David Tucker PE

Cindy Rowell, 94 Kings Point Avenue, shared her concerns with her view, safety and environmental impacts of this application.

Blake Cox, 6454 Waymore Lane, Chesterfield, Energy Right, pointed out the importance of property rights and that local government should not dictate property rights.

George Edwards, 8266 Moonlight Road, stated he supports this application and the concerns shared tonight are valid, however, as a farmer he has successfully used these same roads with large farm equipment and delivery trucks. Mr. Edwards addressed the water concerns saying the chemicals and pesticides he sprays on his crops end up in wells, too. Mr. Edwards added that people do not like change and uncertainty, but this is his property that he and his family have put blood, sweat and tears into. This is a source of retirement income for him and his family.

Sadie Murphey, 11250 Burwells Bay Road, shared the following pictures from the recent storm.





Ms. Murphey shared her concerns about the safety of the roads.

There being no further comments, Chairman Bowser closed the public hearing and asked the applicant if would like to address any of the comments made.

Chance Zycheck stated he was available to answer any questions the Planning Commission should have.

Commissioner Carroll stated he specifically asked for a noise study and asked the status of it.

Mr. Zycheck stated they were okay adding the study as a condition of the approval.

Commissioner Boykin asked how realistic it is to enforce the proffered traffic conditions, and asked if the complaints that were shared about the damaged mailboxes were reported.

Mr. Kitchen stated that there is only one code enforcement officer for the County and enforcement is complaint-driven only, so the County will rely on the citizens to help enforce and call and report if there are any complaints.

Amy Ring stated that with the Cavalier Solar Project, there was a coordination team meeting held weekly in which complaints received were shared. This lead to Cavalier having a website

that citizens could use to directly submit their complaints to throughout the duration of their project.

Commissioner Smith asked if the 44 MW would be distributed through the adjacent transmission lines.

Mr. Zycheck confirmed that was correct, and that it would connect to the 230 KV line.

Commissioner Carroll stated that the cost of solar and the money behind it has turned neighbor against neighbor and family against family. Mr. Carroll stated mile and mile of solar fields is industrial solar, and although he believes and supports property rights, he wouldn't be allowed to place 500 homes on his property.

Commissioner Carroll made the motion to recommend denial of the application to the Board of Supervisors. Commissioner Boykin seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, Carroll and Bowser voting in favor and no Commissioners voting against.

The motion passed unanimously, and the item will go to the Board of Supervisors on June 13, 2024.

Commissioner Carroll made a request to the Chairman to consider the next two public hearing items together, as they are related applications. The Planning Commission agreed to consider both public hearing items together.

Chairman Bowser called for the hearings of the next two related applications, CUP-8-23 Sycamore Solar A and CUP-5-24 Sycamore Solar B to be held jointly:

Application (CUP-8-23) of Sycamore Cross Solar, LLC, applicant, for a Conditional Use Permit for a major utility service, specifically a 214 MW utility-scale solar energy generation facility and a medium voltage line known as Sycamore Cross A, on approximately 1,795 acres located on Mill Swamp (Rte. 621) on tax map numbers 09-01-001, 16-01-002, 16-01-002A, 16-01-003, 16-01-005, 16-01-008, 16-01-009, 17-01-003, 17-01-003C, 17-01-001, 17-01-002, 17-01-011, 27-01-003, and 27-01-004 in the Rural Agricultural Conservation zoning district as well as an associated application to withdraw approximately 860 acres that are part of tax map numbers 09-01-001, 16-01-003, 16-01-008, 16-01-009, 17-01-003C, 27-01-003 and 17-01-011 from the Moonlight Agricultural and Forestal District.

Application (CUP-5-24) of Sycamore Cross Solar, LLC, applicant, for a for a conditional use permit to allow the expansion of an existing major utility service, specifically a six MW utility-scale solar energy generation facility and associated six medium voltage lines known as Sycamore Cross B, on approximately 240 acres located on tax parcel numbers 10-01-017, 11-01-015, 10-01-023, 10-01-025, 10-01-027, 10-01-028A, 10-01-030, and 11-01-005 located on Jones Drive (Rte. 626), Burwells Bay Road (Rte. 621), Mill Swamp Road (Rte. 621) and James Wilson Way.

Amy Ring, Community Development Director, gave the following two presentations.

**Sycamore Cross A
Solar Energy Generation Facility
Major Utility Service
Conditional Use Permit Request
CUP-8-23
and
A/F District Withdrawal Request**

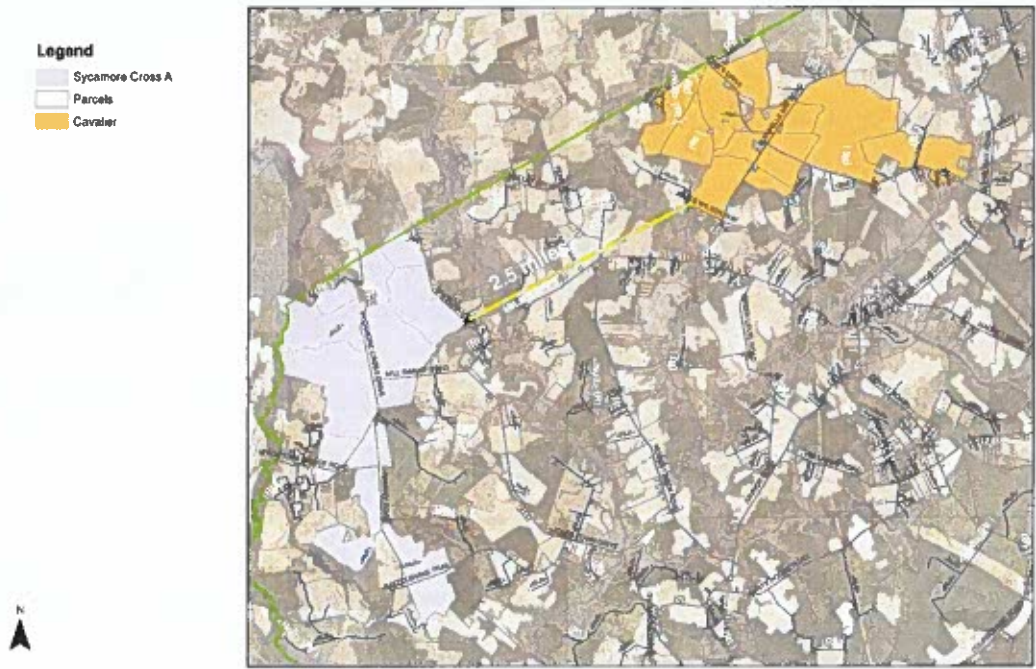


**Board of Supervisors Regular Meeting
May 28, 2024**

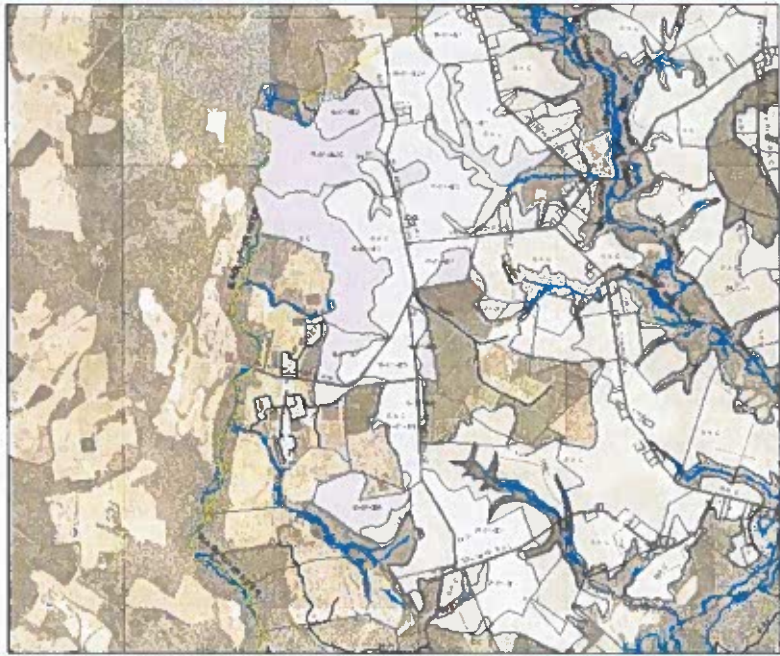
SITE DESCRIPTION

Tax Map ID#:	09-01-001, 16-01-002, 16-01-002A, 16-01-003, 16-01-005, 16-01-008, 16-01-009, 17-01-003, 17-01-003C, 17-01-001, 17-01-002, 17-01-011, 27-01-003, and 27-01-004
Location:	1,796 acres generally bounded by Surry County to the north, the Blackwater River and Southampton County to the west, White Hill Trail, Ramsey Road, and Mill Swamp Road on the east, and Rattlesnake Trail on the south
Land Use Designation:	Rural Agricultural Conservation (RAC) and Environmental Conservation (EC)
Current Zoning:	Rural Agricultural Conservation (RAC)
Election District:	D5
Request:	Up to a 214 MW utility-scale solar energy facility and substation on 1,796 acres. Accompanying withdrawal request for 860 acres in the Moonlight Agricultural and Forestal District lie on parcel numbers 09-01-001, 16-01-003, 16-01-008, 16-01-009, 17-01-003C, 27-01-003 and 17-01-011

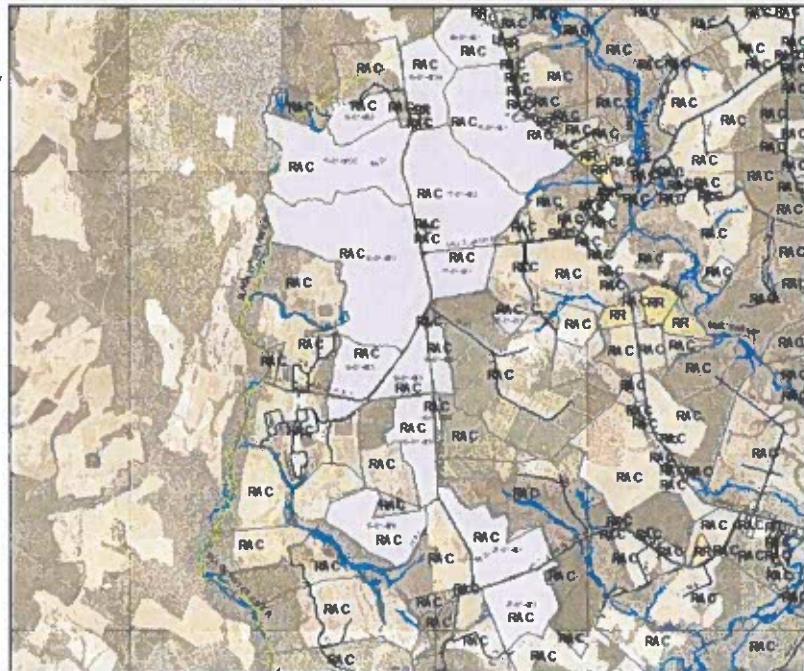




CUP-8-23
 Sycamore Cross A
 Solar Energy Generation Facility
 Future Recommended
 Land Use



CUP-8-23
 Sycamore Cross A
 Solar Energy Generation Facility
 Zoning District Map



BACKGROUND

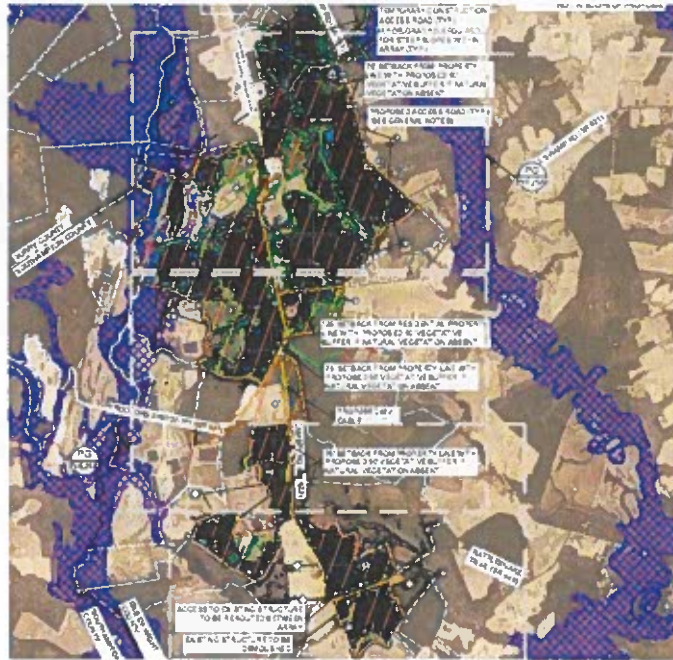
- General vicinity of the project is rural in nature with a few single family homes located on larger agricultural parcels.
- 891 acres of the project site area is currently used for crop production. Easement only parcel belongs to Carrolls Food of Virginia, LLC which is engaged in livestock production.
- Agricultural and Forestal Advisory Committee met on April 3, 2024, to consider the requests by the property owners of tax map numbers 09-01-001, 16-01-003, 16-01-008, 16-01-009, 17-01-003C, 27-01-003 and 17-01-011 to withdraw 860 acres from the Moonlight Agricultural and Forestal District.
- Committee voted to recommend denial of the request by a vote of four members in favor of the motion and zero voting against (4-0).



PROJECT DESCRIPTION

- Up to 214 MW solar energy generation facility on a total of 1,795 acres that spans across 14 different parcels to serve the PJM wholesale market.
- Project area will be a combination of lease and fee simple by the developer.
- Project will consist of solar photovoltaic modules on a single axis tracker system and associated electrical equipment. New 34.5kV feeder lines to connect the various solar equipment comprising Sycamore Cross A to the project's collector substation.
- Will utilize an existing substation and an existing 500 kV gen-tie line that was constructed for the Cavalier Solar facility that will interconnect the project's substation with the VEPCO Septa 500 kV Substation. The applicant states that no improvements will be required to the VEPCO substation or the 500 kV gen-tie.
- Construction of the project to begin in Spring 2025 and completed by the end of 2026.
- Construction activity proposed between the hours of 7 a.m. and 7 p.m., Monday through Saturday.





CRITERIA FOR CUP CONSIDERATION (Section 1-1017)

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



ADDITIONAL CONSIDERATIONS FOR BOARD

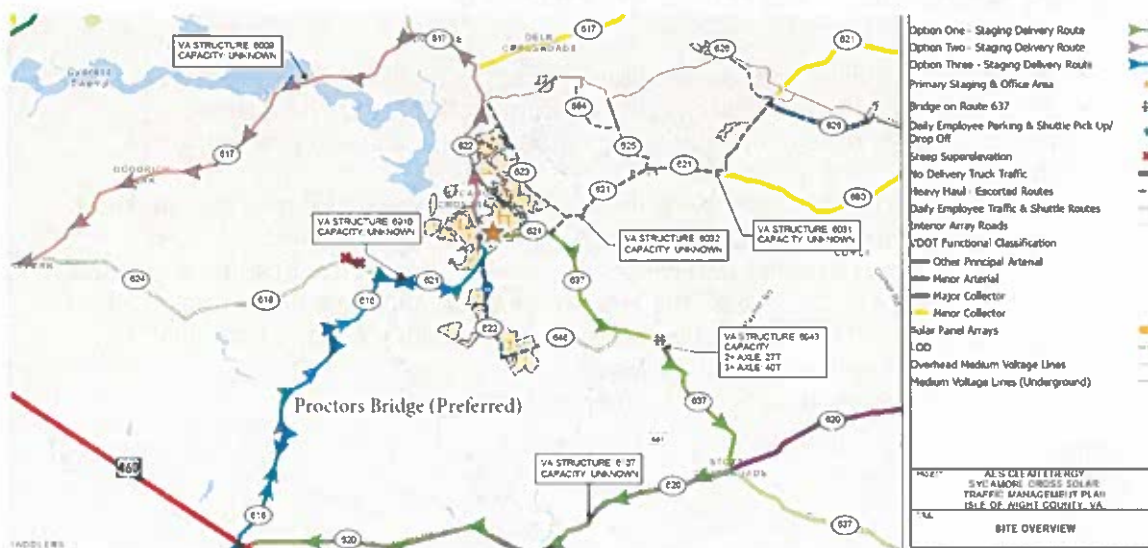
1. Number of persons working on the site & proposed hours of operation;
2. Conditions, for roads, sidewalks, parking facilities, vehicle access, and peak periods of traffic,
3. Orderly growth of the community and the fiscal impact on the County;
4. Effect of odors, dust, gas, smoke, fumes, vibration,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



STAFF ANALYSIS – ROADS

- Submitted three options for proposed construction traffic routes, each of which includes escorted heavy haul routes, a delivery route, and anticipated employee commuter routes.
- Preferred delivery route uses Proctor's Bridge (Rte. 616) from Route 460 in Southampton County to Proctor's Bridge (Rte. 621) in Isle of Wight to a main staging area within the project site.
- Deliveries will be escorted to project sites on the local road network and back to the staging area.
- Staff concerns include the narrowness of all three proposed routes as well as bridge capacity, lack of shoulders or passing areas, and proximity to residences.





STAFF ANALYSIS – ENVIRONMENTAL RESOURCES

- Project area contains several types of sensitive environmental features, including wetlands, streams, and floodplains.
- Project area falls within the Pouches Creek Stream Conservation Unit.
- May impact 77 acres of very high value ecological cores, 32 acres of high value ecological cores, 3.3 acres of moderate value ecological cores, and 423.7 acres of general value ecological cores may be impacted by the Project.
- May impact 32 acres of outstanding priority forestland will be impacted, approximately 63 acres of very high priority, and approximately 139 acres of high priority forestland may be impacted. Applicant states they will consult with DCR in connection with the potential impact of outstanding, very high, and high value forestland.
- Site has the potential for suitable habitat for several endangered and threatened species, such as barking tree frog and Eastern Big Eared Bat.
- Based on the current design of the project, approximately 614 acres of prime farmland (26% of the Project study area), 236 acres (10%) of prime farmland if drained, and 35 acres (1.5%) of farmland of statewide importance may be impacted.
- Staff has concerns with regard to the potential impacts to highly important environmental resources such as the Pouches Swamp stream conservation unit area and ecological core areas.



STAFF ANALYSIS – HISTORIC RESOURCES

- Applicant conducted a Phase IA cultural resources assessment of the project area.
- Both VDHR and Isle of Wight County Museum Staff recommend further investigation of the site due to the high probability of archeological resources in the area.
- As of the date of this staff report, the applicant confirmed that their cultural team has wrapped up field work and are working on a Phase IB report.
- Phase IB survey is used to determine the presence or absence of cultural resources in the probable impact areas. The areas to be subjected to testing are selected on the basis of the data gathered in the Phase IA evaluation and the probable locations of ground disturbing activities.
- Final report won't be ready for another several weeks.



STAFF ANALYSIS – ECONOMIC IMPACT

- Economic impact assessment states the projects will generate seven direct and indirect jobs in both Isle of Wight and Surry Counties, however, the report does not state whether they are permanent or full time jobs.
- Project would involve an investment of \$402.5 million in capital equipment and improvements to the existing property within Isle of Wight County. Both Sycamore Cross Solar projects would generate approximately \$15.2 million (from taxation on capital investments) or \$20.1 million with the siting agreement in cumulative county revenue over the facility's anticipated 35-year operational life, as compared to approximately \$520,000 in cumulative county revenue in the property's current use



STAFF ANALYSIS – ECONOMIC IMPACT

- 891 acres, or 35.8% of the project site, is currently used for crop production. This includes 221 acres of corn, 40 acres of cotton, 433 acres for soybeans, and 197 acres for peanuts.
- According to the 2022 Census of Agriculture (USDA-NASS), Isle of Wight County has 212 farms totaling 80,316 acres of land. The average farm size is 379 acres. The average annual market value of agricultural products sold per farm is \$346,011. Using the same data to derive market values for crops cultivated on 891 acres within the fenced area of this project, the farmland generates an estimated \$813,483 in market value.
- Currently, agriculture and silviculture are two of the County's top industries. Both Sycamore Solar facilities together would be the tenth solar energy generation facility in the County and represents a subtraction of approximately 1.28% of the County's cultivated land (USDA-NASS, 2017).



Sycamore Cross A and B Solar Projects with Approved Solar Energy Generation Facilities as of 5/21/24

PROJECT	DEVELOPED AREA (PSR (17))	PRIME FARMLAND/ SOILS STATEWIDE IMPORTANCE*	% OF TOTAL SOILS (PRIME rounded)	LOCATION	% OF TOTAL FARMLAND**	TOTAL MW	APPROVAL DATE
Woodland	180	124	0.10%	Longview	0.22%	20	2015
Soldado	170	170	0.14%	Redhouse	0.21%	20	2018
Elk-Fel	330	315	0.26%	Lees Mill	0.41%	55	2019; Amended 2023
Windsor PVI	630	630	0.52%	Windsor	0.78%	85	2019; Amended in 2021
Cavalier	500	500	0.41%	Hardy	0.62%	240	2021
Nuby Run	30	30	0.02%	Orbit	0.02%	3	2022
Carver	637	297	0.24%	Windsor	0.79%	71	Approved 7/23/2023
Prairie Solar	152	152	0.12%	Longview	0.19%	20	Approved 8/1/2023
Courthouse Solar	18	18	0.01%	Route 258	0.02%	3	Approved 11/16/23
Sycamore Cross A & B (Proposed)	1,030	1,030	0.84%	Rodney/Mill Swamp/White Hall Trail/Sycamore Cross/Kathleen/Car	1.28%	240	Under Review
TOTAL	3,667	3,256	2.66%		4.97%	756	

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

**Total active agricultural lands as of 2022 Census of Agriculture - 80,816 acres

COMPREHENSIVE PLAN CONSISTENCY

- Future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Environmental Conservation (EC) under the adopted Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility-scale solar facilities are also permitted when appropriately sited. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.
- Solar Energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The area designated as EC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area.
- Staff has concerns about the appropriate siting of this facility due to the lack of suitable roads for construction traffic as well as impacts to agricultural land and sensitive environmental features.



KOP 1: WHITE HILL TRAIL

PHOTOGRAPH INFORMATION

DATE: 11/1/2014
TIME: 10:40 AM
LOCATION: 10000 N. 10000 E.
ELEVATION: 10000
DISTANCE: 10000
DIRECTION: 10000



01-01-10



01-01-10



01-01-10

KOP 2: SYCAMORE CROSS DRIVE

PHOTOGRAPH INFORMATION

DATE: 11/1/2014
TIME: 10:40 AM
LOCATION: 10000 N. 10000 E.
ELEVATION: 10000
DISTANCE: 10000
DIRECTION: 10000



01-01-10



01-01-10



01-01-10

KOP 3: RAMSEY ROAD

PHOTOGRAPH INFORMATION

DATE: 11/1/2014
TIME: 10:40 AM
LOCATION: 10000 N. 10000 E.
ELEVATION: 10000
DISTANCE: 10000
DIRECTION: 10000



01-01-10



01-01-10



01-01-10

KOP 4: MILL SWAMP ROAD

PHOTOGRAPH INFORMATION

DATE: 11/14/2023
TIME: 10:00 AM
LOCATION: MILL SWAMP ROAD
CAMERA: 1080P
FOCUS: AUTO
ISO: 100
SHUTTER: 1/2000



EXISTING



SIMULATED - with future landscaping and lighting

KOP 5: RATTLESNAKE TRAIL

PHOTOGRAPH INFORMATION

DATE: 11/14/2023
TIME: 10:00 AM
LOCATION: RATTLESNAKE TRAIL
CAMERA: 1080P
FOCUS: AUTO
ISO: 100
SHUTTER: 1/2000



EXISTING



SIMULATED - with future landscaping and lighting



SIMULATED - with future landscaping and lighting

KOP 7: MILL SWAMP ROAD

PHOTOGRAPH INFORMATION

DATE: 11/14/2023
TIME: 10:00 AM
LOCATION: MILL SWAMP ROAD
CAMERA: 1080P
FOCUS: AUTO
ISO: 100
SHUTTER: 1/2000



EXISTING



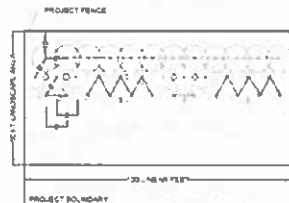
SIMULATED - with future landscaping and lighting



SIMULATED - with future landscaping and lighting

FRONTAGE ZONE LANDSCAPE

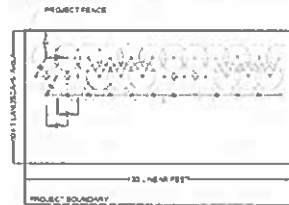
Area to landscape between existing public roadway and NCA greater than 50 feet



10' Easement
12' Tree Buffer
10' Easement
12' Tree Buffer

BUFFER ZONE LANDSCAPE - ABUTTING RESIDENTIAL PARCELS

Area to landscape between Project's abutting residential parcels



10' Easement
12' Tree Buffer
10' Easement
12' Tree Buffer

CONCEPTUAL PLANT LIST

Botanical Name	Common Name	Height at Maturity	Mature Height	Mature Spread
Small Trees				
Quercus	White Oak	6 FT	12 FT	6 FT
Juniperus	Blue Juniper	6 FT	10 FT	10 FT
Thuja	Green Thuja	6 FT	15 FT	6 FT
Yucca	Yucca	6 FT	15 FT	20 FT
Philadelphus	Philadelphus	6 FT	15 FT	18 FT
Shrubs				
Hydrangea	Hydrangea	6 FT	15 FT	15 FT
Forsythia	Forsythia	6 FT	20 FT	20 FT
Magellan	Magellan	6 FT	20 FT	20 FT
Grasses				
Stipa	Stipa	1.5 FT	4 FT	18 FT
Lonicera	Lonicera	1.5 FT	10 FT	18 FT

10' Easement 12' Tree Buffer 10' Easement 12' Tree Buffer

DEPARTMENT AND AGENCY REVIEW

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

- Fire Rescue: All concerns have been addressed in the application.
- Commissioner of the Revenue : Comments are attached separately.
- Sheriff's Department: Similar to the Moonlight project, there will be an increase in patrol during the construction phase and the traffic impacts on proposed transportation routes. These are primarily secondary roads with no to minimal shoulders and are also shared with farm vehicles. During the construction phase they will be bringing in heavy equipment and large vehicles which will require escorts or even road closures. Also, there being multiple sites there is a concern of the operation of heavy equipment on the roads from one parcel to another.
- County Attorney: Only include conditions that go above what is now required under the zoning ordinance.
- VDOT: All concerns have been addressed in the application.
- Isle of Wight County Museum : Comments are attached separately.



STAFF FINDINGS

Strengths:

1. The proposed use will generate additional nonresidential tax revenue for needed public services and facilities.

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 may create impacts to archeological and architectural resources pending final study.
4. The project will impact identified ecological core areas, priority forest land, and prime farm soils.
5. Approval of the project would result in a multiplicity and saturation of similar uses other solar energy generation facilities nearby.
6. With no to minimal shoulders and deep ditches at several points along the proposed transportation route there may be safety issues that arise as construction vehicles meet along the route.
7. Due to poor transportation route alternatives and impacts to environmentally sensitive areas, the project's proposed location is not well suited and therefore is not consistent with the recommendations of the Comprehensive Plan.



RECOMMENDATIONS

Based on the identified weaknesses, staff recommends denial of the Conditional Use Permit and the Moonlight AFD withdrawal request.

However, should the CUP and withdrawal be approved staff recommends the following conditions:

- 1) Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads.
- 2) The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan.
- 3) No impacts shall be permitted to the Pouches Swamp stream conservation unit area, the C1-C3 ecological core areas, or the priority forestland areas. The applicant shall submit a formal ecological core impact assessment with DCR as recommended.
- 4) The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR.
- 5) The applicant will work directly with the Isle of Wight County Chamber of Commerce, Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process.



RECOMMENDED CONDITIONS

6. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site plan, evacuation routes and muster points, emergency response chain of command, directions to the closest hospital, coordinates to the closest life flight landing area, and other pertinent information associated with the facility during an emergency response.
7. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility.
8. Adherence to the proposed transportation plan shall be required for all facility traffic. Truck traffic shall be limited to only to the preferred route as described in in the transportation plan. No other local routes in Isle of Wight County may be used. The applicant shall coordinate deliveries outside of school bus pickup and drop-off times.
9. Excluding the bufferyards, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with mowing and/or grazing.
10. Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. Saturdays from 7:00 a.m. to 5:00 p.m. No construction is to occur on Sundays by any party involved with the project.



RECOMMENDED CONDITIONS

11. As part of the site plan review, the applicant shall provide documentation that the selected panels and all power-generating equipment on-site are "Tier 1" modules, as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power-generating equipment initially installed and replaced on the site must qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP).
12. The applicant shall implement a program for the collection of baseline data establishing pre-construction soil conditions for the production of row crops for the agricultural areas within the project area. The program shall establish the relevant characteristics of the topsoil. The baseline data shall be derived from field and laboratory testing of soil conditions, including depth, density, and quality from representative locations. Laboratory testing shall be conducted by an accredited laboratory. Parameters for assessing soil quality may include the following: infiltration rate, bulk density, water holding capacity, pH, percent organic matter, cation exchange capacity, Phosphorous/Phosphate (P), Nitrogen (N), and Potassium/Potash (K). After 30 years of operation and again after 35 years of operation, soil conditions shall be determined for the same sampling locations using the same parameters and the results used to plan soil restoration activities. After equipment is removed as part of decommissioning, soil conditions shall be determined for the same sampling locations using the same parameters. Soil restoration activities shall be performed as necessary during operations or decommissioning to return soil conditions to at least baseline conditions. The County will be provided with data of soil conditions within 30 days after the receipt of results.
13. Any recommendations provided by VDHR during site plan review will be adhered to, in addition to requirements in the zoning ordinance.

Sycamore Cross B Solar Energy Generation Facility Major Utility Service Conditional Use Permit Request CUP-5-24



Board of Supervisors Regular Meeting
May 28, 2024

SITE DESCRIPTION

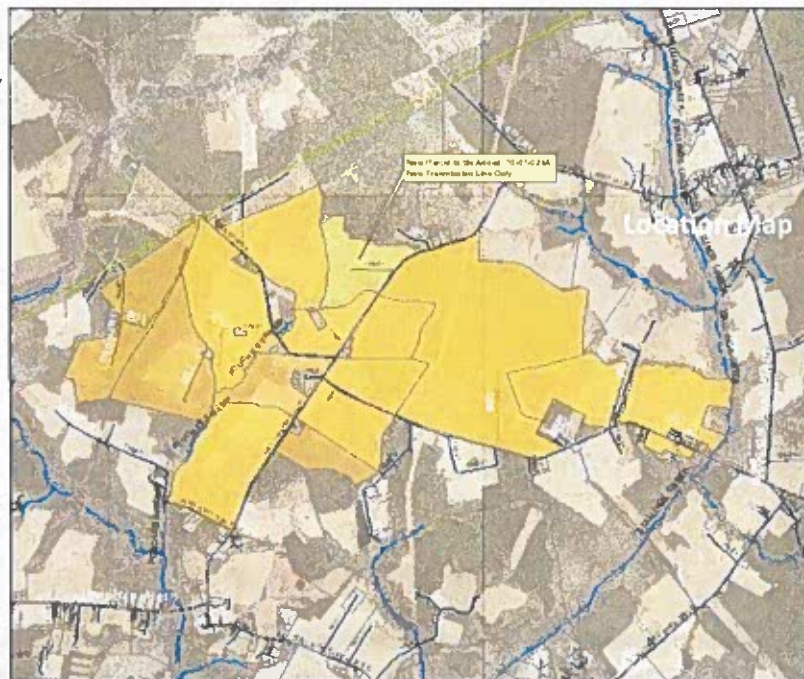
Tax Map ID#:	10-01-017, 11-01-015, 10-01-023, 10-01-025, 10-01-027, 10-01-028A, 10-01-030, and 11-01-005
Location:	Jones Drive (Rte. 626), Burwells Bay Road (Rte. 621), Mill Swamp Road (Rte. 621) and James Wilson Way
Land Use Designation:	Rural Agricultural Conservation (RAC) and Environmental Conservation (EC)
Current Zoning:	Rural Agricultural Conservation (RAC)
Election District:	D5
Request:	A conditional use permit to allow the expansion of an existing major utility service, specifically a six MW utility-scale solar energy generation facility and associated six medium voltage lines known as Sycamore Cross B, on approximately 240 acres

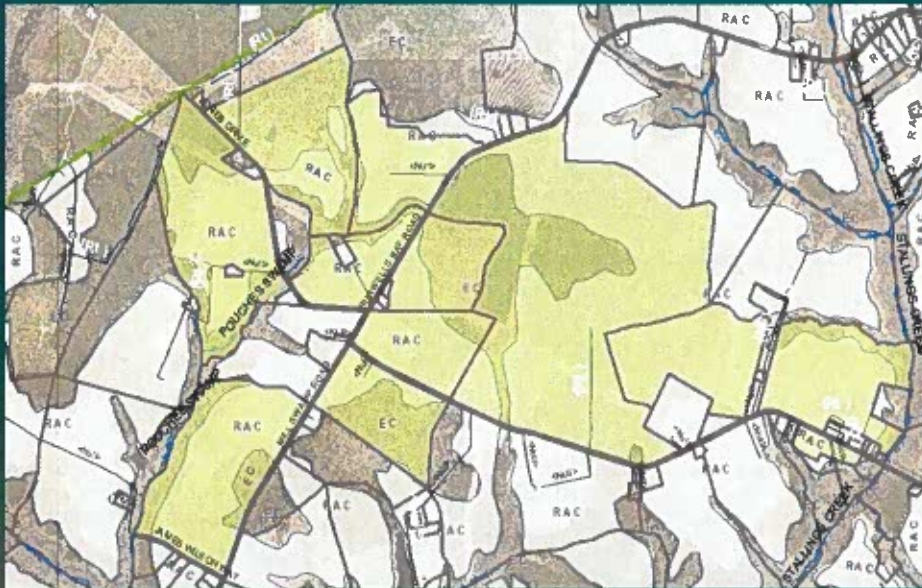


CUP-5-24
Sycamore Cross B
Solar Energy Generation Facility
Location Map

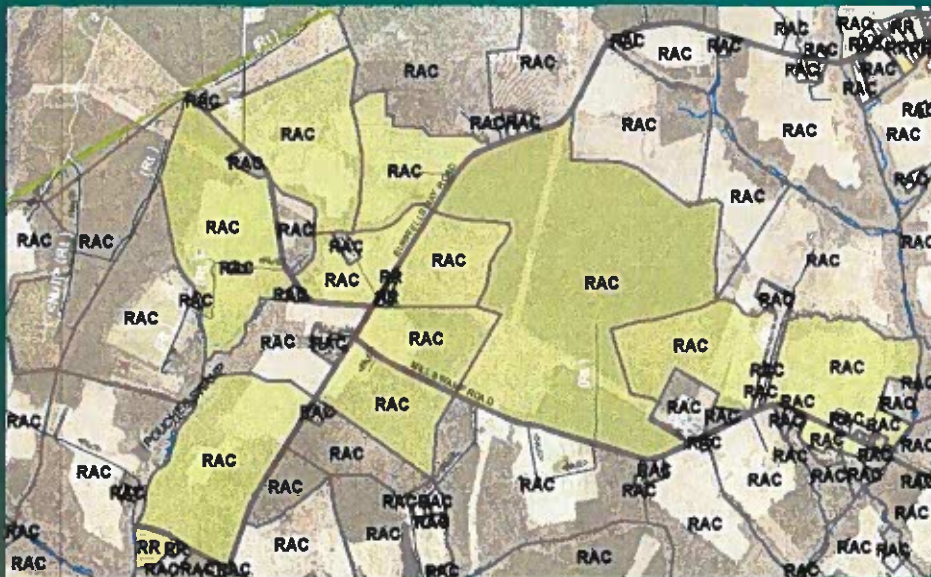
Legend

- Parcels
- Existing Caister Solar Parcels





Future
Recommended
Land Use
Map



Zoning District
Map

BACKGROUND

- All of the properties that are part of the application with the exception of 10-10-028A are part of the existing Cavalier solar facility.
- At its meeting on May 20, 2021, the Isle of Wight County Board of Supervisors approved Cavalier (CUP-3-19) to allow a Utility Scale Solar Energy Facility for up to 500 acres. This application would allow the expansion of the utility scale solar energy generation facility use on two of the properties to up to 240 acres. Most of facility has been constructed and is awaiting final landscaping inspection and permit approval.
- According to County records, the new property with tax map number 10-01-028A located at 9621 Burwells Bay Road is 75.24 acres and has historically been used for agriculture. County real estate records show an existing dwelling built in 1933 along with several outbuildings and a cemetery. The applicant plans to install a medium voltage transmission line to serve the new solar facility on the property.



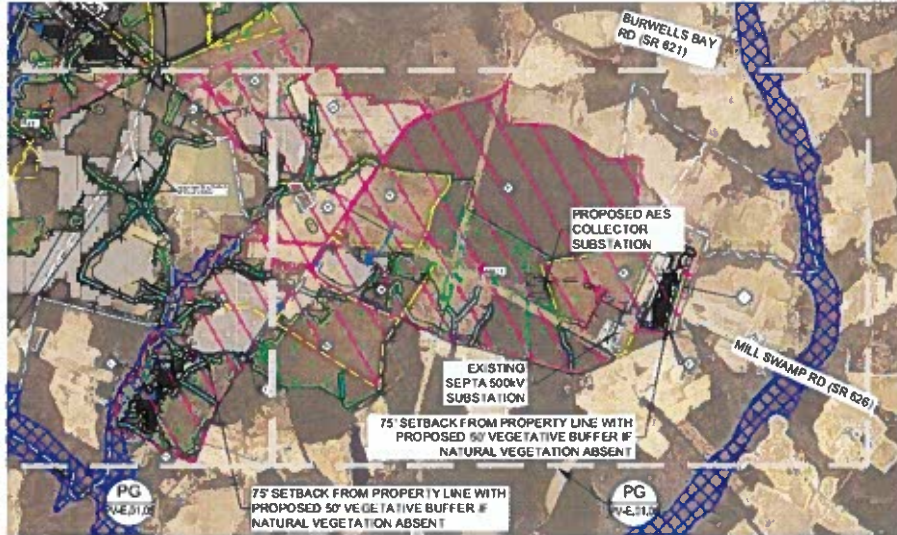
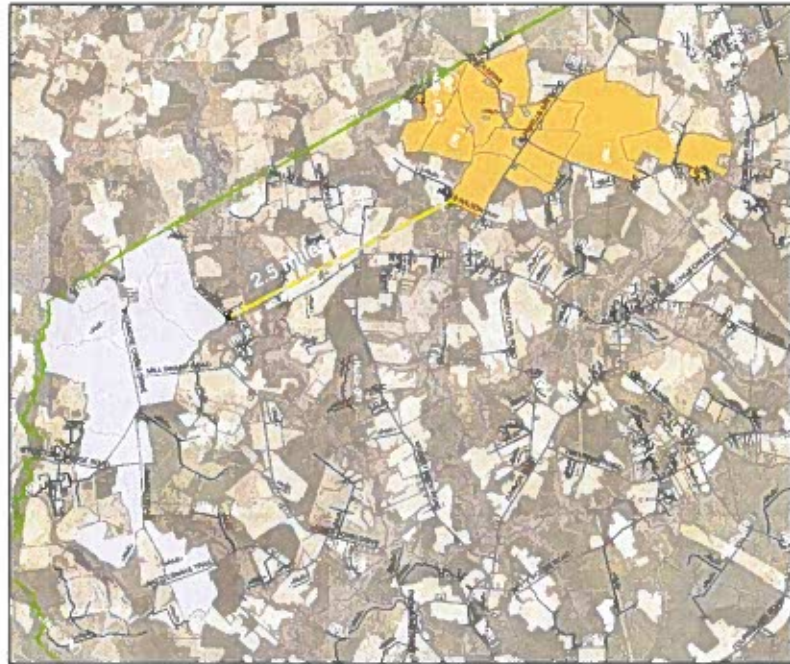
PROJECT DESCRIPTION

- The Sycamore Cross B solar facility application was submitted in conjunction with the accompanying Sycamore Cross A solar project application which lies approximately 2.5 miles away.
- Sycamore Cross A consists of 14 project parcels totaling 1,795 acres, includes one medium voltage easement only parcel and will account for approximately 214 MWac.
- Sycamore Cross B project will consist of two parcels with panels totaling 240 acres accounting for approximately 6 MW and six medium voltage easement only parcels.
- The project will consist of solar photovoltaic modules on a single axis tracker system and associated electrical equipment. The project will utilize an existing substation location shared with the Cavalier Solar facility.



Legend

- Sycamore Cross A
- Parcels
- Cavalier



**Sycamore B
Concept Plan**

CRITERIA FOR CUP CONSIDERATION (Section 1-1017)

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



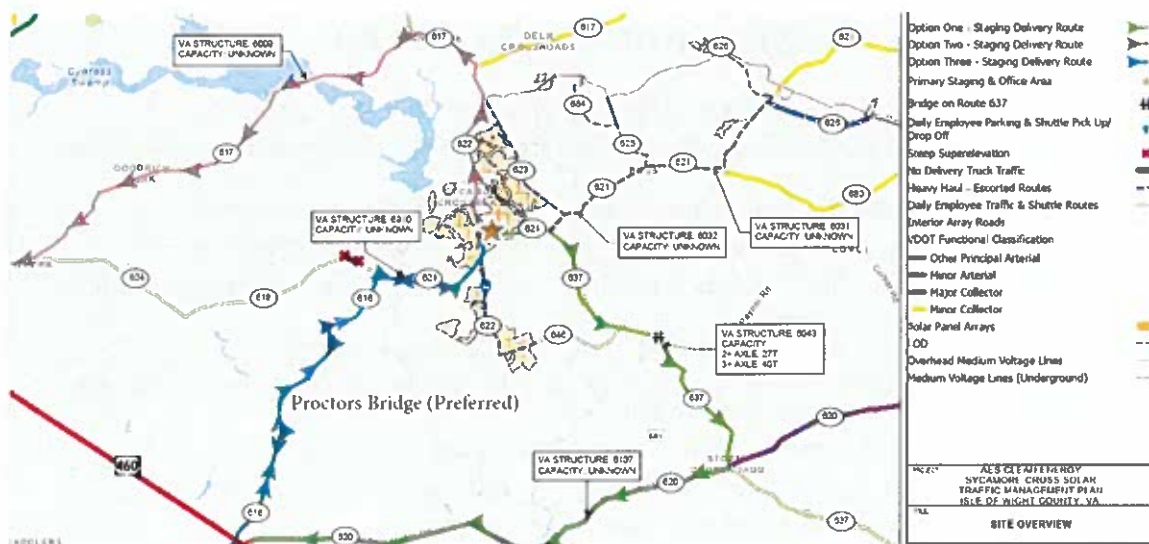
ADDITIONAL CONSIDERATIONS FOR BOARD

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



STAFF ANALYSIS – ROADS

- Submitted three options for proposed construction traffic routes, each of which includes escorted heavy haul routes, a delivery route, and anticipated employee commuter routes.
- Preferred delivery route uses Proctor's Bridge (Rte. 616) from Route 460 in Southampton County to Proctor's Bridge (Rte. 621) in Isle of Wight to a main staging area within the project site.
- Deliveries will be escorted to project sites on the local road network and back to the staging area.
- Staff concerns include the narrowness of all three proposed routes as well as bridge capacity, lack of shoulders or passing areas, and proximity to residences.



STAFF ANALYSIS – ENVIRONMENTAL RESOURCES

- Project area contains several types of sensitive environmental features, including wetlands, streams, and floodplains.
- Project area falls within the Pouches Creek Stream Conservation Unit.
- May impact 77 acres of very high value ecological cores, 32 acres of high value ecological cores, 3.3 acres of moderate value ecological cores, and 423.7 acres of general value ecological cores may be impacted by the Project.
- May impact 32 acres of outstanding priority forestland will be impacted, approximately 63 acres of very high priority, and approximately 139 acres of high priority forestland may be impacted. Applicant states they will consult with DCR in connection with the potential impact of outstanding, very high, and high value forestland.
- Site has the potential for suitable habitat for several endangered and threatened species, such as barking tree frog and Eastern Big Eared Bat.
- Based on the current design of the project, approximately 614 acres of prime farmland (26% of the Project study area), 236 acres (10%) of prime farmland if drained, and 35 acres (1.5%) of farmland of statewide importance may be impacted.
- Staff has concerns with regard to the potential impacts to highly important environmental resources such as the Pouches Swamp stream conservation unit area and ecological core areas.



STAFF ANALYSIS – HISTORIC RESOURCES

- Applicant conducted a Phase IA cultural resources assessment of the project area.
- Both VDHR and Isle of Wight County Museum Staff recommend further investigation of the site due to the high probability of archeological resources in the area.
- As of the date of this staff report, the applicant confirmed that their cultural team has wrapped up field work and are working on a Phase IB report.
- Phase IB survey is used to determine the presence or absence of cultural resources in the probable impact areas. The areas to be subjected to testing are selected on the basis of the data gathered in the Phase IA evaluation and the probable locations of ground disturbing activities.
- Final report won't be ready for another several weeks.



STAFF ANALYSIS – ECONOMIC IMPACT

- Economic impact assessment states the projects will generate seven direct and indirect jobs in both Isle of Wight and Surry Counties, however, the report does not state whether they are permanent or full-time jobs.
- Project would involve an investment of \$402.5 million in capital equipment and improvements to the existing property within Isle of Wight County. Both Sycamore Cross Solar projects would generate approximately \$15.2 million (from taxation on capital investments) or \$20.1 million with the siting agreement in cumulative county revenue over the facility's anticipated 35-year operational life, as compared to approximately \$520,000 in cumulative county revenue in the property's current use



STAFF ANALYSIS – ECONOMIC IMPACT

- 891 acres, or 35.8% of the project site, is currently used for crop production. This includes 221 acres of corn, 40 acres of cotton, 433 acres for soybeans, and 197 acres for peanuts.
- According to the 2022 Census of Agriculture (USDA-NASS), Isle of Wight County has 212 farms totaling 80,316 acres of land. The average farm size is 379 acres. The average annual market value of agricultural products sold per farm is \$346,011. Using the same data to derive market values for crops cultivated on 891 acres within the fenced area of this project, the farmland generates an estimated \$813,483 in market value.
- Currently, agriculture and silviculture are two of the County's top industries. Both Sycamore Solar facilities together would be the tenth solar energy generation facility in the County and represents a subtraction of approximately 1.28% of the County's cultivated land (USDA-NASS, 2017).



Sycamore Cross A and B Solar Projects with Approved Solar Energy Generation Facilities as of 5/21/24

PROJECT	DEVELOPED AREA (PER CUP)	PRIME FARMLAND/ SOILS STATEWIDE IMPORTANCE*	% OF TOTAL PRIME SOILS (rounded)	LOCATION	% OF TOTAL FARMLAND**	TOTAL MW	APPROVAL DATE
Woodland	180	134	0.10%	Lanesview	0.22%	20	2015
Soldado	170	134	0.14%	Redhouse	0.21%	20	2018
Bluebell	330	315	0.26%	Lees Mill	0.41%	55	2019; Amended 2023
Windsor PVI	630	613	0.52%	Windsor	0.78%	85	2019; Amended in 2021
Cavalier	500	500	0.41%	Hardy	0.62%	240	2021
Noby Run	30	20	0.02%	Orbit	0.02%	1	2022
Carver	657	297	0.24%	Windsor	0.79%	71	Approved 7/23/2023
Prairie Solar	152	152	0.12%	Empire Inn	0.19%	20	Approved 8/13/23
Greenhouse Solar	18	18	0.00%	Route 25K	0.02%	1	Approved 11/16/23
Sycamore Cross A & B (Proposals)	1,030	1,030	0.84%	Ramsey/Mill Swamp/White Hills Trail/Sycamore Cross/Atlanticville	1.28%	240	Under Review
TOTAL	3,667	3,256	1.66%		1.57%	756	

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

**Total active agricultural lands as of 2022 Census of Agriculture - 80,316 acres

COMPREHENSIVE PLAN CONSISTENCY

- Future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Environmental Conservation (EC) under the adopted Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility-scale solar facilities are also permitted when appropriately sited. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.
- Solar Energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The area designated as EC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area.
- Staff has concerns about the appropriate siting of this facility due to the lack of suitable roads for construction traffic as well as impacts to agricultural land and sensitive environmental features.

**KOP 4:
MILL SWAMP ROAD**

PHOTOGRAPH INFORMATION

TIME 10:30 AM
DATE 5/2/2023
WEATHER CONDITION PARTLY CLOUDY
CAMERA ELEVATION 82 FT
LATITUDE 37.045524
LONGITUDE 76.781517
DISTANCE TO PROJECT 270 FT



EXISTING



SIMULATED - WITH PLANT SCREENING AT PLANTING

**KOP 5:
RATTLESNAKE TRAIL**

PHOTOGRAPH INFORMATION

TIME 8:30 AM
DATE 5/2/2023
WEATHER CONDITION PARTLY CLOUDY
CAMERA ELEVATION 82 FT
LATITUDE 37.045524
LONGITUDE 76.781517
DISTANCE TO PROJECT 270 FT



EXISTING



SIMULATED - WITH PLANT SCREENING AT PLANTING



SIMULATED - WITH PLANT SCREENING AT MATURITY (6 FT)

**KOP 7:
MILL SWAMP ROAD**

PHOTOGRAPH INFORMATION

TIME 8:30 AM
DATE 5/2/2023
WEATHER CONDITION PARTLY CLOUDY
CAMERA ELEVATION 82 FT
LATITUDE 37.045524
LONGITUDE 76.781517
DISTANCE TO PROJECT 270 FT



EXISTING



SIMULATED - WITH PLANT SCREENING AT PLANTING



SIMULATED - WITH PLANT SCREENING AT MATURITY (6 FT)

**SYCAMORE CROSS
SOLAR PROJECT**

KOP 7: Mill Swamp Rd
PHOTO SIMULATION

VICINITY MAP
1:10,000

- PROJECT AREA
- KOP LOCATION

PHOTOGRAPH INFORMATION

TIME 10:30 AM
DATE 5/2/2023
WEATHER CONDITION PARTLY CLOUDY
CAMERA ELEVATION 82 FT
LATITUDE 37.045524
LONGITUDE 76.781517
DISTANCE TO PROJECT 270 FT



SYCAMORE CROSS SOLAR PROJECT

KOP 7: Mill Swamp Rd
PHOTO SIMULATION



VICINITY MAP

LEGEND

- PHOTO BR/L/HA LOCATION
- PROJECT AREA
- NEW LOCATION

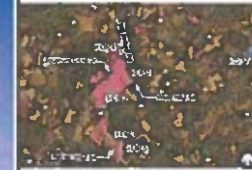
PHOTOGRAPH INFORMATION

TIME	1:05 PM
DATE	5/15/2023
WEATHER CONDITION	PAID 11 - CLOUDY
WIND DIRECTION	100°N 100°E
LATITUDE	37.34824°
LONGITUDE	75.75255°
DISTANCE FROM PROJECT	276 FT



SYCAMORE CROSS SOLAR PROJECT

KOP 7: Mill Swamp Rd
PHOTO SIMULATION



VICINITY MAP

LEGEND

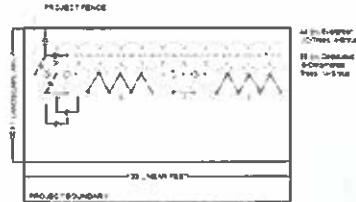
- PHOTO BR/L/HA LOCATION
- PROJECT AREA
- NEW LOCATION

PHOTOGRAPH INFORMATION

TIME	1:05 PM
DATE	5/15/2023
WEATHER CONDITION	PAID 11 - CLOUDY
WIND DIRECTION	100°N 100°E
LATITUDE	37.34824°
LONGITUDE	75.75255°
DISTANCE FROM PROJECT	276 FT

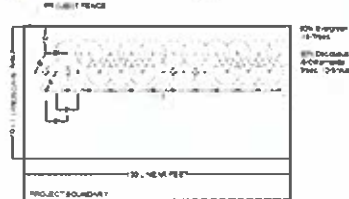
FRONTAGE ZONE LANDSCAPE

Map for application showing proposed public right-of-way (ROW) greater than 60 feet



BUFFER ZONE LANDSCAPE: ADJUTING RESIDENTIAL PARCELS

Map for application showing proposed public right-of-way (ROW) greater than 60 feet



CONCEPTUAL PLANT LIST

Botanical Name	Common Name	Height at Planting	Mature Height	Mature Spread
Tree				
Red Maple	Red Maple	6 FT	35 FT	35 FT
White Oak	White Oak	6 FT	35 FT	35 FT
Black Oak	Black Oak	6 FT	35 FT	35 FT
Swamp White Oak	Swamp White Oak	6 FT	35 FT	35 FT
Shumacher	Shumacher	6 FT	35 FT	35 FT
Flowering Dogwood	Flowering Dogwood	6 FT	35 FT	35 FT
Redbud	Redbud	6 FT	35 FT	35 FT
Shrub				
Japanese Spindle Tree	Japanese Spindle Tree	6 FT	35 FT	35 FT
Chinese Magnolia	Chinese Magnolia	6 FT	35 FT	35 FT
Japanese Magnolia	Japanese Magnolia	6 FT	35 FT	35 FT
Japanese Spindle Tree	Japanese Spindle Tree	6 FT	35 FT	35 FT
Groundcover				
Japanese Spindle Tree	Japanese Spindle Tree	6 FT	35 FT	35 FT
Chinese Magnolia	Chinese Magnolia	6 FT	35 FT	35 FT
Japanese Magnolia	Japanese Magnolia	6 FT	35 FT	35 FT
Japanese Spindle Tree	Japanese Spindle Tree	6 FT	35 FT	35 FT

SPACING AND DISTANCE TO BE DETERMINED BY THE ARCHITECT AND LANDSCAPE ARCHITECT

DEPARTMENT AND AGENCY REVIEW

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

- **Fire Rescue:** All concerns have been addressed in the application.
- **Commissioner of the Revenue:** Comments are attached separately.
- **Sheriff's Department:** Similar to the Moonlight project, there will be an increase in patrol during the construction phase and the traffic impacts on proposed transportation routes. These are primarily secondary roads with no to minimal shoulders and are also shared with farm vehicles. During the construction phase they will be bringing in heavy equipment and large vehicles which will require escorts or even road closures. Also, there being multiple sites there is a concern of the operation of heavy equipment on the roads from one parcel to another.
- **County Attorney:** Only include conditions that go above what is now required under the zoning ordinance.
- **VDOT:** All concerns have been addressed in the application.
- **Isle of Wight County Museum:** Comments are attached separately.



STAFF FINDINGS

Strengths:

1. The proposed use will generate additional nonresidential tax revenue for needed public services and facilities.

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 may create impacts to archeological and architectural resources pending final study.
4. The project will impact identified ecological core areas, priority forest land, and prime farm soils.
5. Approval of the project would result in a multiplicity and saturation of similar uses other solar energy generation facilities nearby.
6. With no to minimal shoulders and deep ditches at several points along the proposed transportation route there may be safety issues that arise as construction vehicles meet along the route.
7. Due to poor transportation route alternatives and impacts to environmentally sensitive areas, the project's proposed location is not well suited and therefore is not consistent with the recommendations of the Comprehensive Plan.



RECOMMENDATIONS

Based on the identified weaknesses, staff recommends denial of the Conditional Use Permit and the Moonlight AFD withdrawal request.

However, should the CUP and withdrawal be approved staff recommends the following conditions:

- 1) Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads.
- 2) The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan.
- 3) No impacts shall be permitted to the Pouches Swamp stream conservation unit area, the C1-C3 ecological core areas, or the priority forestland areas. The applicant shall submit a formal ecological core impact assessment with DCR as recommended.
- 4) The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR.
- 5) The applicant will work directly with the Isle of Wight County Chamber of Commerce, Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process.



RECOMMENDED CONDITIONS

6. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site plan, evacuation routes and muster points, emergency response chain of command, directions to the closest hospital, coordinates to the closest life flight landing area, and other pertinent information associated with the facility during an emergency response.
7. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility.
8. Adherence to the proposed transportation plan shall be required for all facility traffic. Truck traffic shall be limited to only to the preferred route as described in in the transportation plan. No other local routes in Isle of Wight County may be used. The applicant shall coordinate deliveries outside of school bus pickup and drop-off times.
9. Excluding the bufferyards, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with mowing and/or grazing.
10. Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. Saturdays from 7:00 a.m. to 5:00 p.m. No construction is to occur on Sundays by any party involved with the project.



RECOMMENDED CONDITIONS

11. As part of the site plan review, the applicant shall provide documentation that the selected panels and all power-generating equipment on-site are "Tier 1" modules, as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power-generating equipment initially installed and replaced on the site must qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP).
12. The applicant shall implement a program for the collection of baseline data establishing pre-construction soil conditions for the production of row crops for the agricultural areas within the project area. The program shall establish the relevant characteristics of the topsoil. The baseline data shall be derived from field and laboratory testing of soil conditions, including depth, density, and quality from representative locations. Laboratory testing shall be conducted by an accredited laboratory. Parameters for assessing soil quality may include the following: infiltration rate, bulk density, water holding capacity, pH, percent organic matter, cation exchange capacity, Phosphorous/Phosphate (P), Nitrogen (N), and Potassium/Potash (K). After 30 years of operation and again after 35 years of operation, soil conditions shall be determined for the same sampling locations using the same parameters and the results used to plan soil restoration activities. After equipment is removed as part of decommissioning, soil conditions shall be determined for the same sampling locations using the same parameters. Soil restoration activities shall be performed as necessary during operations or decommissioning to return soil conditions to at least baseline conditions. The County will be provided with data of soil conditions within 30 days after the receipt of results.
13. Any recommendations provided by VDHR during site plan review will be adhered to, in addition to requirements in the zoning ordinance.

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

Ben Saunders, Senior Director with AES gave the following presentation.

Sycamore Cross Solar

Iste of Vright County Virginia
Planning Commission Public Hearing
Conditional Use Permit



May 28th, 2024

aes

About aes

- Fortune 500
- 1,000 Employees
- Headquarters in Arlington, VA
- Clean Energy
 - 1,400 U.S. Employees
 - 1,500 operating U.S. Solar facilities
- Virginia
 - 8th Regional Headquarters in Richmond, VA
 - 80 Employees
 - 10,000+ operating in Virginia





Property Sited

- Included in bordered by long term and bonded easements
- Few road fronts
- Settled as meet or exceed current ordinance
- Value to shape different needs in the needs current ordinance
- Parceling existing utility lines
- Preserve public, natural and rural



12/15

County Revenue

Siting Agreement

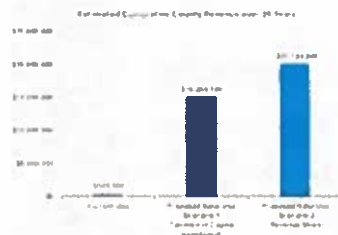
- \$22.1 million over 15 years
- \$3.3 million in upfront payments
- \$250 (x10) Community Benefit Fund
- **\$22.6 million total revenue**

Real Estate Tax

- \$4 million over 15 years

Economic Impact

- Job creation
- \$5.9 million on associated wages and benefits
- \$11.6 million in economic output
- \$1.4 million in state and local revenue from economic activity



Siting Agreement allows flexibility with payment structure

12/15

Project Enhancements

- Sheep grazing within and around arrays
- Forage crops within and around arrays
- Nest in riparian and riparian areas
- Undeveloped areas included in farming education and developing the next generation of farmers



12/15

Construction Management

- Traffic Management Plan
 - Consulted with County staff and SUTOT
 - Traffic plan & CUP restrictions
 - Construction staging and employee parking
 - Road block signs and detour plan of traffic
- Community Liaison
 - Communication and feedback system to notify adjacent landowners of work hours and routes
 - CP has established the SWA business and programs and for the long-term of construction



12

12/15



Recommend the Approval for the CUP

- AES is highly invested in the long-term operation
- The Project is a well-sited and suitable facility
- The Project will be one of the largest lithium values in the region at over 323 million
- Enhanced and accountable construction and traffic management

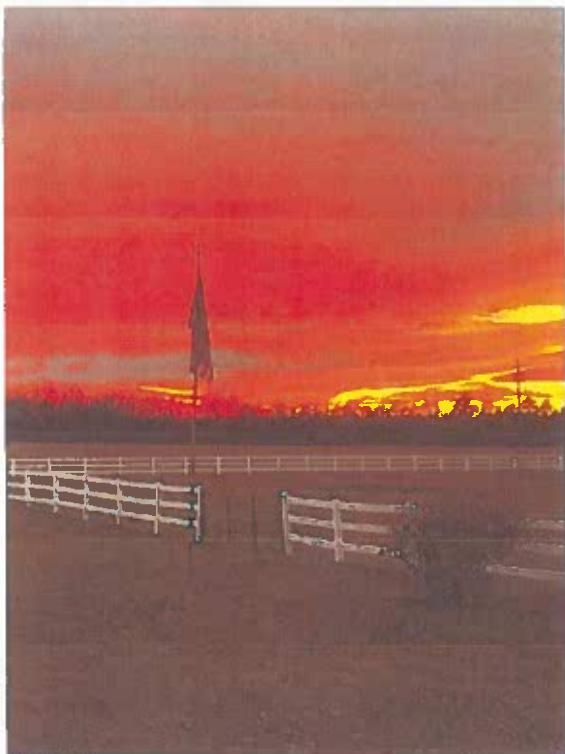


13

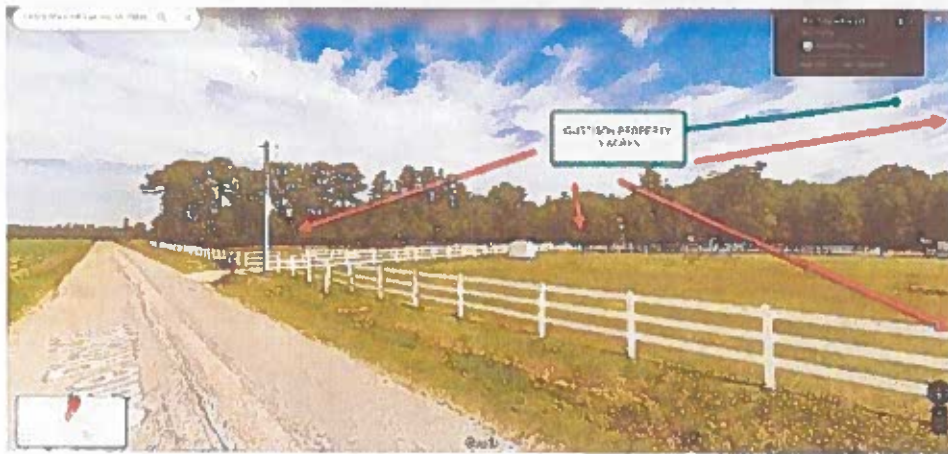
12/15

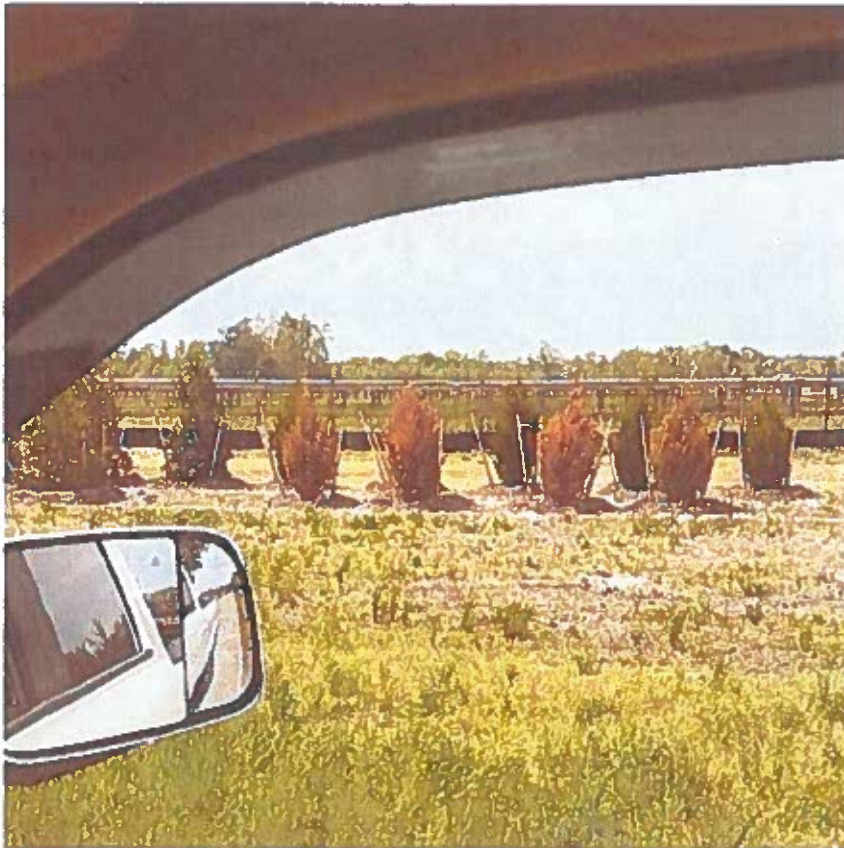
Chairman Bowser asked if anyone would like to speak on this application.

Wayne Gustison, 10515 White Hill Trail, shared his concerns with the multiple houses this would affect and shared the following documents.



GUSTISON - 18515 WHITE HILL TRAIL, IVOR, VA, IN LOW COUNTY





Mr. Gustison asked for the planning commission to deny this application.

Chris Edwards, 15064 Four Square Road, stated the concerns he shared with the Moonlight application applies to this application as well. Mr. Edwards shared his concerns with the road safety and how his small business will be impacted. Mr. Edwards stated he is also an adjoining landowner, and the solar company has been caught multiple times trespassing on his land. He asked the Planning Commission to recommend denial of this application.

David Tucker, 6252 Old Stage Highway gave the following presentation.

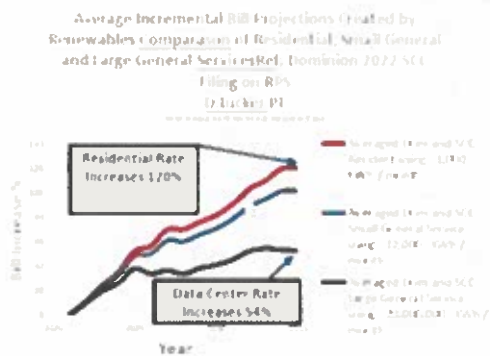
Deny Sycamore Solar
"Not Energy Done Right"
David Tucker PE

Please Deny Sycamore Solar.

What is the Look of Energy Done Right ?

5/28/24
David Tucker PE

Deny Sycamore Solar
"Not Energy Done Right"
David Tucker PE



Dominion Rate Increase by 2035

The Thinking:

If you Load Virginia Up with Renewables,

The Data Center Folks will come

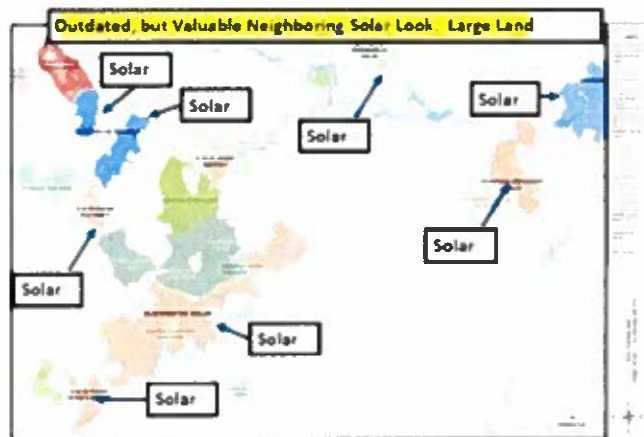
Pay Lesser Rate Increase at 54%

While Your Rate Increase will be more at 120%

Just to Support Renewable Development in Virginia

5/28/24
David Tucker PE

Deny Sycamore Solar
"Not Energy Done Right"
David Tucker PE



Courtesy of Buddy Faison

Outdated, Update could be forthcoming.

Sussex, some Surry, some LOW
(without Solar Indications).

Brown and Blues are Solar
Farms

Really, more Solar coming!

Deny Sycamore Solar
"Not Energy Done Right"
David Tucker PE

There are three (3) Life Phases to ANY Generating Facility.

- Construction
- Operation & Maintenance
- Decommissioning

5/28/28
David Tucker PE

Deny Sycamore Solar
"Not Energy Done Right"
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Construction:

- How's the Solar Facility Construction Been?
- Any friends or family hired to do any construction on any Renewable Facility in this County, or Other Virginia Counties?
- Activities Peaceful, Quite, and without Damages?

**With Bad Construction & Awful Operations
Performance Indicators, why believe the
Decommissioning be anything but "Bad" to
"Awful"?**

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Please do not be naïve to believe in "FOOL" Proof Bonds to ensure safe decommissioning.

Reconsider Solar Ordinance Draft Developed last year. Think:

Value Added
Verse
Liability and Enforceability
Verse
Personal Legacy

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AES Operations and Performance in Virginia

- Four (4) Solar Facilities in Spotsylvania under the same sun
- One (1) in Charles City County

Note: Same County and Tracking, should have same Capacity Factors.
 Operating time greater than 1 year
 (EIA FORMS 860 and 923 describes AES) as Operator and Utility

AES Distributed Energy in Virginia, operating more than 1 year				
REFERENCE DATA EIA FORM 860				
Facility	EIA No.	MW	County	Tracking
Highlander Solar Energy Station 1	62014	165	Spotsylvania	Single Axis
Pleinmont Solar 1	62012	75	Spotsylvania	Single Axis
Pleinmont Solar 2	62013	240	Spotsylvania	Single Axis
Richmond Spider Solar	62011	20	Spotsylvania	Single Axis
Skipjack Solar Center	62675	175	Charles City	Single Axis

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However, Capacity Factors on the Facilities is Low and Varying. This is
 NOT Energy Done Right.

Note: the Capacity Factors are below the Guarantee of .25 or 25%.

Capacity Factors of Available past reported Months of Generation.
 DISSEMINATED DATA FROM EIA FORM 923

Available Reported Months	12	24	36
Highlander Solar Energy Station 1	0.211	0.174	0.201
Pleinmont Solar 1	0.219	0.213	0.229
Pleinmont Solar 2	0.224	0.183	
Richmond Spider Solar	0.199	0.205	
Skipjack Solar Center	0.234		

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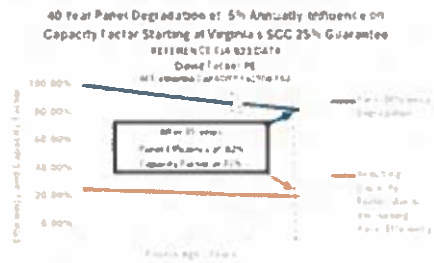
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Just to illustrate Degradation Time for Solar Panels, projected out 40 years, after 35 Years

- Panel Efficiency will degrade down 82% of its original Efficiency (i.e., 21% to 17%)
- Influence Capacity Factor down to 21% from a 25% (or 0.25) SCC/Dominion Guarantee

These values and trends are NOT the high Standard and Expectation of Fuel, Coal, Oil, or Gas!

Note:
Planned solar resources use Panel Efficiency around 18%, for Panel Efficiency Degradation
Note: Values are Bad! Shows how Panel Degradation can be 82% (which is 82% greater efficiency) applying it is not as "cheap"

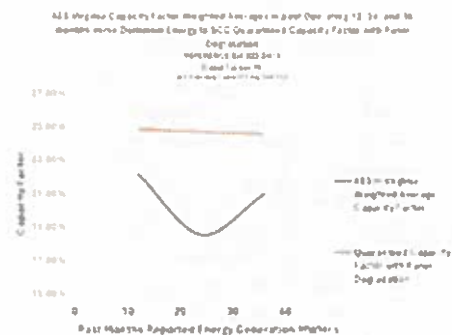


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How is this "Energy Done Right"? AES Facilities Weighted Average Capacity Factor is below SCC/Dominion 25% Guarantee

AES Blue below the Orange line in BAD!



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Now, Virginia Solar Facilities are NOT doing well! How is this "Energy Done Right"?

- 10 Largest Solar Facilities listed in Order of "Projected Years Left".
- Without Changes in Operation, Management, and Market
- 7 of 10 Largest Facilities Projected Life is less than 20 Year's Service Life Total.
- With 3 years in Operation, AES Pleinmont 1 has a 13 year Projected Life.

Draft for review S.E. Environmental Utilities, Draft in Richmond, updates to follow.
 1/24/24, 10:27:39 AM, 1/24/24

Virginia Solar Facilities Remaining Life: Top 10 Largest Non-Integrated Solar Facilities Remaining Life											
Facility Name	Location	Capacity (MW)	Year Began	Year Expires	Remaining Life (Years)	Remaining Life (Months)	Remaining Life (Days)	Remaining Life (Hours)	Remaining Life (Minutes)	Remaining Life (Seconds)	Remaining Life (Milliseconds)
AES Pleinmont 1	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 2	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 3	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 4	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 5	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 6	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 7	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 8	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 9	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000
...	...	...	...	...	...	...	...	...	...	...	...
AES Pleinmont 10	Richmond	7.5	2020	2023	3	36	1080	64800	3888000	233280000	14604800000

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Sycamore could generate \$38M to \$44M Annually in Savings and Revenues. The Landowner could afford Stormwater Fees like you and I pay, regardless of having BMP. **Stormwater Fee: \$1.4 M Annually.** Now, without Stormwater Fees, how much will the county receive annually in Revenue?

Conservative Savings and Revenue, and Stormwater Fees if were Applicable.			
David Tucker PE Stormwater Fee and Capacity Factor File			
Nameplate MW Power	240		
Capacity Factor	25		
	Energy Generation MWh/yr	525,600	441,504
	Replacement Fuel Savings	\$ 26,573,260	\$ 22,323,539
	Equivalent REC s. Light at \$20 /REC	\$ 10,512,000	\$ 8,830,880
	Equivalent PPA, Light @ \$15 MWhr	\$ 7,884,000	\$ 6,622,560
Total Annual Savings and Revenue		\$ 44,969,260	\$ 37,774,179
Equivalent Stormwater Fee, light at 8Acre/MW		\$ 1,411,344	\$ 1,411,344

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2020 HB 1526 HydroCarbon Facility Closures Overview

Ref: HB1834 for listing

2020 to 2025 Closure
9 Facilities @ 4,501 MW Power

Operate, Close By 2045
11 Facilities @ 8,683 MW Power

No Closure Dates
13 Facilities @ 5,943 MW Power

For perspective: Virginia Utilities still
purchase more than \$1B Annually for
HydroCarbon Fuels in Power Plants for a
Strong Virginia Economy

5/29/24
Don't Fear the Sun

Christine Sizemore, 10106 White Hill Road, is in support of the application stating this will bring diversity and tax benefits to the county. Ms. Sizemore shared that in the beginning she was opposed to solar and turned AES down twice. When the money she received from farming the land was not enough to pay for the taxes and insurance she did some research, attended meetings, asked questions and AES proved the negative opinions of solar were false and she reconsidered. She added that the County is growing, and this provides support. Ms. Sizemore stated her decision did not come lightly and is keeping acres to stay on the farm while the bulk of it is being sold to AES.

William Holleman, 118 Barcroft Drive, stated he has been a resident of the County for 82 years and this property has been in the Holleman family for 340 years. Mr. Holleman stated in the beginning he was opposed to solar being on his property, but after research and attending the public meetings AES provided, he concluded that solar does not have damaging effects to the land and instead has benefits. Mr. Holleman stated his small farm does not produce enough income to support the upkeep of the property. He added that the county will benefit financially from this solar farm.

William Holleman, Jr., 5499 Mill Swamp Road, spoke in support of this application stating that the problems with the roads have been an ongoing problem and the concerns are the same for tractors, hog trucks and farm equipment. Mr. Holleman Jr. stated that if this project is planned and maintained properly it can be a community project and have a low impact on county resources in addition provide a tax benefit.

John Byrum, 14540 Five Forks Road, supports the application and stated that AES has communicated well throughout the application process. Mr. Bryum stated that farmers are not being forced to sell their land, it is their choice. He added that it is a financial benefit to his family with no additional strain on county services. Mr. Bryum said farmers have moved heavy equipment on these same roads. He added the AES has been transparent with the community to

supply information not only on the Sycamore project but solar in general and has supported community events.

Nathaniel Smith, 8306 Kings Landing Lane, supports the proposed application and stated that AES is a growing company and has experienced growing pains but are learning from their mistakes.

Commissioner Carroll asked that the letters received from citizens that did not speak be entered into the minutes.

Amanda M. Landrus

From: Dianne Cheek <diannelcheek@gmail.com>
Sent: Tuesday, May 28, 2024 7:57 AM
To: Raynard Gibbs; Matthew Smith; Cynthia Taylor; Thomas J.. Distefano; Bobby A. Bowser; James Ford; George Rawls; Rick Sienkiewicz; Brian Carroll; Jennifer Boykin
Cc: Amanda M. Landrus
Subject: Sycamore Crossing Public Comments
Attachments: Solar Issue Meeting Minutes Oct 19 2023.pdf; Cavalier Solar - Repsonse to Community Inquiries 10.27.23-1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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 Isle of Wight Planning Commissioners,

I am not able to attend your public hearing tonight on the Sycamore Crossing Solar project. I am from Smithfield and now reside in Surry. Surry residents have been greatly impacted by the AES development of the Cavalier Solar project in Surry. Areas of great concern are traffic management, road conditions, stormwater runoff, dust control, and noise. All of these impact the local community on a daily basis.

Enclosed is a list of concerns presented to Greg Creswell in October 2023 and his response. Greg took the time to meet with citizens but was not successful in making any changes that addressed the citizen concerns. Since this meeting, there have been several accidents, one including a school bus. Roads continue to be covered in mud and filled with water during heavy rain storms. Large tracts of land were uncovered and dust filled the air and covered neighboring houses and property. Traffic is often unescorted and ends up in ditches. Roads are blocked at quitting time as workers exit work sites without stopping at road entrances. Personal property damages from excessive traffic on small roads occur frequently. The noise from the installation of structures to hold panels is unbearable.

The most critical element to having projects of this nature are the management of traffic, stormwater, noise, and dust during the construction phase. It is essential that the company provide full time on-site project management and the county provide full time inspectors to ensure requirements in the plans for these items are addressed in a timely and appropriate manner. Effective management is only possible with good planning and this is where the planning commission has the reins and can insist on proper plans that address all of these elements.

AES has not been successful in the management of any of these items on the Cavalier project in Surry.

I hope this information is helpful as you review this project for your county.

Best regards,
Dianne Cheek
Surry VA

757-817-3033

Cavalier Solar Project Community Issues
October 19, 2023

Meeting Attendees

Greg Creswell, AES
Cheryl Varner
Michael Lathrop
Dianne Cheek

A second meeting scheduled to meet with Jessica Cunningham for her input was cancelled after her review of notes.

Meeting Purpose

This meeting was convened to have an open discussion with concerned citizens on issues from the Cavalier Solar Project that are impacting the local community. A list of citizen concerns was provided to Greg Creswell from AES to facilitate meeting discussion. He requested an opportunity to meet to better understand community concerns. Greg indicated he wants to keep lines of communication open with citizens and he will look at process improvements to help resolve issues. He is not able to offer any options that will impact project completion.

Greg provided a guided tour of the project sites. There are three main phases that are all being worked. Work ranges from areas where panels are installed and close to completion, areas where pile driving is beginning, to the last area being deforested and cleared. During the tour the following areas were discussed. *Italicized text* provides responses/discussion on listed issues.

1. Grass and weeds sometimes remain uncut for extended periods.

Areas around solar project sites are being maintained. Greg will look into this concern. A maintenance schedule would be helpful.

2. Local residents noted that trash is still prevalent in the area.

Time is allotted at the end of the day for trash pickup. Greg will look into this concern.

3. Ditches are being filled in without culverts to allow water flow. Some ditch areas are filled in to allow for vehicle entry to parking for solar contractors. Storm water is filling ditches and flowing into roads.

During the tour, areas where ditches along Beechland road were identified where ditches are filled with dirt. It isn't clear whether there are any remaining impacts from the August storm runoff to surrounding wetlands. Both county and state inspection reported no issues.

Work has been performed on the entry point that flooded Beechland road in the August storm. It appears the modified ditches handled the last storm in mid-October successfully. Citizens participating in this meeting discussion suggested AES implement a more

Cavalier Solar Project Community Issues
October 19, 2023

proactive approach to mitigate storm runoff issues by having personnel check areas as heavy storms are occurring or immediately after heavy storms have passed. If issues are encountered that impact public roadways or adjacent properties, AES should take proper steps to alert county officials and affected residents.

4. The amount of cleared land is so large it is resulting in dust storms and severe stormwater runoff. Consideration to limiting the amount of cleared land at any one period should be implemented with replanting before clearing more land.

AES is replanting areas as defined in its project schedule and believes that the schedule reflects the balance needed in order to complete the project in a timely manner.

5. Orange paint on local roads may mark areas for repair but it isn't clear what the plan is for the road repair. Local residents are not notified of any road construction/repair.

AES has a website that could be used to communicate events like road repair, wood debris burning, large equipment movements, storm damage resolution, etc. Greg will look in to using the website to improve communication with the community.

6. Trucks are bringing large amounts of dirt and mud onto local roads. The sweeper being used to remove dirt from the roads is not effective. Steps to remove dirt/mud from trucks before entering the local roads is needed.

Beechland and Belleview are heavily used by AES and their contractors. AES is considering use of paved site entrance aprons in conjunction with rock to help reduce dirt on local roads. AES has worked with its dump truck contractor and is now using only the contractor's drivers instead of using independent drivers/trucks, which allows for more effective and coordinated communication to drivers.

7. Movement of large vehicles on small local roads is a considerable issue. Runner vehicles before and after the large vehicles are ineffective since they travel right before and after the large vehicles. Larger spacing is needed for effective road management.

Greg noted he passed a large truck with runners on the roads earlier in the day and they were following their set guidelines. Greg also asked for a further description of what citizens mean when they say they are run off the roads. In this discussion, it appears it is smaller trucks (e.g., F150-350) that are driving too fast around curves and citizens are having to go off the paved road to avoid accidents.

Flaggers have been stationed to redirect large solar deliveries. Citizens reported this approach has helped. In some cases, it has been observed that flaggers are not always alert and not knowledgeable of the size of trucks that should be redirected. Possibly additional training for flaggers is needed. There was discussion on having another flagger off 460 at 31/White Marsh split. Greg indicated they were looking into adding another flagger.

Cavalier Solar Project Community Issues
October 19, 2023

Greg indicated VDOT was not in favor of more signage. Additional signs should be pursued at least for the period that construction is ongoing.

The AES Traffic Management Plan is inconsistent in its representation of number of expected vehicles daily. Greg did not provide any input on the daily vehicle counts. The AES Traffic Management Plan mentions using construction zone speed limits and ride sharing programs as traffic control options. The construction zone speed limit needs to be identified at 35. Citizens suggested a bus van option to transport employees/contractors between sites. Greg will look into these options to help reduce the amount of traffic on the roads.

8. Solar project trucks often sit in roadways and will not move for local residents to pass on the local roads. Locals often have to repeatedly blow horns to alert drivers of solar project vehicles that they are blocking the roadway.

This issue was not directly discussed. There was discussion that more driver courtesy is needed.

9. The number of trucks stuck in the ditches has increased 100% since the solar project started.

The Beechland and Whitemarsh corner is an issue for large trucks turning. Greg will look into options for modifying the area to accommodate the larger trucks.

10. Local residents are being forced off the road by solar project vehicles. Mailboxes are being hit. Vehicles (solar project and locals that are forced off the roads) are running off the road into local residents' yards.

Greg noted he has replaced some tires and a mailbox. AES is open to citizens contacting them concerning property damage. It would be helpful to have a formal process for citizens to report property damage issues and to include resolution of reported issues.

11. In some instances, solar project vehicle drivers have offered cash at the time of issue to keep residents from reporting issues.

This issue was not discussed.

12. It appears that the local roads are being used as if they are part of the solar project parcel. Why aren't the solar land parcels being fully utilized to move equipment and related items within the designated project areas instead of the local roads?

Greg indicated AES has temporary roads within sites but uses the public roads to move between sites or to maneuver around wetland areas within sites. See #7 for additional information on traffic management.

Cavalier Solar Project Community Issues
October 19, 2023

13. Some construction entrances are directly across the street from local residents' driveways and solar project roads are immediately adjacent to local resident properties. Increased setbacks and alternate locations/designs for entry to solar parcels need to be implemented.

Greg was not involved in the design phase of the site plan. No option was provided to move the entry points that are near residential areas.

14. When locals call the solar project issue phone number, solar representatives are asking the locals to prove that the problems are caused by the solar project. The solar project company is putting the responsibility on the local residents instead of being a good community partner and business in our county.

This issue was not discussed. Greg did ask for Michael's contact information.

15. Local residents are having to endure pile driving, dust storms, trains of large vehicles on small roadways, road blockages, and damage to residents' vehicles on a daily basis from 6AM-9PM.

Work is set to occur 7AM-7PM, but not after twilight. If work is continuing after hours, Greg asked that he is notified. In the discussion on when traffic starts in the mornings, some residents have noted dump trucks passing their homes as early as 6 AM and workers coming through around 6:30AM. Greg will check on delivery times. Site workers may show up before 7 to ensure they are able to be on time to morning meetings. The AES Traffic Management Plan indicates solar traffic is to accommodate school bus and peak travel hours to the extent possible. The Cavalier Conditional Use Permit with Surry County states, "Construction truck traffic shall be limited to the extent reasonably practicable, during peak traffic hours and the hours of school bus transportation."

Action item: Greg to provide recommendations from AES addressing concerns. For the sake of clarity, please provide response in written form.

Cavalier Solar – Response to Inquiry received from Dianne Cheek, on behalf of the Community

1. Proper maintenance of solar project property is not being performed. Grass and weeds remain uncut for extended periods.
 - a. Response: Many of properties being used for the solar facility are agricultural in nature. In areas not being developed for the solar facilities, vegetation has been permitted to grow and heights do not exceed any heights that would have existed from crops. The properties have been mowed on several occasions throughout the summer and will be mowed an additional time at the end of the growing season. Lastly, areas of concern related to visual site lines for driving which have been brought to the project team's attention from residents have been addressed in a reasonable time frame.
2. Trash pickup is needed daily.
 - a. Response: Trash is removed from site semi-weekly. Receptacles are located within each array under construction. 15 minutes at the end of every shift is focused on picking up debris from site. The site has reported no concerns with receptacles overflowing that would suggest frequency needs to be increased.
3. Ditches are being filled in without culverts to allow water flow. The ditches are filled in to allow vehicle entry to parking for solar contractors. Storm water is filling ditches and flowing into roads. Construction of these driveways are not compliant with VDOT requirements.
 - a. Response: All project entrances require VDOT construction permits and are built to specifications approved and inspected by VDOT as part of said permitting. If any entrances are not built to such spec, VDOT notifies the project team and we are required to address the entrances. Modifications were made to several entrances along Beechland Rd./Jones Dr. which had been constructed without culverts and to several temporary entrances along Burwells Bay Road and Beechland Road which were used for constructing utility corridors. Specific to storm water and recent weather events, and as addressed in additional responses below, VDEQ inspected the site on September 28 with no violations. A final report was supplied on October 3.
4. The amount of cleared land is so large it is resulting in dust storms and severe stormwater runoff. Consideration to limiting the amount of cleared land at any one period should be implemented with replanting before clearing more land.
 - a. Response: AES is aware that clearing and grading can create challenges with dust. Watering trucks are used on all active construction roads to limit issues related to dust. Regarding stormwater runoff, measures are in place

according to the approved site plan and the requirements of VDEQ. The Cavalier solar project is 90% complete with clearing. The remaining clearing will be completed by the end of November.

5. Stormwater is running off the cleared properties and filling the local roads, ditches, and wetlands with dirt. A complaint was reported to VA DEQ for investigation.
 - a. Response: After Tropical Storm Ophelia, site inspections were completed by Surry County staff, by Keramida (AES's third party inspector), and by VDEQ. No violations of stormwater policy were determined and the site was found to be performing as planned. Stormwater control measures such as established stormwater ponds and silt fences were all operating appropriately. Keramida performs an inspection every 4 days per VDEQ permitting requirements and storm water maintenance program.
6. Orange paint on local roads may mark areas for repair but it isn't clear what the plan is for the road repair. Local residents are not notified of any road construction/repair.
 - a. Response: Road repairs are completed when enough repairs are required or if the severity of a specific repair creates a safety concern requiring immediate attention. AES teams mark the roads for repairs. At the same time, VDOT will also make suggestions of repairs they feel require attention. Regarding notification to residents, AES is working with our internal technology team and corporate processes to make the website more easily updated in real time. This could be used for project updates to reference over all progress or specific project events.
7. Trucks are bringing large amounts of dirt and mud onto local roads. The sweeper being used to remove dirt from the roads is not effective. Steps to remove dirt/mud from trucks before entering the local roads is needed.
 - a. Response: AES is aware of this concern and is working with our contractors to determine a more effective method for handling this concern. The dirt on the roads is more prominent in the early stages of civil work. Once permanent entrances to the array areas are complete, the issue should lessen. Eventually, all internal roads will have aggregate eliminating the challenge of dirt deposited on county roads from internal site roads. The final phase of civil work is beginning along White Marsh Road. Entrances off White Marsh will be constructed with asphalt paved aprons at the road and gravel behind. This should be an improvement to the way prior entrances had been constructed and lessen impacts of debris on roads.
8. Movement of large vehicles on small local roads is a considerable issue. Runner vehicles before and after the large vehicles are ineffective since they travel right

before and after the large vehicles. Larger spacing is needed for effective road management.

- a. Response: We can address this with our contractor and escort driver to more effectively space the escorts. It should be noted that in addition to being alert to oncoming traffic, escort drivers are also intended to make certain delivery drivers maintain safe speeds within the route of the Construction Traffic Management Plan. This may be why escorts are travelling closer to delivery vehicles.

9. Solar project trucks often sit in roadways and will not move for local residents to pass on the local roads. Local citizens often have to repeatedly blow horns to alert drivers of solar project vehicles that they are blocking the roadway.

- a. Response: Delivery trucks and other project supporting vehicles are not permitted to line up on roads or to create a queue for pick-ups on the roads. When the site team has been made aware of such activity, an AES employee or our contractor dispatches to that area and directs vehicles to stage within the construction area.

10. The number of trucks stuck in the ditches has increased 100% since the solar project started.

- a. Response: We are aware of the challenge drivers have had navigating the intersection at White Marsh Rd. and Beechland Rd. When a delivery vehicle becomes stuck at the intersection due to the tight turn radius for longer trucks, it is immediately dealt with to minimize impacts on residents. Additionally, after our tour, the site team had the corner at the White Marsh and Beechland intersection backfilled with stones. This is to help level the corner and to still permit drainage.

11. Local residents are being forced off the road by solar project vehicles. Mailboxes are being hit. Vehicles (solar project and locals that are forced off the roads) are running off the road into local residents' yards.

- a. Response: AES is aware of 2 incidents in which vehicles were involved in accidents leading to damage. One was on Bellevue Road where an employee of a subcontractor went off the road. An adjacent owner's mailbox and fence were damaged. AES is working with our subcontractor to make certain the fence, mailbox, and any damage to the yard are addressed appropriately. The second accident occurred on Jones Drive when a contractor leaving site was involved in an accident with a resident. Both vehicles were damaged. In addition to these incidents, AES was made aware of a home on the northern part of White Marsh Road at which the mailbox had been hit. AES will be reaching out to the landowner and coordinating replacement of the mailbox.

- b. **Additional Response:** After the site tour, AES has an understanding that the larger issue of being “run off the road” is related more to traffic from employees travelling to and from site or between construction areas. AES will continue to work with employees and contractors to monitor driving behaviors and to maintain speeds at or below speed limits and to maintain safe spacing on the roads.
- 12. **In some instances, solar project vehicle drivers have offered cash at the time of issue to keep residents from reporting issues.**
 - a. **Response:** AES was not aware of this prior to this being shared by Ms. Cheek in her email of 10/17. Residents are encouraged to contact AES directly at any time to express concerns with inappropriate behavior by any project employee. This matter has been discussed with our contractors to make certain individuals understand appropriate interactions and reporting of all incidents.
- 13. **It appears that the local roads are being used as if they are part of the solar project parcel. Why aren't the solar land parcels being fully utilized to move equipment and related items within the designated project areas instead of the local roads?**
 - a. **Response:** Internal project roads are designed to minimize impacts to wetlands, historical/cultural findings, threatened and endangered species, and various other site design constraints. Final site plan has been reviewed and approved by the Planning Department for both Isle of Wight and Surry County. This was discussed on the site tour with Ms. Cheek. In short, AES, its employees and contractors cannot completely access construction areas without the use of the public roads.
- 14. **Some construction entrances are directly across the street from local residents' driveways and solar project roads are immediately adjacent to local resident properties. Increased setbacks and alternate locations/designs for entry to solar parcels need to be implemented.**
 - a. **Response:** The setbacks are in keeping with the required conditions of the Conditional Use Permit approved by Surry County and Isle of Wight and/or the zoning ordinance for the respective County. Locations of driveways and project entrances were reviewed and approved by the respective County in which the driveway or entrance was proposed as part of the site plan approval process.
- 15. **When locals call the solar project issue phone number, solar representatives are asking the locals to prove that the problems are caused by the solar project. The solar project company is putting the responsibility on the local residents instead of being a good community partner and business in our county.**

- a. Response: Please confirm the "project issue phone number" being used in such instances. This will allow us to identify who is responding to residents with a request to prove fault so we may properly advise our team on how to address concerns from residents. Several residents, directly adjacent to the Cavalier project, have been given the cell phone numbers of Greg Creswell (Development Team) and Tamara Slade (Stakeholder Relations) along with Larry Wolcott and Bob Plish (Project PM's). Those residents reporting concerns to the AES Team on a regular basis will provide as much detail on the vehicle as possible. This allows us to track down the vehicle, speak with the driver, and understand why they may have acted in a way not consistent with the Construction Traffic Management Plan.
- b. Additional Response: It should be noted that on our site tour, this topic was discussed, and residents suggest AES develop a way to identify a truck as part of the solar project. Greg noted that some of the concerns raised are directly related to solar traffic but that other trucks are also using the same roads for logging and farming operations. AES is reviewing options for identification of vehicles taking part in solar construction efforts.

16. Local residents are having to endure pile driving, dust storms, trains of large vehicles on small roadways, road blockages, and damage to residents' vehicles on a daily basis from 6AM-9PM.

- a. Response: No work is completed on site outside the permitted hours of operation within the Conditional Use Permits of Isle of Wight and Surry. AES has been made aware of lights on timers coming on before the 7:00 AM start time. These lights are in place as a safety measure, so employees do not arrive at site in the dark. Employees may arrive on site prior to 7:00 AM but are not to begin any work. As information, pile driving is approximately 70% complete. The remaining pile driving will occur in the area northeast of Beechland Road and southeast of Whitmarsh Road.

May 21, 2024

Gwaltney Estates, Inc
11226 Empire Lakes Drive
Raleigh, NC 27617

Isle of Wight County
Department of Community Development
Amanda Landus, Planning Services Coordinator
P.O. Box 80
17140 Monument Circle
Isle of Wight, VA 23397

RE: 17-01-027B

Dear Amanda Landus:

In reference to your May 10, 2024 letter addressing Sycamore Cross Solar, LLC Applicant, for a conditional use permit for a major utility service. We, Gwaltney Estates, Inc, oppose the request as it would have an impact on property values and financial conditions owned by us and listed in your letter. Listed below are a number of concerns that the County of Isle of Wight should engage the applicant prior to reaching a decision. Secondly, the County should conduct an economic study as to the direct impact this utility service would affect the property owners. Solar Farms are unsightly, may create aesthetic concerns, and current or future owners may be put off by a solar farm in the local area.

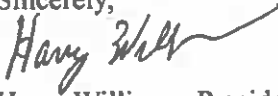
Over the years, the County has been dependent on natural resources such as agriculture and farming. Certainly, solar farms are going to impact the loss of farming land, gaming, and hunting. Solar farms take up a lot of land is used for agriculture, thereby reducing the amount of space to grow crops in local areas.

According to some researchers, the areas where a solar installation is built as an enormous impact on whether it affects land and or home prices. Larger solar installations tend not to be built near areas where there are nearby homes. On White Hill Trail, there are homes and more property for residential development.

From a health perspective, some power plants provide electromagnetic radiation which may reduce life expectancy. This radiation may come with the use of industrial equipment to store the energy the panels produced. Additionally constant hums from substations, transformers and inverters. Solar powerplants can cause significant habitat degradation. Building solar farms usually means displacing large numbers of mammals, birds, insects, and other wildlife.

Finally, landowners in the affected areas should be protected by the county in reduced taxes and/or tax rates on property and solar farm operators should offer compensation to nearby property owners over the life of the solar farm project.

Sincerely,

A handwritten signature in black ink, appearing to read "Harry Williams", with a stylized flourish at the end.

Harry Williams, President
Gwaltney Estates, Inc

May 22, 2024

11226 Empire Lakes Drive
Raleigh, NC 27617

Isle of Wight County
Department of Community Development
Amanda Landus, Planning Services Coordinator
P.O. Box 80
17140 Monument Circle
Isle of Wight, VA 23397

RE: 17-03-001 and 17-03-002

Dear Amanda Landus:

In reference to your May 10, 2024 letter addressing Sycamore Cross Solar, LLC Applicant, for a conditional use permit for a major utility service. As property owners in this area, We oppose the request as it would have an impact on property values and potential financial conditions for property owned by us and listed in your letter. Listed below are a number of concerns that the County of Isle of Wight should engage the applicant prior to reaching a decision. Secondly, the County should conduct an economic study as to the direct impact this utility service would affect the property owners. We would like to know how properties were selected to participate in the development of this project. Solar Farms are unsightly, may create aesthetic concerns, and current or future owners may be put off by a solar farm in the local area.

Over the years, the County has been dependent on natural resources such as agriculture, farming and the building of homes. Certainly, solar farms are going to impact the loss of land for residential building. Solar farms take up a lot of land currently used for agriculture, thereby reducing the amount of space to grow crops in local areas.

According to some researchers, the areas where a solar installation is built as an enormous impact on whether it affects land and or home prices. Larger solar installations tend not to be built near areas where there are nearby homes. On White Hill Trail, there are homes and more property for residential development.

From a health perspective, we are concerned that some power plants provide electromagnetic radiation which may reduce life expectancy. This radiation may come with the use of industrial equipment to store the energy the panels produced. Additionally constant hums from substations, transformers and inverters. Solar powerplants can cause significant habitat degradation. Building solar farms usually means displacing large numbers of mammals, birds, insects, and other wildlife.

Friday, May 24, 2024

Anne and Brandon Kelly
10405 Sycamore Cross Drive
Ivor, Va. 23866

Dear Planning Commissioners: Raynard Gibbs, Matthew Smith, Cynthia Taylor, Thomas J. Distefano, Bobby Bowser, James Ford, George Rawls, Rick Sienkiewicz, Brian Carroll, and Jennifer Boykin

Subject: Sycamore Cross Solar

Hello, we are the Kelly family and have resided in Isle of Wight County since 2014. We searched for a peaceful place to build our home surrounded by farm land and wildlife. We found this on Sycamore Cross Drive where we are currently raising our two small children. We have fallen in love with this county and the rural natural lifestyle that it encompasses.

We feel compelled to voice our concerns for this major utility service that may soon be our neighbor. For context, our parcel is tax map number 16-01-002A3, and if approved this solar farm will surround three sides of our 6 acres with only 2.5 miles between us and another "large scale utility facility", Cavalier Solar.

At the time of this letter, we have reviewed all documents submitted to the planning committee in order to become fully educated on the advantages and disadvantages of a project of this magnitude. Although there are a few additional topics not included, we whole heartedly agree with the staff's overall recommendation to deny the Conditional Use Permit. Please see below for our comments and additional concerns.

Removal of Farmland

Although the amount of agricultural land proposed for solar usage seems minimal statewide, there is still great concern on what this will mean to the agricultural industry later down the road. This project is slated to be in commission for up to 35 years with no clear indication of when the soil could potentially become viable for crops again. Our hope is that long term studies and impact analysis is taken into account and weighted appropriately for the disadvantages Virginia crop production could face.

Safety of Roadways

Since our home is close to a similar facility, we can attest that construction traffic is of utmost importance. Rural country roads, which comprise most of the traffic pattern during daily construction, are narrow and leave very little room for heavy vehicles carrying large loads to easily pass. That alone can cause delays, closures and even degradation of roadways due to the construction of a project for this length of time. Furthermore, on March 15th a solar contract worker caused a collision with a Surry County school bus that led to the bus being totaled. There were 13 children on the bus that day and considering the structure of roadways surrounding the proposed solar site, the situation could have been much worse. We ask that you take this into strong consideration when thinking of approving this project. Currently the recommendation is for construction to start at 7:00 am EST Monday-Saturday. The collision in Surry happened at approximately 7:10 am with children on board. According to Virginia State Police, the driver crossed the center line which is near impossible to avoid with the larger vehicles



involved in the construction phase. The recommendation will not prevent something like this from being prevented.

Similar Facilities Within Close Proximity

As a resident with small children, it is highly concerning of what potential harms we could face sandwiched between two megawatt facilities. Have long term studies been conducted of potential seepage of chemicals that could impact those who are using well water? Currently soil testing is proposed after 30 and 35 years of operation. Why not earlier and more frequently to protect the health of those residing nearby? We understand that these panels are sealed and therefore minimize any potential harm. However, when speaking with AES representatives, we learned that hailstorms and age could crack these panels and in the event of large-scale damage it could be a lengthy reconstruction or replacement process. What would the potential harm be to the land and nearby residents during that time?

Habitat Loss

There are numerous species of wildlife that call our locality home. Although only two were noted as threatened, it is important that we consider the overall impact of the total loss of habitat to all animals who will be impacted, not just with the approval of this project, but by all solar projects in this state that have taken away vital land.

Potential for fires

We would like to mention that there have been several fires on solar facilities in the localities of Chesapeake, Emporia and Dunnsville. The Sycamore Cross Solar project is not closely located to a fire department and possess the same risk of widespread fire.

View shed

In reviewing the proposed vegetation, it appears the taller trees that will be planted will take up to 15 years to mature and produce the coverage needed to obscure these facilities. Further research shows that on average the trees only grow around one foot per year. Although trees planted will be at least six feet tall, there will still be a nine-year time frame to view the facilities from residences and roadways. A larger concern is that many of the trees planted along previously constructed facilities, such as located along Mill Swamp Road, are dying or already dead. Is there an adequate plan to water/care for new vegetation until it is acclimated to its new environment? Additionally, if these trees will need to be replanted won't this further delay the proposed view shed timeline?

We greatly appreciate the opportunity to voice our concerns and desire for the Conditional Use Permit to be denied and will continue to closely monitor the status of this issue.

Regards,

Anne and Brandon Kelly

*****Please see corresponding pictures on pages 3 and 4*****

Our property located within red circle and proposed Sycamore Cross Solar site in blue



Fire at NextEra Energy Solar Farm in Chesapeake, Virginia on May 1, 2024



Dead and Dying trees along Mill Swamp Road, Ivor, Virginia as of May 24, 2024



5/25/24

To the Isle of Wight Planning Commission,

My name is Emma Faustini and I am a sophomore attending Isle of Wight Academy. I am writing this letter to express my support for the upcoming Sycamore Cross solar project in Isle of Wight County.

I volunteer at many events like Smithfield Event Cleanings, Breakfast with Santa, and many more as a member and officer of my school's Key Club, developing a love and responsibility for our community. Furthering my interest, I have been planning on studying environmental law ever since I joined my Envirothon team in ninth grade. Envirothon is an environmental conservation competition where students take tests in five categories and present a 20-minute presentation offering solutions to current environmental issues. I also am in the Youth Conservation Leadership Institute (YCLI) where I have been able to create an environmental awareness project in my county based on an issue in the county, run by the same people who do Envirothon.

Our Envirothon special topic for this year was renewable energy in Hampton Roads and I went to the AES Sycamore Cross open house in Smithfield. After talking with every person on the team there, I gained valuable knowledge for research, but also knowledge as a citizen of Isle of Wight County. Everyone was helpful when asking questions about the county and the project and did a good job seeing things from everyone's perspective. I mentioned my YCLI project to the community outreach team and later had a meeting since they wanted to know in what ways they could help. As it was close to the state competition, we couldn't work anything out for Envirothon, but they helped me out with setting up the trash cleanup for my project and offered their assistance for Envirothon training in the future. They got everything from VDOT to clean Magnet Road, gathered people from their team, along with one of my friends, and together we cleaned up eight bags of trash, finishing up the rest of my program.

Even though there weren't many people at the clean-up (many of the people I gathered couldn't make it), it was an eye-opener for them about other environmental issues. It is hard to connect with a small-town community because it is difficult to know where to start, but they have already proved that they want to be involved more by helping out a high schooler on a conservation project. A big part of conservation is connecting the land with the people and I believe that this utility-scale solar project has and will open up more opportunities. This opens up education opportunities for the community related to solar and conservation. This experience has also opened up awareness for other environmental issues in the county, like trash, which means they can continue helping with community-based events. Utility-scale solar increases the possibility of having other renewable energy opportunities in the area in the future as well. I support utility solar for these reasons since it puts Isle of Wight County in the right direction for a greener future. While the amount of land used for utility solar can be a downfall, it can be balanced out, since for the case of this project, animals will be grazing in between the panels which can increase good soil health. I hope while finalizing this project, you can consider my community perspective.

Sincerely,



11161 Comet Road, Smithfield, VA 23430

Chris Howell

415 Mullet Drive

Ivor, Va. 23866

Dec 13, 2023

To Whom It May Concern,

I have lived in either Surry County or Isle of Wight County nearly all of my life. In October 2017 we moved into our home on Mullet Drive in Surry County which is on our families farm that borders Isle of Wight County to the south.

To the north of us lies a farm which AES purchased in October of 2021 as part of the Cavalier Solar project. There was no deeded easement for access to their farm. They filed suit against my wife and myself in Surry County in December of 2021 in an effort to force us into giving them an easement.

Their property borders route 625 and they could have easily developed a road and left us alone. We ended up in mediation at circuit court in Prince George County.

The judge in his chambers told us that we had standing but we were "fighting a power with bottomless pockets and that AES would likely not leave us alone until they got what they wanted." He also said, "the higher ups in this are in bed with the government and I don't trust them." That is a quote from the Circuit Court Judge.

Neither my wife or myself were pleased with being forced into giving them anything, however we did capitulate.

In the easement agreement there were set guidelines that they agreed to including but not limited to:

- No work on Sundays
- Work on weekdays from 8am to 5pm (For the most part they have honored this) (We actually told them to work longer during the week if necessary to avoid weekend work)
- Maintenance and upkeep of our path (their means of egress) to include material and labor (rocks, culverts, grading etc.) (We are still waiting for this... we have been promised for months that they would repair damage which has not been accomplished yet)

Some of the issues we have had:

- Multiple times during the preps prior to construction there have been trespassers walking all over our farm as if they owned it. They said they were on AES land, but they clearly weren't.
- AES contractors have driven in our fields with crops planted in them.

- They have worked on Sundays, which they agreed not to do on the farm beside us.
- Twice they have cut the PG&E power line causing a power outage to us and our neighbors (we have cattle inside an electric fenced area along with well water)
- Trash and all forms of litter alongside the road is ridiculous since the project began.
- The traffic is intolerable for our small rural roads. (Speed and staying in their lane is particularly bad.)
- The physical condition of the local roads has deteriorated tremendously in the past 12 months. In most places the shoulder is gone and there are large holes on the roadsides. There are holes in the asphalt and mud covers the road at nearly every egress. I invite you to travel to Mill Swamp Road, Jones Road, Pons Road, Bellevue Road or White Marsh Road and see for yourselves.
- Absolutely none of their employees or contractors are local residents. The promise of bringing employment to our counties has been empty.
- Since they bought the farm adjacent to us, they have told us that they want to be good neighbors. I am still waiting for them to show me that is true.

Please consider ALL of your residents prior to approving future solar projects. The folks living out here in the midst of the Cavalier Solar project were used to quiet and peaceful country life. That is gone now. Our quality of life, including the landscape, infrastructure, traffic, and services has seemingly forever been altered.

All is not bad, however. Just this week I met a new manager with AES that promises correct these issues. So far, he appears to want to help and I am hopeful that things will improve. Time will tell. I have nothing to gain by writing this. Actually, I stand to lose if AES reacts negatively to this letter. Their people for the most part have been responsive and willing to help. We can't change our fate as adjacent landowners to Cavalier solar and my hope going forward is that we will be able to coexist.

Respectfully,

Chris Howell

SUPPORT SYCAMORE CROSS SOLAR

We, the undersigned, support the proposed 240-megawatt utility-scale solar development in Isle of Wight and Surry Counties. This clean energy project will stimulate our local economy by creating hundreds of jobs and generating millions of dollars in increasing tax revenue for essential services and schools. Furthermore, it will serve to protect our coastal community and ecosystem by curbing the damaging effects of climate change in the long term. All of this can be achieved while retaining the vast majority of our farmable land. We urge the Isle of Wight and Surry County Planning Commissions and Boards of Supervisors to approve the project.

First & Last Name	Address	Phone Number	E-mail
Chris Appel	12424 White Marsh Road	(757)510-2607	chrisappel@gmail.com
Janet Jones	13282 Annisons Lane	(757)377-0816	N/A
Rhonda Bell	13404 Prince Andreaz	(757)303-3999	dstchr@gmail.com
Helen Saunders	4 Liberty Ave	(757)242-3490	itsnanny@yahoo.com
Paul E. Halls	7531 Yellow Hammer	(757)242-6063	N/A
Dona Jurnze	19225 Tomlin Hill	(757)242-8595	N/A
Lewis Allen	51877 Otterdam Road	(804)712-4999	N/A
Niziah Joyner	974 John Rofle Apt. C	(757)214-4568	N/A
Michelle Chapman	220 Washington Street	(757)603-1240	N/A
Patricia Robert	227 Smith Drive	(443) 786-9091	
Lea Harrifa	505 Pargan Road	(757)357-3066	oopsneveragain@gmail.com
Jean Altizer	1108 Gatling Pointe Pkwy	(757)621-5537	eikoheel@charter.net
David Elliott	13400 Sailmaker Lane	(757)235-2301	delli001@charter.net
Gladys Hardy	9205 Colonial Trail E	(757)757-3641	N/A
Michal Benjamin Siggers	231 Cary Street		
Brent Wiggins	301 Middle Street		b757@aol.com
George Shears Jr.	303 East Street	757-357-1737	
Chauncey Coston	307 East Street	757-279-0214	ccoston@yahoo.com
Courtney Ray	202 Wainwright Dr.		courtneyray421@gmail.com
Michael Seward	9310 Jones Drive	(757)871-01000	N/A
Chris Meek	6150 Beechland Road	(854)613-2074 or 859-625-4510	N/A

Elton Seward	5900 Beechland Road		N/A
Sarah Mayo	5901 Beechland Road	(804)218-0544	N/A
Everett A. Mayo	5902 Beechland Road	(804)205-0533	emayo859@gmail.com
Walter Whittaker	6914 White Marsh Road	(757)813-7415	walt706718@aol.com
Jerrie Archer	305 Jordan Drive	(757) 279 0628	
John Thomas Major	305 Jordan Drive		
Alton Hawker	118 Bishops Reach		akh416@aol.com
Mandy Walter	318 S. Church Street	(972)415-2893	mandyguest@gmail.com
Jamie Young	76 Castle Street	(757)354-9225	jamie.young340@gmail.com
Linda Brinkley	94 Castle Street		lbrinkley1981@gmail.com
Jamare Warren	115 Marlette Street	(757)880-5776	jamarewarren@gmail.com
Missy Smalls	115 Marlette Street	(757)556-3175	smallmissy7@gmail.com
Estelle Wise	108 Marlette Street		
Robert Block	45 Edward Lane	(757)603-1024	
Phyllis Wellons	217 Asdrid Street	(757)575-6639	wellonsphyllis@gmail.com
Kelly D. Roe?	116 Marlette Street	(757)742-2687	14pharmingbird@gmail.com
Paul Little?	112 Marlette Street		
Shelly Cheseney	11400 Lena Rose Street		
Keit Smith	23055 Rolfe Ave	(757)846-3167	ksmithgtx@yahoo.com
Stephanie Wright	23055 Rolfe Ave	(571)332-9901	stephanie.wright.@cfablue.com
Marion Smith	634 Quail Street	(757)503-3359	
Deana Mills	117 S. Church Street		
Eli M.	121 S. Church Street		
Caitlyn Harmon	585 Brownsview Lane	(757)876-4297	
Elizabeth Woodoll	11 Liberty Ave		
Tasha Skinner	20 Liberty Ave		69tashas@gmail.com
Gregory Carver	34 Belmont Street,	(757)715-0068	gregorycarver76@gmail.com
Willie Smith	77 Castle Street	(434)637-7580	onebecool@gmail.com
Gruntie Cargile	91 Castle Street	(757)807-4698	gruntiekclark@gmail.com
Mary Williams	98 Castle Street		

Tammy Cole	45 Educator	(757)621-1187	tammy.robert1213@gmail.com
JT Robertson	141 Oakwood Drive		
Anderson MacCowell	109 Lytho	(757)647-5053	
Brandon Bostick	585 Brownsview Lane		
Deborah Price	12163 Smiths Neck Rd. Carrol	(757)357-4723	dprice@gtal.com
Antonia Harrison	14346 Chapman's Lane Carrol	(757)870-0554	antoniabarnsor26@gmail.com
Cathy Brown	22362 Deep Bottom Drive, Ca	(757) 238-2725	
Rev. Douglas Charity	3660 Hog Island Road	(757)812-3386	douggecharity@gmail.com
Regina Charity	3660 Hog Island Road	(757)812-2117	firstladyregina@yahoo.com
Roxie Young	15156 Scotts Factory Road Sn	(757)256-8090	roxeyoung@verizon.net
Annette Goodman	871 Maple Court Smithfield, V	(757) 585-0843	
Marie Porter	16582 Bowling Green Road, S	(757)371-4024	
Marilyn Charity	76 Harris Lane	(702)430-0636	01charity2016@gmail.com
Catherine Bowden	412 Lane Crescent, Smithfield	(757)432-6495	
Barbara Newby	P.O. Box 316 Carrollton VA 23	(757) 334-4169	
Denny Goodman	871 Maple Court Smithfield, V	(757) 585-0843	
Mural Harrison	14346 Chapman's Lane Carrol	(757)870-0554	
Laverne Bowden	412 Lane Crescent, Smithfield	+1 (757) 813-4852	cvernie_2000@yahoo.com
Elworth Bowden	412 Lane Crescent, Smithfield	+1 (757) 813-4852	
Regina Faulkner	PO Box 68 Battery Park 23304	(757) 249-0975	

SUPPORT SYCAMORE CROSS SOLAR

We, the undersigned, support the proposed 240-megawatt utility-scale solar development in Isle of Wight and Surry Counties. This clean energy project will stimulate our local economy by creating hundreds of jobs and generating millions of dollars in increasing tax revenue for essential services and schools. Furthermore, it will serve to protect our coastal community and ecosystem by curbing the damaging effects of climate change in the long term. All of this can be achieved while retaining the vast majority of our farmable land. We urge the Isle of Wight and Surry County Planning Commissions and Boards of Supervisors to approve the project.

First & Last Name	Address	Email
Christina Smith	17082 Echo Lake Dr. Smithfield	
Vivian Greene	13546 S Village Way Carrollton, VA 23314	vygreene@gmail.com
Annalese Marshall	11451 Magnet Dr. Smithfield, VA	
Leah Heinchon	1010 Cypress Creek Pkwy Smithfield, VA 23430	Leah.heinchon@gmail.com
Leeroy Goodman	10748 Smiths Neck Rd. Carrollton	
Megan Kors	24387 John Henry Street Windsor, VA 23487	megan.a.kors@gmail.com
Nikki Spears	13422 High Gate Mews	ikki8808@tive.com
John Smith	4740 Mandan Rd	
Wanda Greene	17255 Woodland Dr, Woodland, VA 23487	vygreene@hotmail.com
Puneet Kumar	523 Shortlander St., Carrollton, VA 23314	
Tony Robertson	14355 Behtel Chruch Lane	pjtovsu@hotmail.com
Orion Rogers	6310 Fire Tower Road	
Joe Mastrangelo	122 Oak Hill Lane Smithfield, VA	jfmastr@aol.com
Brandon Rhodes	16368 Porters Lane, Windsor VA 23487	
Sherri Bush	15332 Gayle Way, Carrollton VA	sherribush@yahoo.com
Lucy Grace	14142 Blue Ridge Trail	
Jackie Davis	800 Canal Court 23314	

Precious Battes	5125 Owens Lane Smithfield, Va	pbatt313@gmail.com
Hebert Allen	20334 Tan Rd Smithfield, Va 23430	
Andre Manuel	358 Spring Hill Place	andre95711@gmail.com
Monique Claude-Pollard	13417 Prince Andrew Trail Carrollton, Va	mclaudepollard@iwcs.k12.va.us
Kelly Martinez	3001 Bridgewater Dr, Carrollton, VA	kellcdawn@gmail.com
Latoya Belk	5055 James Way	toya1442@yahoo.com
Annette Clayton	13483 High Gate Mews	aclayton@aol.com
Kirsten White	20486 Orbit Rd, Windsor, VA	kgwhite112@gmail.com
Chris Peyton	16100 W Byron Dr	cpeyton09@gmail.com
Patricia Rush	12199 Teal Ct	prush2261@icloud.com
James Gray	13199 Beacon Hill Way Carrollton VA, 23314	
Bernice Cook	13030 Bottle Neck Road, Ivor VA 23866	

Sycamore Cross Solar Supporter Comments

I support this solar project because of the tax money and jobs it will bring with it. That's money going right into the pockets of our county and our local businesses. There aren't always enough opportunities for people here and I know people who have faced economic challenges. A solar farm can't fix everything but it's a step in the right direction and something we need to invest in for our neighbors and our community.

Mrs. Catherine Bowden
412 Lane Crescent
Smithfield, VA 23430

I am in support of the project because of the outreach that Sycamore Cross has done. They've spoken to neighbors and answered every question that we had about how solar panels benefit the community. I like the extra tax money and I like the way that their presenters gave information and updates on the solar farm.

Antonia Harrison
14346 Chapmans Lane
Carrollton, VA 23314

The Sycamore Cross Solar project should be approved. The developer is committed to hearing community input and addressing local concerns. They have hosted multiple community events and have worked very hard to get to know our community and meet our needs. I believe this is an earnest effort, and not one you see often. AES is committed to being a long-term good neighbor, they should be given permission to construct their energy facility.

Cathy Brown
22362 Deep Bottom Drive
Carrollton, VA 23314

I support this project because the county does need more money. The county raised property taxes last year and hopefully this extra money will make sure we don't fall into the red this time. There's no need to turn down more money for the area, there's a lot of places that money can go to benefit us.

Douglas Charity
3660 Hog Island Road
Surry, VA 23883

I support Sycamore Cross for the local jobs. There are fewer jobs in the area, and it'll help a lot of residents by having a local project that would give people jobs and trainings to work on other construction projects with.

Regina Charity
3660 Hog Island Road
Surry, VA 23883

I encourage you to approve the Sycamore Cross Solar project. With our growing community, we need new, expanded, and improved local services. Projects like this generate passive tax-income that the county can use to improve the quality of life around here for residents like me. This way, we can have more cash-flow to the county without having to impact taxpayers directly.

Roxie Young
15156 Scotts Factory Road
Smithfield VA 23430

I support this project because I prefer this type of development over others. I want our community to remain rural. However, our county continues to pass and consider projects that prioritize subdivisions, commercial, and high-impact development. This takes a serious toll on our community. Solar projects have a limited life span, and once constructed generate minimum impacts. I prefer this type of development and support this project because of that reason.

Annette Goodman
871 Maple Court
Smithfield, VA 23430

I like the young man who presented. He spoke clearly and answered all of our questions.

Marie Porter
16582 Bowling Green Rd
Smithfield, VA 23430

I ask that you vote in favor of the Sycamore Cross solar project. I'm supportive of more tax money going to the county because we need more school funding. We should be saying yes to things that bring in that type funding into the area. With the taxes from this solar farm we will continue to give our youth the support they deserve.

Marilyn Charity
76 Harris Lane

I support this solar project because of the tax money and jobs it will bring with it. That's money going right into the pockets of our county and our local businesses. There aren't always enough opportunities for people here and I know people who have faced economic challenges. A solar farm can't fix everything but it's a step in the right direction and something we need to invest in for our neighbors and our community.

Catherine Bowden
412 Lane Crescent
Smithfield VA, 23430

I support this project because our county needs more money. Last year, our school's ran a budget deficit. This impacts our children and their education. I want our county to provide top-notch resources for our community. Projects like Sycamore Cross produce lots of tax revenue independent of the taxpayer. This can improve the quality of our local resources, and boost funding to our schools.

Barbara Newby
P.O. Box 316
Carrollton, VA 23314

I appreciate the Sycamore Cross team being an active neighbor. They have answered all of my questions and more. I think a development like this is positive for our area. I hope this project gets approved.

Denny Goodman
871 Maple Court
Smithfield, VA 23430

The Sycamore Cross solar project is a good idea for our community. The project is well-designed, and the team has been good about reaching out to neighbors.

**Elworth Bowden
412 Lane Crescent
Smithfield, VA 23430**

I hope this project gets approved. There is a lot that needs fixing around here.

**Regina Faulkner
P.O Box 68 Battery Park**

I live here and I support this project because I believe in a clean and healthy environment.

**Mr. Pollard
13417 Prince Andrew Trail
Carrollton VA, 23314**

I like this project because I'm Interested In opportunities for renewable energy and tax benefits to the county. This is a very forward-thinking project, a good fit for the area.

**Annette Clayton
13483 High Gate Mews
Carrollton, VA 23314**

I support solar energy generally in my community.

**Deana Mills
117 S. Church Street
Smithfield, VA 23430**

I support the Sycamore Cross solar project because of the tax benefits it brings to the county. I am very concerned about taxes rising and support development that brings the county additional funding.

**Jerrie Archer
305 Jordan Drive
Smithfield, VA 23430**

This project seems like a good idea for this community. Our community is growing fast, and we need more resources to support us.

Mural Harrison
14346 Champmans Lane
Carrollton, VA 23314

SUPPORT SYCAMORE CROSS SOLAR

We, the undersigned, support the proposed 240 megawatt utility-scale solar development in Isle of Wight and Surry Counties. This clean energy project will stimulate our local economy by creating hundreds of jobs and generating millions of dollars in increasing tax revenue for essential services and schools. Furthermore, it will serve to protect our coastal community and ecosystem by curbing the damaging effects of climate change in the long term. All of this can be achieved while retaining the vast majority of our farmable land. We urge the Isle of Wight and Surry County Planning Commissions and Boards of Supervisors to approve the project.

Name	Address	Email	Phone
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Phonk Bell	13404 Prince Andrew Tr	dstchr@gmail.com	757 303 3915
Heber Lander	4 Liberty Ave	it'snanny@yahoo.com	757 242 3490
Paul E. Hallas	1531 Yellow Hammer Zuni Hg.		757-242-6063
Diana Quinonez	19225 Tomlin Hill Zuni 22898		757-242-8995
Laura Allen	5177 Otterdam Rd Waverly VA 23890		804 712 4999
Nizah Jcyner	974 John Rolfe Drive Apt C		757 214 4508
Michelle Chapman	220 Washington St Smfd	—	757 603 1240
Patricia Robert	227 Smith Drive		443-786-9091

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Name	Address	Email	Phone
Marion Smith	634 Quail St Smfld va 23430		757-503-3359
Debra Mills	117 S Church Smfld		
	121 S Church St Smithfield VA		
Laitha Hurman	585 Brownsview Ln		~~757-807~~ 757-8764297
Elizabeth Russell	11 Liberty Ave		
Tasha Skinner	201 Liberty Ave	llluchas@gmail.com	
Greg Carver	39 BELLMONT ST	GREGORYCARVER76 @GMAIL.COM	757 715 0006
William Smith	Windsor VA 23487 77 Castle St.	onebecool@gmail	434-651-7550
Gracie Clark	41 Castle St Windsor, VA 23487	gracieclark@gmail	757-807-4688
Mary Williams	48 CATHIC ST		



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Name	Address	Email	Phone
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David E. H.	13400 Sallenger Ln Cerro Hill, VA 23340	dell.007@echu.com	757-335-2301
Blacky Hardy	9305 Colman Rd Smithfield VA 23430		757-3641
W. H. H.	270 Cass St Smithfield VA		
	2111 Cass St Smithfield VA		
W. H. H.	3111 Cass St Smithfield VA	695710@nrc.org	
W. H. H.	303 East St Smithfield VA	757-351-1757	
W. H. H.	315 East St Smithfield VA	757-279-0314	
W. H. H.	2111 Cass St Smithfield VA	ccost@nrc.org	
W. H. H.	206 Mainwright Smithfield VA	wn@nrc.org	
W. H. H.	Smithfield VA	W. H. H.	

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Name	Address	Email	Phone
Jennie Archer	305 Jordan Ave.		757-279-0628
John May	1111 Williams St.		
Allen Hawker	118 Bishop's Ranch	Akh416@icloud.com	
Mandy Walter	318 S. Church St Smithfield VA	mandyquest@gmail.com	972-415-2893
Jamie Young	Windsor, VA 23487 716 Castle Street	Jamie.Young340@gmail.com	757-808-9225
Patricia King	84 Castle St. Windsor	10Ainkla1981@gmail.com	757-880-5776
Warren	115 Marlette St.	Jumarewarren@gmail.com	
Missy Small	115 Marlette St. Windsor, VA	smallmissy70@gmail.com	757-556-3725
Estelle W	108 Marlette St. Windsor, VA		
Perfett Blake	45 Edward L4A		757-103-1001



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Name	Address	Email	Phone
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Kristine	116 11th St Windsor	kpharm@ghd 2gwindsor.com	757-747-2651
Jill	112 marlette windsor		
Sally Hance	1100 LEWIS POSE WINDSOR ST		
Krist Smith	23055 Rolfe Ave Windsor	KSmith647@gmail.com	757-846-9167
Stephanne Wright	23055 Rolfe Ave Windsor VA	Stephanne.Wright@CFAA.com	571-334-5901

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[illegible]

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Name	Address	Email	Phone
John Smith	0710 JONES RD		757 811 1100
Chris Meek	656 Beechland Rd	chris.meek91@gmail	854-613-2074
John Smith	5900 Beechland Rd		
John Smith	8410 White Marsh Rd	smay 31459@gmail.com	(304) 218-5511
John Smith	8410 White Marsh Rd	eraypess@gmail	(304) 218-5511
VALENT WHITEHEAD'S MARSH RD	6414 WHITE MARSH RD	VALENTJ06738@gmail.com	757 513 3415

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[illegible]

Commissioner Taylor asked if Southampton County provided any comment.

Ms. Ring stated they had not formally responded but was in contact with Beth Lewis with the first application and had preliminary conversations with her.

Commissioner Distefano asked if this application met the ordinance requirements for meeting the 2% prime soils cap and being wholly within a two mile radius of high voltage transmission line.

Ms. Ring stated that because they submitted their application prior to the current cap being adopted, they are not required to meet those application requirements.

Commissioner Boykin asked if it was suggested that the applicant submit a formal ecological core assessment before coming to the planning commission.

Ms. Ring responded that DCR recommended the assessment in their comments. She added that there was a condition in the Conditional Use Permit.

Commissioner Carroll asked if the noise issue could be addressed.

Ben Saunders stated that extensive sound studies are being done, and once the study provides results, they will see what measures can be taken to address those concerns.

Commissioner Carroll asked what the source of the noise had been identified.

Mr. Saunders stated it is suspected a fan on the inverters is making more noise than expected.

Commissioner Gibbs asked when the sound study is proposed to be complete?

Mr. Saunders stated it will be complete by mid-July.

Commissioner Boykin asked why AES sued a property owner for an easement if a roadway could have been done on their own property.

Mr. Saunders stated he believes it was a title issue and they were able to come to an agreement.

Commissioner Boykin said the agreement conditions were not being met.

Mr. Saunders stated he has not seen the letter but would like to read it to reach out to the landowner.

Commissioner Distefano asked if sheep grazing, and farm education is an existing proffer or is it intended for the future.

Mr. Saunders stated it is something that they have been thinking about and have maybe done previously and is open to having it as a condition with the approval of this application.

Chairman Bowser asked if there is land left over that can be used for this proposed farm education.

Mr. Saunders said yes there is excess land that can be used.

Commissioner Rawls asked where the panels are manufactured.

Mr. Saunders stated the panels have not been selected yet.

Commissioner Rawls asked about the projects that have already been built, where are those panels from.

Mr. Saunders stated he is not sure where specifically the panels are made, they come from all over the world, the panels from Cavalier are not made in the United States.

Commissioner Rawls asked if there was heavy metals in the panels.

Mr. Saunders stated just like your cell phone, there are metals in them but are fully encapsulated and no leaching.

Commissioner Rawls asked if they are fully encapsulated even when the panels or glass breaks.

Mr. Saunders stated that for the life of the panel it stays encapsulated and if the panel gets damaged it is like a car windshield but there is no leaching.

Commissioner Ford asked what the feedback from other projects around the state.

Mr. Saunders stated the success shows the feedback. Mr. Saunders added that it is on AES to educate Planning Commissions and Boards about these projects.

Chairman Bowser asked if any of AES's projects are close to decommissioning.

Mr. Saunders stated no projects are near the end of their life.

Chairman Bowser stated that is what people are afraid of, referring to the decommissioning of solar farms.

Commissioner Gibbs stated if they come back before the Planning Commission he would like to know what percentage of the panels are manufactured in the United States.

Commissioner Smith asked if this was approved what would be the total farmland converted to solar for the county.

Ms. Ring stated that with Sycamore Cross A and B, the total farmland converted would be at 4.57 percent and 2.66 percent of total prime soils.

Commissioner Taylor stated that the Agriculture and Forrestral District recommended denial of the application and it is the first application they have denied to her knowledge.

Commissioner Boykin stated that she respects landowners' rights but she thinks land owner rights who are not participating in the solar farms are just as important. Ms. Boykin added that she has multiple concerns with the traffic, saturation, and the number of complaints from Cavalier Solar.

Commissioner Boykin made the motion to deny Sycamore Solar A application. Commissioner Rawls seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, and Carroll voting in favor and Commissioner Ford and Chairman Bowser voting against the motion.

The motion passed (8-2), and the item will go to the Board of Supervisors on June 13, 2024.

Commissioner Boykin made the motion to deny Sycamore Solar B application. Commissioner Rawls seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, and Carroll voting in favor and Commissioner Ford and Chairman Bowser voting against the motion.

The motion passed (8-2), and the item will go to the Board of Supervisors on June 13, 2024.

OLD BUSINESS

There were no Old Business items.

NEW BUSINESS

Chairman Bowser called for the New Business item, EXC-4-24 Sign Exception Riverside HealthCare Association, Inc.

Request of Riverside Health System Smithfield Hospital for a Sign Exception for Certain Signs as shown on the Coordinated Signage Scheme Plan to be located at Riverside Hospital located at 19339 Bennis Grant Boulevard on property with tax map number 32-01-102.

Amy Ring stated that the applicant for Riverside was not present, but staff is ready present the staff report and the analysis if the Planning Commission is okay to move forward with the motion.

Sandy Robertson gave the following presentation.

Riverside Health System Smithfield Hospital Sign Exception Request



Planning Commission Regular Meeting
May 28, 2024

SITE DESCRIPTION

Tax Map ID#:	32-01-102
Location:	19339 Benns Church Boulevard
Current Zoning:	Conditional General Commercial (C-GC)
Election District:	D3
Request:	An exception for certain signs shown on the Coordinated Signage Plan to be located on the hospital campus.

BACKGROUND

- BOS granted change of zoning in 2008 from Rural Agriculture Conservation (RAC) to Conditional-General Commercial (C-GC) to allow for a medical complex with facilities for medical related services appropriate to the medical complex.
- Part of the overall Benn's Grant master planned mixed use community.
- BOS previously approved a size exception for the main monument identification sign located on Benns Church Blvd. in 2023.

REASON FOR EXCEPTION REQUEST

- The applicant does not believe that the standards in the Zoning Ordinance provide for adequate wayfinding signs to be able to safely navigate in and throughout the hospital campus.
- There are five freestanding signs that are eight feet in height that do not meet the 35' minimum setback requirement, and two other freestanding standing signs that do not meet the 15' minimum setback requirement.

RIVERSIDE

HDR

SHEET 3

COORDINATE TO SCALE FOR RIVERSIDE COUNTY OF 1/8" = 1'-0"

DATE: 10/1/14

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

RIVERSIDE HEALTH SYSTEM SMITHFIELD HOSPITAL
 COORDINATE TO SCALE FOR RIVERSIDE COUNTY OF 1/8" = 1'-0"



RIVERSIDE

HDR

SHEET 3

COORDINATE TO SCALE FOR RIVERSIDE COUNTY OF 1/8" = 1'-0"

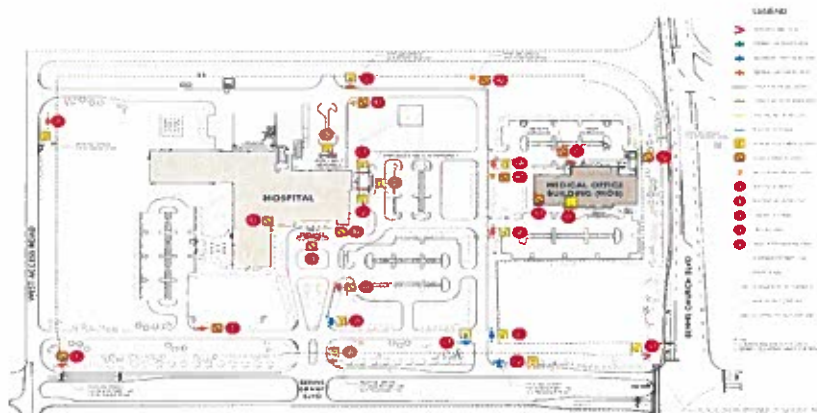
DATE: 10/1/14

BY: [Signature]

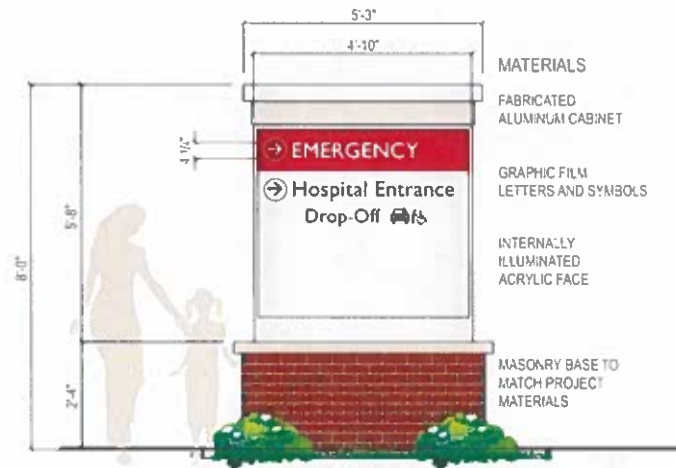
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APPROVED: [Signature]

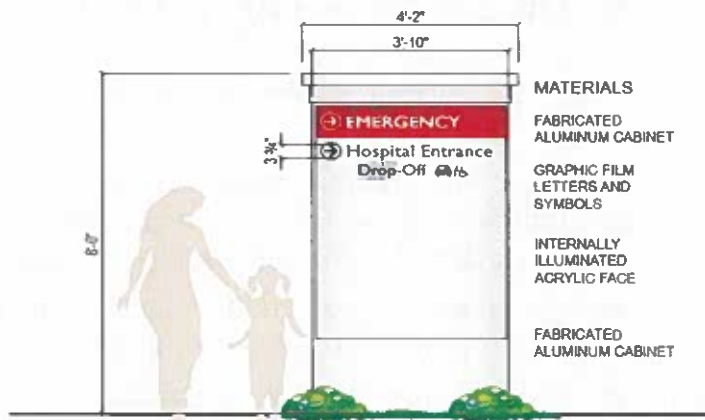
RIVERSIDE HEALTH SYSTEM SMITHFIELD HOSPITAL
 COORDINATE TO SCALE FOR RIVERSIDE COUNTY OF 1/8" = 1'-0"



Height Exception Requests for G8, G2, G3, G4, G9
Setback Exception Requests for G12, G13

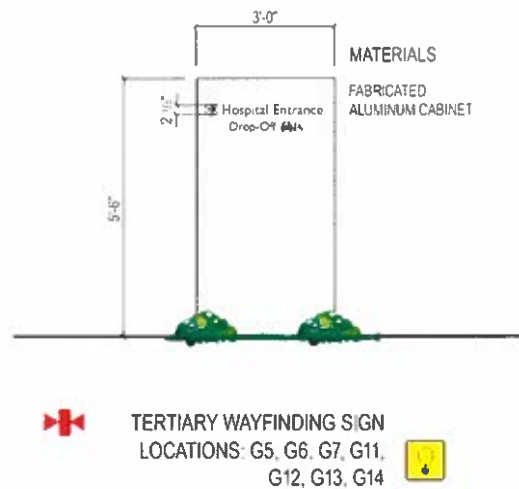


PRIMARY WAYFINDING SIGN
LOCATION G8
SIGNAGE SQUARE FOOTAGE BASED
ON 4'-10" W X 5'-8" H = 27.4



SECONDARY WAYFINDING SIGN
LOCATIONS: G2, G3, G4, G9
SIGNAGE SQUARE FOOTAGE BASED
ON 3'-10" W X 8'-0" H = 30.7





CRITERIA FOR GRANTING AN EXCEPTION

Section 9-1012 outlines the following criteria for granting a sign exception:

- Such exception shall create no greater impact to the residents or occupants of the development, as well as the neighboring property, than that which would be obtained under the applicable regulation;
- Such exception is reasonable because of the high level of design and construction that will be incorporated in the development; and
- Such exception will result in design and construction that is in accordance with accepted engineering and building standards.

ANALYSIS

Strengths:

1. Exception will provide easier wayfinding in and throughout the campus.
2. Exception shall create no greater impact to the residents or occupants of the development, as well as the neighboring property, than that which would be obtained under the applicable regulation.
3. Resulting signs will be required to meet all other design and construction criteria in accordance with accepted engineering and building standards.

Weakness:

Resulting signs are not in compliance with the zoning ordinance without the exception.

RECOMMENDATION

Because the proposed signage would increase the level of public safety through more effective communication and better wayfinding on the hospital campus, staff recommends approve of the exception request.

Chairman Bowser asked if this was similar to Newport News Hospital.

Commissioner Sienkiewicz stated he believes these signs are more comparable to the new Riverside in Williamsburg.

Commissioner Ford stated that the sign needs to be plain enough for citizens to know where they are going.

Commissioner Gibbs made the motion to recommend approval of the application as submitted. Commissioner Taylor seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, Carroll and Bowser voting in favor and no Commissioners voting against.

The motion passed unanimously, and the item will go to the Board of Supervisors on June 13, 2024.

COUNTY ATTORNEY'S REPORT

Bobby Jones confirmed there were no items for the County Attorneys report.

PLANNING DIRECTORS REPORT

Amy Ring stated there would be a Stakeholders Working Group work session for the Comprehensive Plan update in July and reminded the Planning Commissioners to send her their nominations for their district.

CLOSED MEETING

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

ADJOURNMENT

There being no further information to discuss, Chairman Bowser adjourned the meeting at 9:30 PM.

Adopted this 23 day of July, 2024

Bobby A. Bowser
Bobby Bowser, Chairman, Isle of Wight County Planning Commission

Attest: Amanda Landrus
Amanda Landrus, Secretary