Augusta County Planning Commission
Planning Commission
Tuesday, March 12, 2024 – 7:00 PM

MEMO

March 12, 2024 Meeting Notice
0A- March PC Note.pdf
0B- March 2024 Agenda.pdf

1. **CALL TO ORDER**

2. **APPROVAL OF THE MINUTES**
   A. Approval of the Regular and Called Meeting on February 13, 2024

      Approve
      3A-February 13 2024 Planning Commission Meeting Minutes.pdf

3. **PUBLIC HEARING**
   A. A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232
      4A 1- Executive Summary for Waynesboro VAB.pdf
      4A 2-Waynesboro VAB Solar LLC FINAL Report.pdf
      4A 3- Waynesboro VAB Solar Maps.pdf
      4A 4- Waynesboro Solar_SUP App. Package.pdf
      4A 5- RESPONSES TO WAYNESBORO VAB SOLAR PLANNING STAFF REPORT (FINAL).pdf
      4A 6- Waynesboro B Solar_SUP Site Plan_20231215.pdf

4. **MATTERS TO BE PRESENTED BY THE PUBLIC**

5. **NEW BUSINESS**

6. **OLD BUSINESS**

7. **MATTERS TO BE PRESENTED BY THE COMMISSION**

8. **STAFF REPORTS**
   A. Planning Commission 2023 Annual Report
   B. Planning Commission 2023 Annual Report

      Approval
      9A- Annual Report 2023_FINAL DRAFT 03052024.pdf

9. **ADJOURNMENT**

COUNTY OF AUGUSTA
STAFF REPORT

AGENDA SECTION: **MEMO**

DEPARTMENT: Planning and Community Development

STAFF MEMBER:

DATE OF REQUEST:

REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:
N/A

EXECUTIVE SUMMARY:

ATTACHMENTS:
0A- March PC Note.pdf
0B- March 2024 Agenda.pdf

COUNTY OF AUGUSTA

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590

MEMORANDUM

TO: Augusta County Planning Commission
FROM: Elizabeth Goodloe, Planner I
Julia Hensley, Planner II

CC: Timothy Fitzgerald, County Administrator
Doug Wolfe, Director of Community Development

DATE: March 5, 2024
SUBJECT: March Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, March 12, 2024 at 7:00 p.m.** at the Augusta County Government Center in the Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **3:00 p.m.** for a staff briefing in the **Community Development Conference Room** and for a viewing of the site being considered during the public hearing. After returning from the viewing, the Planning Commission will have dinner in the Community Development Conference Room at 6:15 p.m. In addition to the items on the enclosed agenda, the Planning Commission and staff will review the solar policies in the Augusta County Comprehensive Plan.

Attached are the agenda and meeting materials for this meeting. If you have any questions about any of the materials, please feel free to contact us. If you won't be able to attend the meeting, please let us know as soon as possible.

EG/JH

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, March 12, 2024 7:00 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. APPROVAL OF THE MINUTES
   A. Approval of the Regular and Called Meeting on February 13, 2024

4. PUBLIC HEARING

   A. A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for Waynesboro VAB, LLC. This request is to construct and operate a small solar energy system (3 MW) on property owned by Kenneth R. Bradley Jr. (TMP 077 32) located at 720 May Avenue, Waynesboro in the Wayne Magisterial District. The total parcel acreage is approximately 126.12 acres and the proposed acreage to be developed is approximately 23.5 acres in the fenced project area. The parcel included in this request is located within an Agricultural Conservation Area of the Comprehensive Plan, planned for General Agriculture.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS
   A. Planning Commission 2023 Annual Report
   B. Information for Commission – Code of Virginia, Section 15.2-2310 (Board of Zoning Appeals Items)

10. ADJOURNMENT

COUNTY OF AUGUSTA
STAFF REPORT

AGENDA SECTION: **APPROVAL OF THE MINUTES**

DEPARTMENT: Planning and Community Development

STAFF MEMBER:

DATE OF REQUEST:

REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:
N/A

EXECUTIVE SUMMARY:

ATTACHMENTS:
3A-February 13 2024 Planning Commission Meeting Minutes.pdf

PRESENT: R. Harris, Chairman
W. Schindler, Vice Chairman
C. Bragg
L. Howdyshell
R. Thomas
K. Leonard
K. McComas

J. Hensley, Planner II
E. Goodloe, Planner I
D. Wolfe, Director of Community Development

ABSENT:

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, February 13, 2024 at 4:00 p.m. in the Board of Supervisors Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission reviewed two (2) rezonings up for public hearing. Staff also presented a redlined version of the Bylaws for the Planning Commission as discussed during the Planning Commission's regular meeting in January.

Rezoning Requests:

JRE Fishersville, LLC
TMP 066D (2) 4A
Extension of James River Equipment
Across from 94 Expo Rd
Fishersville, VA

D & H Properties, LLC
TMP 085C (9) 3
Lyndhurst, VA

Chairman

Secretary

PRESENT: R. Harris, Chairman
W. Schindler, Vice Chairman
C. Bragg
L. Howdyshell
R. Thomas
K. Leonard
K. McComas

J. Hensley, Planner II
E. Goodloe, Planner I
D. Wolfe, Director of Community Development

ABSENT:

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, February 13, 2024 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Randy Harris stated that there was a quorum.

Mr. Harris also welcomed Kristy McComas from the Pastures District to the Planning Commission. He said it was very nice to have a full Commission.

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MINUTES

Mr. Larry Howdyshell moved to approve the minutes of the called and regular meeting held on January 9, 2023.

Mr. William Schindler seconded the motion, which carried unanimously, 7-0.

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PUBLIC HEARINGS

Mr. Harris stated that there were two (2) public hearings that evening.

Ms. Julia Hensley introduced the first item as a request from JRE Fishersville, LLC to rezone approximately 2.843 acres from General Agriculture to General Industrial on TMP 066D (2) 4A. The property is located on Expo Road directly across from James River Equipment in Fishersville in the Beverley Manor Magisterial District. The purpose of the rezoning is to rezone to General Industrial in order to be in compliance for the display and storage of agricultural and construction equipment. The parcel is an extension of the James River Equipment business located at 94 Expo Rd. The property is located in an Urban Service Area of the Comprehensive Plan planned for General Industrial.

Ms. Hensley displayed the following visuals: an aerial map showing the property included in the request; a zoning map of the property indicating that the parcel is currently zoned General Agriculture; the Future Land Use Map of the property showing that, according to the Augusta County Comprehensive Plan, the parcel in question is planned for General Industrial; and a map of the Planning Policy Areas for the property showing that the parcel is located within an Urban Service Area of the Comprehensive Plan.

Ms. Hensley asked if the applicant was present.

Mr. Irvin Marshall with James River Equipment, 94 Expo Road, Fishersville. He stated that they had been using the 2.8 acres since 1995 to display equipment under the assumption that it was General Industrial. He explained that staff recommended going through a rezoning to fix it and that is why they were there.

Mr. Harris asked the Commissioners if they would like to discuss or had questions for staff or the applicant; seeing none, he opened the public hearing asking if anyone wished to speak.

Seeing none, Mr. Harris closed the public hearing.

Mr. Schindler made the motion to approve based on staff approval, that it was compatible with the Comprehensive Plan and the existing uses of surrounding properties.

Mr. Robert Thomas seconded the motion, which carried unanimously, 7-0.

Ms. Hensley introduced the second request from D & H Properties, LLC. The request is to rezone approximately 60.635 acres from Single Family Residential 10 (SF-10) to General Agriculture with proffers on TMP 085C (9) 3 located near Lyndhurst in the South River Magisterial District. The purpose of the rezoning is to rezone from Single Family Residential 10 to General Agriculture in order to grow crops on the land. The parcel adjoins the parcel to the south also owned by D & H Properties, LLC. The property is located in a Community Development Area of the Comprehensive Plan planned for Low Density Residential.

Ms. Hensley displayed the following visuals: an aerial map showing the property included in the request; a zoning map of the property indicating that the parcel is

currently zoned Single Family Residential 10; the Future Land Use Map of the property showing that, according to the Augusta County Comprehensive Plan, the parcel in question is planned for Low Density Residential; and a map of the Planning Policy Areas for the property showing that the parcel is located within a Community Development Area of the Comprehensive Plan.

Ms. Hensley asked if the applicant was present.

Mr. Guy Wilson stated that he and his wife own D & H Properties, LLC. They closed on the property in October of last year. He did not realize it was not already Agriculture.

Mr. Harris asked the Commissioners if they would like to discuss or had questions for staff or applicant on this request.

Mrs. Caroline Bragg stated they had gone out and toured the property. Her question was on the access of the property. Will the access be on Featherstone or off of Mt. Torrey?

Mr. Wilson stated that he would look for guidance from whomever. When he bought the property, he had cut a whole in the woods and put up a gate and the farmer could access it through his other property. He said it would make more sense off of Mt. Torrey.

Mrs. Bragg asked if he talked to VDOT?

Mr. Wilson said he had not.

Mr. Harris asked if any of the other Commissioners had any questions for Mr. Wilson, seeing none, he opened the public hearing asking if anyone wished to speak.

Bryan Edson, 452 Mt. Torrey Rd. on the corner of the property in question. He spoke in favor of the request.

Clement Waggy, 562 Mt. Torrey Rd. spoke in favor of the request.

Bonnie Craig, 5 Blackford Way, spoke in favor of the request.

Mr. Harris closed the public hearing.

Mr. Bragg stated she had gotten a few calls from the neighbors in the area in favor of the rezoning. The only concern she had was the access point and encouraged Mr. Wilson to talk to someone about that. She made the motion to approve the request with proffers, which included: No swine, poultry operations on the property. Also, no dog kennels, vehicle repair businesses, or junkyards will be allowed on the property.

Mr. Howdyshell said the land was very farmable and he was glad to see the go back to Agriculture, and seconded the motion, which carried unanimously, 7-0.

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NEW BUSINESS

Mr. Harris stated that there was one item under New Business which was the review of the Planning Commission Bylaws.

Ms. Hensley stated the Bylaws had been last amended in August of 2023. She displayed screenshots of the By Laws, stating the first couple of pages where housekeeping amendments that were corrected. She stated that there had been discussion on changing the language for Article 3-3, electing the annual officers. The third page is updated section and article numbers. In Article 8-2 changes were made to the reference of “State Law” to “the Code of Virginia” to match the remainder of the Bylaws, and the last page updated the title of State and Local Government Conflict of Interest Act, and changing the approved by date.

Mr. Harris asked if there were any discussion among the Commissioners?

Mrs. Brag stated she would like them to add in Article 2-2 “the term shall commence on July 1 of the calendar year after the regular election of the respected magisterial district supervisor.” In Article 3-3, “the officers shall be elected annually at the November regular meeting.” She made the motion to accept the By Laws with the additions.

Mr. Howdyshell wanted to clarify that the officers will be voted on in November, but they will not take position until January 1.

Mr. Harris said it was just in case they do not have anything on the agenda or inclement weather cancels a meeting.

Mr. Thomas seconded the motion, which carried unanimously, 7-0.

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STAFF REPORTS

Ms. Elizabeth Goodloe reviewed the agenda items with the Commissioners for the March 2024 Board of Zoning Appeals meeting.

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ADJOURNMENT

There being no further business to discuss, Mrs. Bragg made a motion to adjourn.

Mr. Schindler seconded the motion, which carried unanimously, 7-0.

Chairman

Secretary

COUNTY OF AUGUSTA
STAFF REPORT

AGENDA SECTION: **PUBLIC HEARING**

DEPARTMENT: Planning and Community Development

STAFF MEMBER:

DATE OF REQUEST:

REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:
Substantial Accord Determination

EXECUTIVE SUMMARY:
A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for Waynesboro VAB, LLC. This request is to construct and operate a small solar energy system (3 MW) on property owned by Kenneth R. Bradley Jr. (TMP 077 32) located at 720 May Avenue, Waynesboro in the Wayne Magisterial District. The total parcel acreage is approximately 126.12 acres and the proposed acreage to be developed is approximately 23.5 acres in the fenced project area. The parcel included in this request is located within an Agricultural Conservation Area of the Comprehensive Plan, planned for General Agriculture.

ATTACHMENTS:
4A 1- Executive Summary for Waynesboro VAB.pdf
4A 2-Waynesboro VAB Solar LLC FINAL Report.pdf
4A 3- Waynesboro VAB Solar Maps.pdf
4A 4- Waynesboro Solar_SUP App. Package.pdf
4A 5- RESPONSES TO WAYNESBORO VAB SOLAR PLANNING STAFF REPORT (FINAL).pdf
4A 6- Waynesboro B Solar_SUP Site Plan_20231215.pdf

COUNTY OF AUGUSTA

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590

MEMORANDUM

TO: Dr. Scott Seaton, Augusta County Board of Supervisors
Augusta County Planning Commission
Augusta County Board of Zoning Appeals
FROM: Julia Hensley, Planner II
CC: Timothy Fitzgerald, County Administrator
Doug Wolfe, Director of Community Development
Elizabeth Goodloe, Planner I
Stephen Quina, Project Engineer, VHB
Kevin Comer, Vice President, Antares Group
Jeff Lord, RWE Clean Energy

DATE: March 5, 2024
SUBJECT: Executive Summary for Waynesboro VAB Small Energy Solar System Application for Special Use Permit

The Augusta County Planning Commission will conduct a public hearing at **7:00 p.m., Tuesday, March 12, 2024** to consider a request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for the Waynesboro VAB, LLC Special Use Permit request for **Waynesboro VAB**. This request is to construct and operate a small scale solar energy system (3 MW, approximately **23.5 acres in the fenced project area**) on property owned by Kenneth R. Bradley Jr. (TMP 077 32) located at 720 May Avenue in Waynesboro in the **Wayne** Magisterial District.

Please find below a summary of this request's adherence to the 12 policies addressing solar energy facilities in the Augusta County Comprehensive Plan. For more details regarding this request and its adherence to each policy, please review the final staff report.

PROS:

1. **Adherence to Policy 1: Economy:** The construction of this project, which will last for approximately 6 months, will create approximately 50 temporary construction jobs. The construction process will also result in the purchase of construction materials, such as gravel, riprap, and plantings, from local companies.

2. **Adherence to Policy 2: Rural Viewsheds:** Staff viewed the site in person and agree that rural viewshed of the surrounding area will not be significantly impacted from a distributed solar facility in this location. There are residences along May Avenue located within the City of Waynesboro; however, they are not directly adjacent to the property. Staff are awaiting comments from the City of Waynesboro regarding any impacts.

3. **Adherence to Policy 3: Agricultural landscape and economy:** The landowner intends to continue using the remainder of the property for forestry/hay production.

4. **Adherence to Policy 4: Prime farmland and Agricultural and Forestal Districts:** The applicant has stated that minimal grading will be done and that the topsoil will be redistributed during the construction phase.

5. **Adherence to Policy 6: Balanced Land Uses**: This project is located in a dense forested area and is not directly adjacent to any development. The parcel borders the City of Waynesboro and therefore has been sent to the city for evaluation. This parcel is planned for General Agriculture in the Future Use Land Map of the Comprehensive Plan, therefore would not hinder future development on this site. There is no water or sewer available to serve the site. The Health Department has advised the applicant not to develop or encroach upon any sewage disposal system or private water system on the property.

6. **Adherence to Policy 11: Natural resource benefits:** The applicant has proposed planting a variety of native grasses and clovers to stabilize ground cover, as well as to preserve the existing vegetative forest to naturally buffer the facility from view.

7. **Adherence to Policy 12: Clustering and Colocation:** . The closest approved solar energy system to this project is approximately four (4) miles away, located on Old White Bridge Road in Waynesboro. The farthest approved solar energy system is approximately nine (9) miles away, located on Wayne Avenue in Stuarts Draft. Staff do not think that this solar energy facility would have a negative impact on the surrounding community due to the location of the property and the placement of the proposed project on the parcel. Staff also do not think the project would cause clustering between any existing or approved solar energy systems in the County.

8. **Adherence to County Zoning Ordinance:** The proposed project meets the minimum setback and buffering requirements as required by the Ordinance. The property is well buffered with existing forests. The applicant has provided buffering along the western border of the property. The applicant understands that, while the native vegetation does sufficiently buffer the project from view, the Board of Zoning Appeals will have to determine if using the native vegetation for alternative compliance is adequate for this project.

CONS:

1. **Adherence to Policy 4: Prime farmland and Agricultural and Forestal Districts:** A majority of the site footprint (approximately 91.3% of 23.5 acres) will be located on prime farmland or farmland of statewide importance.

POLICIES NOT APPLICABLE TO THIS PROJECT:

1. **Policy 7: Compact, interconnected development**: This project is not located in an Urban Service Area or Community Development Area of the Comprehensive Plan.

2. **Policy 8: Open Space:** This project is located on private property and will continue to be used as a private residential property.

3. **Policy 9**:**Interconnectivity:** This project is located on private property and will continue to be used as a private residential property.

ISSUES TO BE ADDRESSED: The applicant has addressed the issues stated in the First Draft for review of this project.

STAFF RECOMMENDATION: In staff's opinion, this proposal is in substantial accord with the Comprehensive Plan. This is a well sited project as outlined in the 12 policies above. The applicant has addressed to the best of their ability all of staff's issues from the first round of review. Not every policy is applicable in this project, such as Policies 7-9, as this proposed project falls within an Agricultural Conservation Area. Being in an Agricultural Conservation Area, prime farmland is taken into consideration. While the site would be constructed on prime farmland, staff feel that the proposed size of the project would not impact the agricultural economy of Augusta County. The location of this project is in a heavily forested area, where visibility is unlikely. Staff feel that this project would not impact the surrounding area as there is no development directly adjacent to the parcel and it is heavily buffered by existing forested land. The project is a distributed solar project through Dominion Energy. The County encourages distributed solar, which can help achieve the County's renewable energy goals. The applicant has addressed issues from staff's first review of the application. Staff believe that this project is well designed. The applicant takes surrounding natural resources into consideration, and provides natural benefits by planting native pollinators to help nourish the ground as well as attract a variety of wildlife.

If the Planning Commission finds this proposal to be in substantial accord with the Comprehensive Plan and the Board of Zoning Appeals desires to approve the project, **staff would recommend that approval be conditional on compliance with the pre-conditions and operating conditions presented in the staff report**.

COUNTY OF AUGUSTA
STAFF REPORT
Waynesboro VAB Solar, LLC
Final Report – 2-13-24

PROPERTY OWNER:
Kenneth R. Bradley Jr.

APPLICANT:
Waynesboro VAB, LLC

APPLICANT'S JUSTIFICATION:
Request for a 3 MW AC (alternating current) small solar energy facility within approximately 23.5 acres of fence enclosed site located on Tax Map No. 077-32 with a gravel access road extending through Tax Map No. 48-2-1.

DEVELOPER:
RWE Clean Energy

LOCATION OF PROPERTY:
TMP 077 32
720 May Ave Waynesboro, VA 22980

MAGISTERIAL DISTRICT:
Wayne

SIZE OF PROPERTY:
Approx. 126.12 acres

SIZE OF FENCED IN AREA:
Approx. 23.5 acres

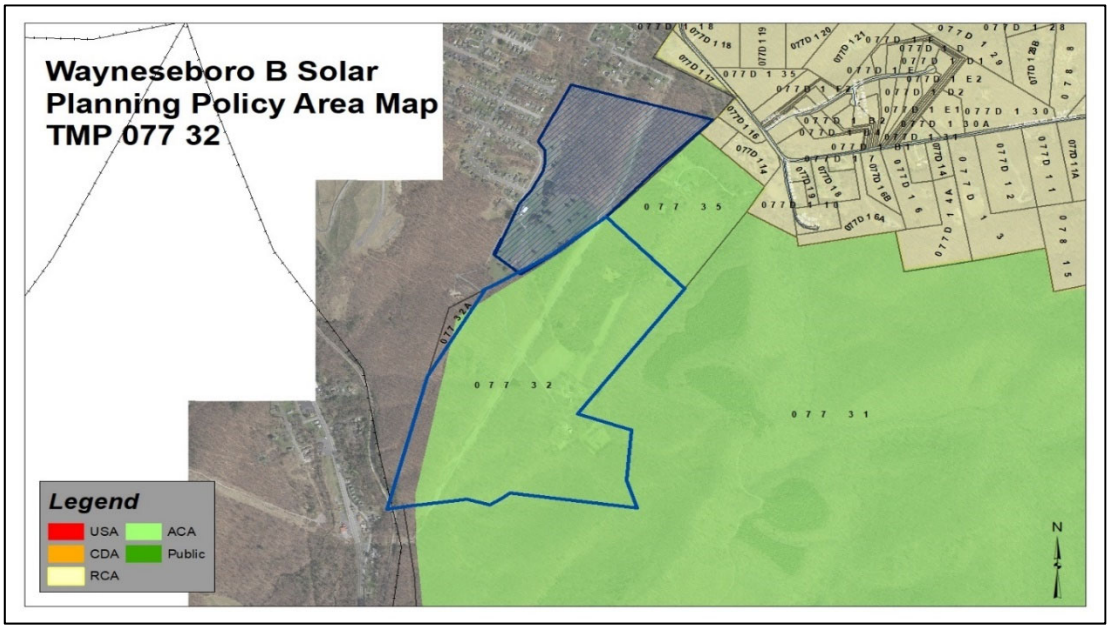
VICINITY ZONING:
General Agriculture (GA) to the north, south, and east. Waynesboro City Limits to the west.

PREVIOUS ZONING OR S.U.P.:
General Agriculture

UTILITIES: There is no public water or sewer available in the area of the subject parcel. The parcel is bordered to the west by a Dominion Energy overhead power transmission line right-of-way.

LAND USE MAPS:
Figure 1 shows that the parcel is located in an Agricultural Conservation Area.

Figure 1: Planning Policy Area Map of TMP 077 32



The subject parcel is planned for General Agriculture according to the Comprehensive Plan Future Land Use Map as shown in Figure 2.

Figure 2: Future Land Use Map for TMP 077 32

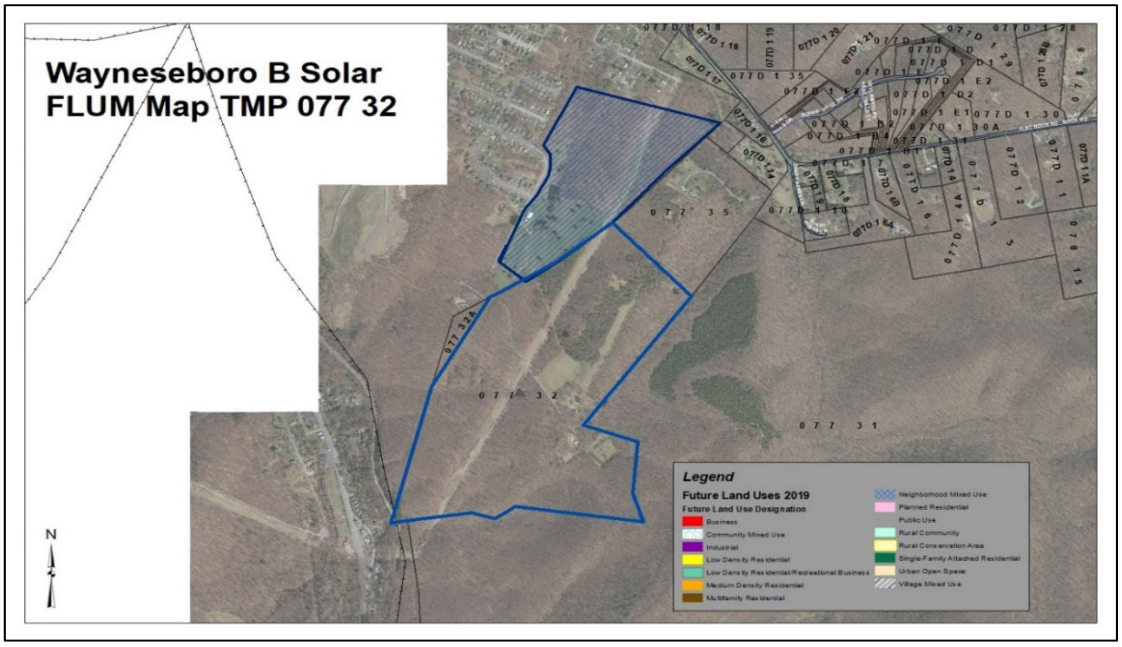
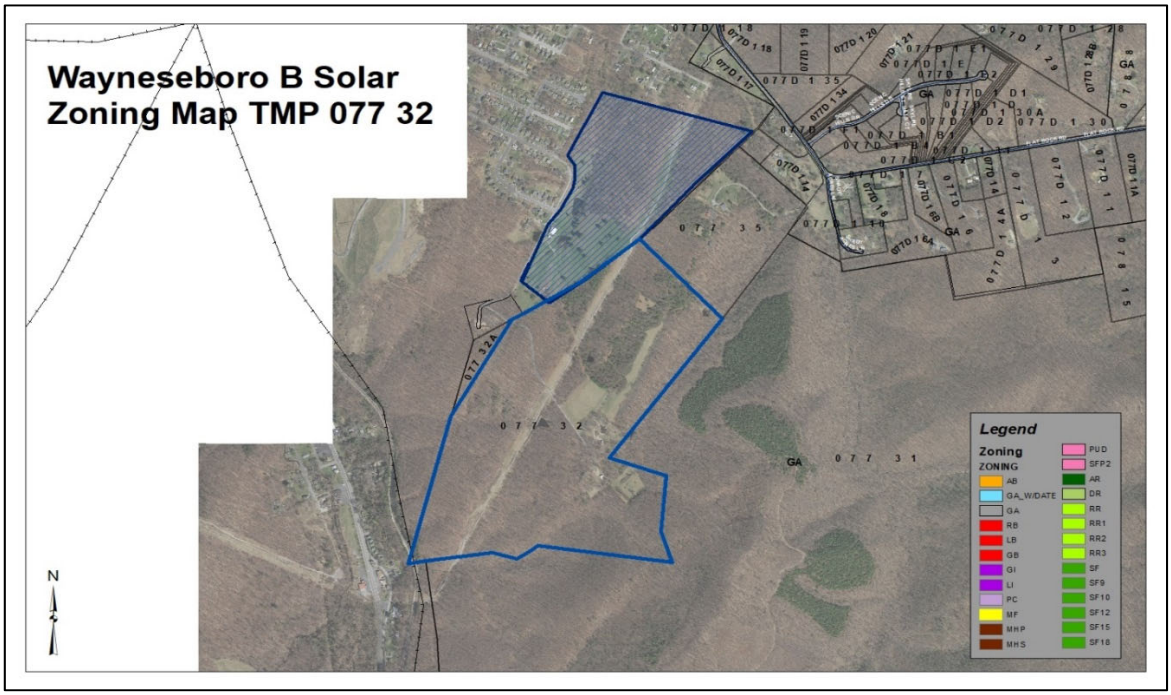


Figure 3 shows that the parcel is surrounded by General Agriculture zoned properties and forested land.

Figure 3: Zoning Map of TMP 077 32



VDOT COMMENTS:

VDOT Site Specific Comments
Any new proposed entrance locations will be discussed in greater detail at the site plan stage. In general, a solar facility may generate an initial peak of construction traffic but is expected to generate very little traffic once in operation.

VDOT General Comments
Should the safety, use, or maintenance level of an existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site-specific conditions.

HEALTH DEPARTMENT COMMENTS:
The local health department has no comment other than to advise the applicants to ensure they do not develop or encroach upon any existing sewage disposal system or private water supply that may exist at the property.

SCHOOL BOARD STAFF COMMENTS: The request for a change of approximately 23.5 acres to allow for a small scale solar energy facility within a fence enclosed site would have no impact on these three (3) schools especially

WMHS as the enrollment is projected to increase in the next few years with the present enrollment numbers. If other land and this acreage in this school district are fully developed, it may cause an addition to this school to be added.

The table below indicates the enrollment as of 1.26.2024

School	Enrollment	Capacity
Wilson Elementary (WES)	678	750
Wilson Middle (WMS)	657	750
Wilson High (WMHS)	850	900

FIRE-RESCUE COMMENTS:

- Prior to activating the site, all Augusta County Fire and Rescue Departments shall be provided emergency response training by the owner or operator. This training and education must include documentation of onsite material and equipment, proper firefighting and lifesaving procedures, and material handling procedures.

- Solar sites should have adequate methods for system shutdown of the electrical equipment to be reviewed by the Fire Chief or his designee. All main power disconnects, as well as all system components that require special attention during an emergency, shall be clearly and consistently labeled on the preliminary site plan submitted with the SUP application and all subsequent site plans.

- A knox box or key box shall be provided at all access gates shown on the site plan to be reviewed by the Fire Chief or his designee.

- All tracking rows must be a minimum of 15’ apart at highest tilt for emergency vehicles and responders to have access.

- A Site Maintenance Plan must be provided including the following: weed control methods, routine mowing and trimming, and other general site maintenance.

AUGUSTA WATER COMMENTS:

There is no public water or sewer available in the area of the subject parcel.

ENGINEERING COMMENTS:

Environment Ordinance Considerations

The county will consider all areas under panel to be impervious, though we will consider site specific calculations demonstrating some level of infiltration and/or treatment of runoff in the area underneath of the panels and surrounding areas.

The applicant has indicated they have submitted delineations to the U.S. Army Corps of Engineers. Please provide this approval once received. Note below that in the ACA, a 100 ft buffer (larger than that required by the Solar Ordinance) is recommended by the Comprehensive Plan.

This property drains to South River which is listed on the Virginia DEQ 2022 Impaired Waters List. This impaired segment extends from the INVISTA discharge downstream to its confluence with Porterfield Run. The impaired uses are aquatic life, recreation and fish consumption, the specific impairments are violations of the general standard for benthics, E. coli, and mercury in fish tissue. The sources are Contaminated Sediments, Industrial Point Source Discharge, Municipal (Urbanized High Density Area), On-site Treatment Systems (Septic Systems and Similar Decentralized Systems), Wildlife Other than Waterfowl, Non-Point Source, Agriculture, Streambank Erosion. Numerous TMDLs have been approved for this segment for each of the impairments and must be considered by the applicant.

Additionally, the Augusta County Comprehensive Plan lists the South River – Porterfield Run watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones. While infiltration BMPs may not be advised due to the prevalence of karst, it is recommended that water quality treatment be provided onsite vs. purchasing offsite credits.

Overlay Ordinance Considerations

This property lies outside of the Source Water Protection Overlay (SWPO), Airport Overlay District (APO), Floodplain Overlay (FPO) Ordinance and Urban Service Overlay Districts (USO).

Natural Resources Recommendations from the Comprehensive Plan

The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Agricultural Conservation Areas, a riparian buffer of 100 feet on either side of a stream or the limit of the floodplain (wider of the two) is encouraged, and stormwater should not be piped through in a manner to short-cut the buffer. Additionally, there should be no development or filling in floodplain areas and reforestation is encouraged.

Portions of the site may contain slopes in excess of 25%, though it does appear that the steepest areas are outside of the project area. In Agricultural Conservation Areas, the Comprehensive Plan recommends no grading, roads or building sites on slopes >25% and ridgelines.

Wetlands may or may not exist on the site. For Wetland areas in Agricultural Conservation Areas, the Comprehensive Plan recommends provision of a 100 foot buffer from the edge of wetlands and enhanced water quality treatment for any water discharging to the wetlands.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends provision of open space amenities through development of layout and lot sizes, as well as maximizing continued use of active agricultural and forestry areas.

ZONING ADMINISTRATOR'S COMMENTS: Installing solar panels on approximately Twenty-three (23) of a 126.12 acre parcel could have a negative impact on the surrounding General Agriculture zoned properties containing single family dwellings due to increased traffic, noise, and dust during construction of the panels. Zoning Staff does not feel there will be a visual impact to the adjoining properties due to the fact the lot is heavily wooded and additional buffers will be required that should mitigate any visual impacts to the surrounding properties**.** A Special Use Permit meeting the ordinance requirements outlined in Section 25-70.4 is required prior to development of a small scale energy project.

The Zoning Ordinance requires a buffer yard to be provided and maintained and landscaped adjacent to any property line. A site plan meeting submittal requirements of Article LXVII "Site Plan Review" including supplemental plans shall be submitted for review prior to Special Use Permit approval.

COMPREHENSIVE PLAN CONSIDERATIONS:

Objective C: Encourage distributed solar and carefully sited utility scale solar as a means of achieving renewable energy goals.

Policy 1: **Economy. Recognize the employment opportunities, especially for distributed solar, and economic diversification opportunities that utility scale solar provide.**

SUMMARY OF APPLICANT'S RESPONSE:
The Project will serve to benefit the local economy in several ways. Construction of the project will create a need for materials such as gravel, riprap, plantings, and seed that can be sourced from the local area to the greatest extent practical. Once the facility is

operational, seasonal maintenance services such as vegetation management (mowing) will be required, which can similarly be serviced by a local contractor.

The proposed Project is to be developed via a Power Purchase Agreement (PPA) with Dominion Energy. Local solar projects are part of the energy mix, reducing the dependence on any single source of electricity generation by providing home-grown electricity. These projects help keep electric costs down by providing a hedge against the rising costs of commodity fuels. These local power generation projects also benefit their host communities by improving the resiliency of the local electric grid, supplying power locally and offsetting power supplies that would otherwise be required from distant power plants.

STAFF ANALYSIS:
The applicant has provided a fiscal impact analysis for the project, stating that the project will provide nine (9) jobs during the construction phase, and one (1) job during the operational phase of the project. Staff notes that there is some confusion in the project's narrative as the applicant states that a 3MW facility would consist of approximately 50 workers during construction phase, while the fiscal impact report states that there will be nine (9) direct and indirect jobs created. The applicant has stated that they will use local materials to the greatest extent. Staff acknowledge that not all materials that make up a solar energy system will be produced in Augusta County, but staff encourage the applicant to use the local workforce in the County and locally-sourced materials as much possible.

The applicant stated that this project would contribute to the County's economy in different ways. This project is planned to operate for 25 years producing between $146,000 and $229,200 in tax revenue for the operational life of the project. The energy system will provide local power to the community as well improve the overall resiliency of the local electric grid.

Policy 2: **Rural viewsheds. Desire to maintain rural viewsheds and agriculture as a predominant component of our economy but sees synergy among agricultural and rural land development and utility scale solar development so long as the clustering, size, or fragmentation of such facilities does not have undue adverse impact on the surrounding neighborhoods.**

SUMMARY OF APPLICANT'S RESPONSE:
This project is not utility scale solar development, as is referenced in this Policy #2. It is small scale solar, or "distributed" solar. The specific location of the proposed solar array within the larger host parcel was carefully designed so to minimize visibility from nearby residents, public roadways and preserve the existing rural viewshed. The selected location makes use of the existing topography and vegetation to prevent visibility from adjacent properties to the east, west and south which are not currently occupied and exist as forested land. To the west, the project is parallel with an existing transmission easement and is buffered with substantial setbacks that consist of existing vegetation

that will preserve the viewshed for any future development to the abutting properties on the west. Although parcels to the west are zoned as traditional residential and light industrial, there are currently no existing structures that will have a view of the facility. Viewshed screening for the north and northwest portion of the facility will be upheld with existing vegetation that is to be supplemented with additional plantings as necessary to satisfy the Alternative 2 buffering requirement in Zoning Ordinance Article VI.D Section 25-70.4. C.9 and naturally buffer the facility view from adjacent property owners to the north and along May Avenue. The proposed Project will have virtually no impact whatsoever on the surrounding neighborhood.

STAFF ANALYSIS: Staff acknowledge that this project is not a Utility Scale, but rather a distributed solar energy system through a Power Purchase Agreement with Dominion Energy. Rural viewshed is considered no matter the size of a solar energy system. After a site visit, staff note that the site would be constructed on a slope. The applicant has chosen Alternative 2 for the buffering which entails a twenty foot (20') wide strip of land with 2 evergreen trees, 2 canopy trees, 2 understory trees and 24 shrubs planted per fifty linear feet (50') of buffer. The trees shall be a minimum of six feet (6') at the time of planting and the shrubs shall be a minimum of eighteen inches (18'') at the time of planting. Staff would note that Alternative 2 is required on all sides of the project despite the presence of existing native vegetation. The applicant has provided additional site plans with buffering along all property lines as required by the Ordinance § 25-70.4.C.9. Any alternative compliance would be determined by the Board of Zoning Appeals.

The applicant has stated that this project will virtually have no impact to the surrounding neighborhoods. Staff viewed the site in person and agree that rural viewshed of the surrounding area will not be significantly impacted from a distributed solar facility in this location. There are residences along May Avenue located within the City of Waynesboro; however, they are not directly adjacent to the property. Staff are awaiting comments from the City of Waynesboro regarding any impacts.

The solar energy system would be located east of the power lines that align the western border of the property. The property is surrounded by dense forested areas. Because of the dense forest that surrounds the property, staff see where alternative compliance may be justified. Staff do recommend buffering along the western property line where the least amount of natural vegetation exists and the site is most visible.

Policy 3: **Agricultural landscape and economy. Siting of projects should evaluate the agricultural landscape of the project area and surrounding area to assess the effects of a project on the agricultural economy.**

SUMMARY OF APPLICANT'S RESPONSE:
The fenced Project area is approximately 23.5 acres in size and will be developed on a single contiguous parcel (Tax Map No. 077-32) that is privately-owned by Kenneth R Bradley, Jr. The privately owned host parcel is approximately 126.12 acres in size and consists of an existing overhead power transmission lines right-of-way on the western

side, a residential structure south of the proposed facility and the balance is predominantly forested. This small-scale solar project has a minimal development impact and upon decommissioning returns the affected land back to its current forested use, or to potential agricultural land use. The Project will financially benefit the landowner by providing fixed revenue over the lease period. Unlike commercial and residential development, the proposed solar facility development requires minimal land disturbance and impervious surfaces are limited to gravel access roads, small concrete equipment pads and pile supported racks. The use of driven steel piles for support of the racking system significantly reduces impacts to surface soils when compared to the affected footprint of structural concrete foundations associated with most commercial and residential development. Therefore, the proposed development's minimal land disturbance leaves surface soils largely intact and preserves the existing soils for future use as forestry or agriculture.

STAFF ANALYSIS:
While the property is in land use and in an Agricultural Conservation Area, out of the 126 acres, only 23.5 acres will be fenced in for the solar energy system, amounting to only 20% of the parcel. The parcel is mainly forested, and the applicant states that they will only be removing trees directly from the site footprint. Staff recommends any area also cleared due to a solar shading easement be maintained as pasture without the use of herbicides.

The applicant states that the land will have minimal impact from the solar energy system and will be returned to its current forested use or to an agricultural use. Staff do not feel that a footprint of this size, in addition to the parcel being primarily forested, would impact the agricultural economy of Augusta County. Staff will note that it is unclear what other agricultural uses, if any, are currently being used on the land, and would encourage the applicant to clarify.

Policy 4: **Prime farmland and Agricultural and Forestal Districts. Siting of projects in Agricultural and Rural Planning Policy Areas should consider the presence of prime farmland producing soils and/or adjacent Agricultural and Forestal Districts.**

SUMMARY OF APPLICANT'S RESPONSE:
The United States Department of Agriculture Natural Resource Conservation Service (USDA NRCS) Web Soil Survey was used to determine the extent of Prime Farmland within an Area of Interest (AOI) consisting of the proposed Project footprint (fenced area). The following soils were identified:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percentage of AOI	Farmland Classification

3B	Allegheny-Cotaco fine sandy loams, 1 to 7 percent slopes.	14.0	59.7%	Prime Farmland
4B	Allegheny-Cotaco fine sandy loams, 1 to 7 percent slopes.	1.8	7.7%	Farmland of statewide importance
4C	Allegheny-Cotaco fine sandy loams, 7 to 15 percent slopes.	3.0	23.9%	Farmland of statewide importance
16E	Cataska channery silt loam, 15 to 45 percent slope	8.1	8.0%	Not Prime Farmland
W	Water	1.0	0.7%	Not Prime Farmland

Total: 23.5 acres 100%

The proposed siting of the Project minimizes the overlap into soils designated as Prime Farmland to approximately 59.7%. As previously mentioned in “Site Grading”, the Stripped and excavated soils are to be spread out adjacent to the fenced project area upgradient of silt fence and immediately seeded and mulched. This soil will then be available in the future to accommodate filling of these excavated stormwater measures and regrading back to a predevelopment condition with decommissioning. Also, site grading design is endeavoring for minimal disturbance of the existing surface soil to ensure prompt establishment of permanent stabilizing grasses following installation of equipment.

STAFF ANALYSIS:
A majority of the site footprint (approximately 91.3% of 23.5 acres) will be located on prime farmland or farmland of statewide importance. Staff have concerns with site grading during the construction phase and the proposed site restoration process. The applicant has stated that stripped and excavated soils will be spread out adjacent to the fenced area upgradient of silt fence and immediately seeded and mulched. Staff have concerns with the use of the stripped soil as part of operating condition 13 which states: “No topsoil shall be removed from the site.” While the applicant is not removing the topsoil from the site and instead placing it adjacent to the fence, the topsoil will have to be placed back where it was excavated from. It is unclear from the proposed Site Restoration plan in the Decommissioning section of the application if the intention is to put the original topsoil back on the disturbed area, as the applicant states: “Any disturbed areas will be covered with a minimum of 2 inches of topsoil, which is consistent with the composition of the soil prior to construction of the project. Topsoil will be treated with fertilizers needed for establishment of vegetation and will be covered with grass seed and straw mulch.”

In addition, the majority of this parcel is forested. While the applicant has explained that only the forested area within the proposed fenced in area will be removed, staff would like an estimation of how many acres of trees are projected to be razed for this project. Staff also recommends during the Site Restoration stage of decommissioning that trees be planted to restore the forested area cut down for the project.

The applicant explains that the grading design for this project is designed for minimal disturbance to the existing soil surface. Staff notes that the location of the project is on a slope, and are interested in the extent of the grading that is projected to occur.

Land Use Taxation Data for TMP 067 114	
Class II (C-II) Soils	7.0 acres
Class III (C-III) Soils	5.117 acre
Class IV (C-IV) Soils	0
Forest – Good (FOR-G)	112 acres

Agricultural and Forestal Districts: The parcels are not located within an Agricultural and Forestal District.

Policy 5: **Visual impact. Siting of projects should take into consideration surrounding neighborhood developments and how visual impacts to those neighborhoods can be mitigated through appropriate buffers. Siting and design of projects should strive to utilize existing vegetation and buffers that exist naturally when adjacent to public rights of way or other adjacent property. In order to design and integrate buffers that succeed in mitigating the visual impact of a project on nearby development, projects should cover no more than 200 acres with photovoltaic panels.**

SUMMARY OF APPLICANT'S RESPONSE:
The proposed small-scale solar facility was carefully designed so to minimize visibility from nearby residents and public roadways. The selected location makes use of existing forest and substantial setbacks from May Avenue and residential homes to the west to minimize any visual impact. Viewshed screening for the balance of the solar array is proposed by preserving established mature vegetation along the remaining perimeter of the project. This existing vegetation is to be supplemented with additional plantings as necessary to satisfy the Alternative 2 buffering requirement in Zoning Ordinance Article VI.D Section 25-70.4.C.9, and naturally buffer the facility view from adjacent property owners. With no occupants on the abutting properties to the west and south, the project siting will allow for contiguous forested land to exist and preserve the vegetated viewshed for the surrounding community.

STAFF ANALYSIS:
From an in-person site visit, staff feel that the project is well hidden by surrounding forest and natural vegetation. There does not appear to be development abutting the project.

The closest neighboring development is located on May Avenue in the City of Waynesboro. The applicant has expressed the desire to use alternative compliance. The Board of Zoning Appeals will have to approve any alternative compliance request outlined in Section 25-70.9F of the Augusta County Code. Staff would recommend buffering on the western portion of the property that aligns with Dominion Energy's overhead transmission lines, and is the closest property line to the dwellings on May Avenue.

Policy 6: **Balanced land uses. Desire to balance the utility scale solar land use with other important and valuable land uses for our citizens. The size/extent of projects should be considered in proximity to other developed land uses so as not to have undue adverse impacts on the existence of nearby developed residential, commercial or mixed use communities. The County strongly discourages projects that have a photovoltaic panel coverage of more than 200 acres, and projects should not site on non-contiguous parcels or in close proximity to existing solar facilities. Consideration of existing Augusta Water infrastructure should be made.**

SUMMARY OF APPLICANT'S RESPONSE:

This project is not "utility scale solar land use", as is referenced in this Policy #6. It is small scale solar, or "distributed" solar. The "size and extent" of this project is utilizing approximately 20% of the total land area of the host parcel, leaving approximately 80% of the host parcel in its existing use, which is predominantly forest. Due to its scale and compact design, small scale solar is the most compatible land use that can be deployed in this area without impacting the character of the surrounding community. The acreage of land required for development is a small fraction of that typical of utility scale solar, allowing the project to be designed in compliance with all County setback requirements and sited far away from parcel boundaries and neighboring properties. In comparison to traditional commercial or residential development, a small-scale solar project has far fewer adverse impacts on the land. The project will require no major grading, limited land disturbance and minimal new impervious surface. The ground cover underneath the solar panels will be planted with low-growing native pollinator species, and the existing land surrounding the fenced solar facility may continue to be forested. As compared to alternate forms of development, a small-scale solar project will not be invasive or bothersome to the existing character of the community. Once constructed, the Project will be naturally buffered/screened from view and create no noise above existing background levels. The Project will also create no strain on County services such as water, sewer, waste, schools, and emergency services. Once operational the site will be monitored remotely, require limited operational inspections, seasonal maintenance, and have no real impact on local traffic. The project will have no adverse impacts on the existence of nearby developed residential, commercial, or mixed-use communities. The applicant believes this solar project can be considered low-intensive land use, appropriately combining the small-scale power generation with continued forest/agricultural land use.

STAFF ANALYSIS:

While this is not a utility scale project, staff compare all proposed solar energy systems with all surrounding land uses. This project is located in a dense forested area and is not directly adjacent to any development. The parcel borders the City of Waynesboro and therefore has been sent to the city for evaluation. This parcel is planned for General Agriculture in the Future Use Land Map of the Comprehensive Plan, therefore would not hinder future development on this site. There is no water or sewer available to serve the site. The Health Department has advised the applicant not to develop or encroach upon any sewage disposal system or private water system on the property.

This project is proposed on a single contiguous parcel. Six (6) solar facilities have been approved or are under construction in Augusta County. The closest solar energy system under construction to this project is approximately four (4) miles away located on Old White Bridge Road, Waynesboro. The farthest approved solar energy system is approximately nine (9) miles away located on Wayne Ave in Stuarts Draft.

Policy 7: **Compact, interconnected development. Projects are strongly discouraged from siting partially or fully within Urban Service or Community Development areas in order to recognize the County's vision for compact, interconnected, and pedestrian-oriented residential and commercial development in these areas.**

SUMMARY OF APPLICANT'S RESPONSE:
The proposed Project is not located within an Urban Service or Community Development area. Since the project site is located interior to a much larger privately owned property and setback significantly from public roadways. Development of this Project will not interfere with or impact pedestrian use of the surrounding areas.

STAFF ANALYSIS:
This policy is not applicable as this project is not located in an Urban Service Area or Community Development Planning Policy Area of the Comprehensive Plan.

Policy 8: **Open space. Support projects that seek to actively create opportunities and partnerships that provide for natural open spaces and outdoor recreational activities such as pedestrian corridors, wildlife watching areas, and fishing areas, especially in publicly accessible land and rights-of-ways.**

SUMMARY OF APPLICANT'S RESPONSE:
The proposed Project is to be developed on private property with the intent to continue use as private residential property. The host property is not publicly accessible currently, nor will it be following development of the solar project. A low impact development design approach was implemented with land use that encourages natural landscapes and effectively preserves the space for future use. The proposed Project will include native pollinator species and preservation of existing native vegetation, which will maintain a diverse foraging habitat. As opposed to more intensive forms of land

development, small scale solar projects leave the underlying landscape relatively unchanged. The Project's Decommissioning Plan specifies adequate removal of the facility at the end of project life, ensuring the land will be returned to predevelopment conditions. After the Project is decommissioned, the land can then either revert to continued agricultural use or developed for other purposes, which could include potential outdoor recreational uses.

STAFF ANALYSIS:
This policy is not applicable as this project is located on private property and will continue to be used as a private residential property.

Policy 9: **Interconnectivity. For projects that are adjacent to public spaces or other planned developments, encourage projects that provide for trails and linkages to adjacent land planned for or already developed.**

SUMMARY OF APPLICANT'S RESPONSE:
The Project is not located adjacent to public spaces or planned developments. The Project is located interior to a much larger privately owned property that will continue to be a private residential property.

STAFF ANALYSIS:
This policy is not applicable as this project is located on private property and will continue to be used as a private residential property.

Policy 10: **Resource considerations. Projects should be designed, sited, and constructed in a way that protects and preserves the County's natural, scenic, and cultural resources including:**

SUMMARY OF APPLICANT'S RESPONSE:
A wetland delineation was completed by VHB in February 2023 and is pending confirmation by the United States Army Corps of Engineers. Waters regulated under Section 404 of the Clean Waters Act are located on this site, but no wetland/waters impacts are proposed with this Project. The USDA NRCS Web Soil Survey was analyzed during the project's due diligence to assess the site for Prime Farmland. Within the approximately 23.5 acres of proposed project development area there is approximately 14 acres (59.7%) designated as Prime Farmland soil. There is also approximately 7.4 acres (31.6%) of this area designated as Farmland of statewide importance. However, this impact is minimal considering the project is leaving 80% of the host parcel in its existing use, which is predominantly forest. Vegetative clearing is limited to the approximately 23.5-acre project area. The majority of the habitat and forests existing at the site will be unaffected by the temporary presence of the solar project. The soil on the site will be maintained, and once the solar is removed, the same soil will be available for future forestry and/or agriculture. The pollinator seed mix that will be planted in any disturbed areas of the site will support local agriculture resources

both on site and in the surrounding community. A cultural resources assessment was performed using the Virginia Department of Historic Resources statewide electronic cultural resources GIS and database (VCRiS) for the project parcel. A copy of the VCRiS results map and database search of potential architectural resources in the area are included in Appendix F. As proposed, the Project will have no adverse impact to cultural or architectural resources.

STAFF ANALYSIS:

a. **Streams, rivers, wetlands:** The applicant has stated that a wetland delineation was completed in 2023 and is waiting for confirmation from the United States Army Corps of Engineers. The applicant states that no wetland/ or waters are impacted on this site. Staff would ask the applicant to provide the wetland delineation when confirmed by the United States Army Corps of Engineers. The applicant has provided ensured a 35-foot buffer around wetlands and waters as illustrated on the Site Plan. Staff notes that the Comprehensive Plan recommends a larger buffer in Agricultural Conservation Areas, stating, “100 feet on either side of stream or limit of flood plain (wider of the two); ensure that impervious areas do not short-circuit buffer.”

b. **Fertile soils:** The applicant has noted that there are prime farmland soils in the project footprint. Please see Policy 4 for more information.

c. **Habitats:** Staff recommend using a wildlife friendly fence, if a fence is being utilized, as this location is a forested area where wildlife is present.

d. **Native vegetation:** The applicant will be clearing some native vegetation within the 23.5-acre project site. A pollinator seed mix will be spread that will be comparable to agricultural resources in the surrounding area.

e. **Forests:** The majority of the parcel is forested. Only the vegetation located in the project’s fenced in area will be removed.

f. **Historic and archaeological resources**: The applicant submitted a cultural resource assessment and there are no historical or cultural resources on or near the site.

Policy 11: **Natural resource benefits. The County sees value in projects that create additional natural resource benefits through the use of native vegetation, the creation of wildlife corridors, and the use of pollinator species in buffer areas and underneath panels.**

SUMMARY OF APPLICANT’S RESPONSE:

The Project will preserve existing forest vegetation to naturally buffer the facility view from adjacent property owners and adherence to Zoning Ordinance Article VI.D Section

25-70.4.C.9. The Project is utilizing only 20% of the host parcel, leaving approximately 80% of the host parcel in its existing use, which is predominantly forest. The portion used for the Project will be seeded with low-growing native pollinator species throughout to stabilize disturbed areas between array rows, along fence and underneath the solar panels. The use of low-growing native pollinator vegetation within the facility will also provide foraging habitat for local native pollinators, which will have an overall positive impact on surrounding natural resources. A small-scale solar project provides a source of locally produced, clean, renewable electricity, and an opportunity for the community to become stewards of their environment, protecting natural resources both locally and globally.

STAFF ANALYSIS:
The project proposes planting low-growing native pollinator species throughout the site to stabilize disturbed areas. The applicant states local native pollinators will have a positive impact on the surrounding natural resources. This property is mainly forested. Staff would recommend planting trees during the site restoration stage of decommissioning to replace what was razed. Though no wildlife corridors are proposed, due to the size of the project and the surrounding forest, native wildlife should be able to navigate around the fenced area. Therefore, staff recommend a wildlife friendly fence if fencing will be utilized for this project.

Policy 12: **Clustering and Colocation. Support projects that site on contiguous parcels. Strong consideration should also be given to siting projects a reasonable distance away from existing solar facilities so as not to significantly alter existing community character or create undue impact on nearby neighborhood development. Solar facilities that are sited on the same parcel or contiguous parcels, but are constructed in distinct phases, should be considered to be separate facilities for purposes of fully and accurately evaluating the potential impact on the surrounding community.**

SUMMARY OF APPLICANT'S RESPONSE:
The proposed Waynesboro B Solar is to be developed in a single construction phase on approximately 23.5 acres interior to the privately-owned host parcel. Approximately 80% of the host parcel will remain undisturbed in its current predominantly forested condition. The project's location and existing topography will prevent visibility of the proposed facility from neighboring parcels and the surrounding area. The project is not proximal to any other existing solar facilities.

STAFF ANALYSIS:
Staff have executed a proximity analysis to determine the nearest and furthest solar energy systems that have been approved or are under construction in the County. The closest solar energy system under construction to this project is approximately four (4) miles away, located on Old White Bridge Road in Waynesboro. The furthest approved

solar energy system is approximately nine (9) miles away, located on Wayne Avenue in Stuarts Draft. Staff do not think that this solar energy facility would have a negative impact on the surrounding community due to the location of the property and the placement of the proposed project on the parcel. Staff also do not think the project would cause clustering between any existing or approved solar energy systems in the County.

ISSUES THAT HAVE BEEN ADDRESSED PRIOR TO SPECIAL USE PERMIT APPLICATION: Below are the issues that staff saw from the first round of review of this application. The applicant was given these issues, and their responses are in red/italics. Staff have reviewed the responses and the analysis is in blue.

1. **Size of project:** Please specify in addition to the fenced area of 23.5 acres the breakdown of the project including: the acreage under panel and the acreage intended to be used for landscaping.

   Applicants response to First Draft- *The acreage under panel will vary depending on the tilt of the single-axis tracking system, based on the time of day or other programmed event response (e.g., based on wind or precipitation conditions). When the panels are tilted at the maximum tilt angle of 60 degrees, the area under panel will be approximately 2.5 acres. When the panels are oriented horizontal to the ground, as normally occurs at noon, the area under panel will be approximately 5 acres. Since this project (as shown in the Site Plan Exhibit below) will utilize existing forested areas that surround the project area as its visual buffering, no additional area for landscape buffering will be required. It should be noted that the existing forested areas that will serve as visual buffering around the project area exist within the project parcel and are owned and controlled by the cooperating landowner.*

   Staff Response- The applicant has provided a detailed breakdown of the project, providing the acreage for the single tracking system when panels are at highest tilt and when panels are parallel to the ground. Acreage under panel ranges between 2.5 acres at highest tilt and 5 acres when horizontal. The applicant has stated that the forested areas will be utilized for visual buffering. From a site visit, staff found that the forested area would be sufficient enough to use as landscaping, but would recommend additional landscaping along the western border of the property closest to May Avenue.

2. **Policy 1:** Economy. Staff would like clarification on the number of workers that will support this project during the construction phase.

   Applicants response to First Draft- *The construction labor estimates included in the Special Use Permit Application narrative and the submitted economics impacts report ("WAYNESBORO B SOLAR ECONOMIC AND FISCALCONTRIBUTION TO AUGUSTA COUNTY, VIRGINIA", Mangum Economics, February, 2024) are based upon experience from similarly sized projects. Actual numbers will depend on detailed construction planning by the construction subcontractor who builds the*

project. As stated at the bottom of page 4 of the above report (see attached Appendix A), "the analysis is modeled based on full-time equivalent jobs over a 12-month period. Actual construction is anticipated to take approximately six months with approximately 50 construction workers, which is equivalent to 25 full-time workers over a 12-month period." This is also consistent with the estimated 50 construction workers as cited in the project narrative submitted with the Special Use Permit Application.

Staff Response- The applicant has provided an estimation on how many workers will be hired during the construction phase, and has explained that a definitive number cannot be given until planning for the construction phase begins.

3. **Policy 2 and 5:** Staff do not see an issue with the buffering or the alternative compliance, but do want to note that any request for alternative compliance needs to be made to the Board of Zoning Appeals.

   Applicants response to First Draft- *Based on recent conversations with County staff, we understand this requirement and process.*

   Staff Response- Staff find this response to be sufficient.

4. **Policy 3: Agricultural Economy.** Is the property currently being used for agriculture? Staff recommend clarifying what the current use of the property is as it is currently in the land use program.

   Applicants response to First Draft- *The property is currently being used primarily for timber/forestry. There is also a small pasture area that is currently being used for hay production and/or for grazing cattle.*

   Staff Response – The applicant has clarified how the property is currently being utilized.

5. **Policy 4: Prime Farmland**. Staff would like a detailed narrative of how the site will be restored to its current use, including: how much grading will be done during construction phase; how many acres of forest will be cut down; how the site will be restored to a forested use; and if the original topsoil will be placed back onto the site during the decommissioning stage.

   Applicants response to First Draft- *A detailed grading plan will be developed in coordination with County staff as part of the Site Plan approval process, if the project is approved by the Board of Zoning Appeals. Grading activities will be minimized at the site, and no topsoil will be removed from the site during the construction process. In areas where grading may be required, topsoil will be re-distributed on site during the construction process, eliminating the need for re-application of top soil during decommissioning. There are approximately 18 acres of forested land that will need*

to be cleared during the construction process. To the extent that the timber from those acres is marketable, the landowner intends to perform that clearing and sell the timber in coordination with the construction process for the solar project. General plans for site restoration have been provided at the bottom of page 26 of the Special Use Permit Application narrative in the Facility Decommissioning Plan / Site Restoration section of the narrative. At the end of the project's operational period, the project owner will collaborate with the landowner to determine the landowner's desired restoration of the solar project area. The landowner's preference may be to return the project area to forested land, an agricultural use, or some other land use. The project owner will work with the landowner to establish the desired future land use in the project area, at the expense of the project owner within the bounds of re-establishing forest, pasture, or another agricultural use.

Staff Response- The applicant has provided an overview of the grading process for the site, stating that minimum grading will be done and all topsoil will be redistributed on site during the construction phase. The applicant has also provided the acreage of forested land that will need to be cleared for the site (approximately 18 acres). At the end of the operational phase, the applicant will collaborate with the landowner to determine the landowners desired restoration of the project area. Staff do note that in Section 25-70.B.3.d requires: ***Restoration of the topography of the project site to is pre-existing condition, except that any landscaping or grading may remain in the after-condition if a written request is submitted by the landowner and a waiver is granted by the Board of Supervisors.*** In this case, it would be the Board of Zoning Appeals.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATIONS:

An evaluation of this project's conformance with the twelve policies in the Comprehensive Plan and its overall location, character, and extent are crucial factors in determining whether this project is in substantial accord with the vision for land use on this property as identified by the Comprehensive Plan.

As required under Virginia State Code Section 15.2-2232, the location, character, and extent of the project were considered in the review process:

LOCATION: The project is proposed in a well buffered, heavily forested area. It is not adjacent to any development. Staff feel that this is an appropriate location for a small solar energy system. The siting of this project would not constitute as clustering with already approved projects.

CHARACTER: The project is a distributed solar project through Dominion Energy. The County encourages distributed solar which helps achieve the County's renewable energy goals. Staff thinks that the proposed native vegetation to be used as buffer and ground cover helps to preserve the character of the County.

EXTENT: The size of the project is approximately 23.5 acres within the fenced area. This has been in line with the majority of small energy system applications the County has received.

In staff's opinion, the proposal is in substantial accord with the Comprehensive Plan, as outlined above. Not every policy is applicable in this project, such as Policies 7-9, as this proposed project falls within an Agricultural Conservation Area. Being in an Agricultural Conservation Area, prime farmland is taken into consideration. While the site would be constructed on prime farmland, staff feel that the proposed size of the project would not impact the agricultural economy of Augusta County. The location of this project is in a heavily forested area, where visibility is unlikely. Staff feel that this project would not impact the surrounding area as there is no development directly adjacent to the parcel and it is heavily buffered by existing forested land. The project is a distributed solar project through Dominion Energy. The County encourages distributed solar which helps achieve the County's renewable energy goals. The applicant has addressed issues from staff's first review of the application. Staff believe that this project is well designed. The applicant takes surrounding natural resources into consideration, and will be providing natural benefits by planting native pollinators to help nourish the ground as well as attract a variety of wildlife.

If the Planning Commission finds this proposal to be in substantial accord with the Comprehensive Plan and the Board of Zoning Appeals desires to approve the project, staff would recommend the following conditions:

Pre-Conditions:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents," Section 25-70.4.C "Standards applicable to small solar energy systems," and Section 25-70.5 "Applications and Procedures for Small Energy Systems" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.

2. The Facility shall not commence commercial operations until final site plan approval is first obtained from the Zoning Administrator or his/her designee, and all pre-conditions of approval have been met.

3. In consultation with site plan review, wetlands shall be inventoried and delineated, and no construction of panels or access roads shall be permitted within 35 ft. of the delineated wetland. All operations and infrastructure of the Facility shall additionally maintain a 35 ft. riparian buffer from all streams.

4. The Facility shall not obtain final site plan approval until evidence has been given to the County that an electric utility company has signed an interconnection agreement with the permittee.

5. Landscaping Plan. The Applicant shall submit a proposed landscaping plan for each perimeter of the Facility (outside all fenced areas) to the Zoning Administrator and/or his/er designee for review and approval as part of the full site plan, which shall be in general conformance with the landscaping plan submitted with the Concept Site Plan. The following conditions shall govern the installation of landscaping in accordance with the landscaping plan:

a. All landscaping shown on the landscaping plan shall be installed at the heights specified on the Concept Site Plan and shall be in good condition prior to the commencement of commercial operations.

b. In the event that the Applicant requires a minor deviation from the approved landscaping plan or full site plan, such deviation shall be provided on a revised plan sheet for review and approval by the Zoning Administrator and/or his/her designee. Minor deviations shall not include changes to the proposed install heights of landscaping.

c. In areas where there is an existing timber buffer remaining on the Facility parcel that provides at least the equivalent buffer benefits as the buffer proposed on the Concept Site Plan, then the existing timber buffer shall be retained as the perimeter landscaping. Hand-clearing of trees within the existing timber buffer for purposes of safety or removal of dead trees is permitted, so as long as the Applicant plants appropriate replacements in accordance with ordinance standards. All existing timber buffers, which may require supplementation with planted trees or shrubs if the existing buffer consists of a relatively thin block of trees or lacks significant understory, are subject to review and approval by the Zoning Administrator and/or his/her designee. The use of existing timber and natural screening is preferable.

d. In areas where sufficient existing timber does not remain, the landscaping requirements shall conform to the Concept Site Plan. The trees shall be planted during the appropriate time of year, subsequent to the completion of construction.

e. A surety agreement for landscape maintenance in a form acceptable to the County Attorney shall be submitted and approved prior to the issuance of any building permits. The amount of the surety shall be determined by an independent landscape architect selected and reasonably compensated by the Applicant but approved by the Zoning Administrator and/or his/her designee. The amount of the surety shall be equal to a reasonable estimate of the amount needed to establish, and following establishment, to maintain the landscaping required by the approved landscaping plan for two (2) years after initial installation. Once the landscaping has been successfully established, the surety amount will be reduced to that amount required for two (2) years of maintenance thereafter. The surety will be released only after decommissioning is complete.

f. All landscaping will be reviewed by the Zoning Administrator and/or his/her designee following installation, at one-year following installation, and as necessary thereafter to ensure the landscaping is being maintained.

g. The Applicant shall work with the County to identify the species that will provide the best aesthetic and environmental benefit, while also considering market availability.

The use of herbicides for perimeter landscaping shall be minimized to the greatest extent reasonably practicable.

6. Decommissioning Plan. Concurrent with the submittal of the final site plan, the owner of the Facility shall produce to the County a Decommissioning Plan as outlined in the Augusta County Code Section 25-70.10, as amended. Any structure or equipment associated with the Facility that is not operating for a continuous period of 12 consecutive months shall be subject to decommissioning, per Augusta County Code Section 25-70.10, as amended. Within 6 months of the date of abandonment or discontinuation, the owner or operator shall complete the physical removal of the solar energy project and site restoration. This period may be extended at the request of the owner or operator, upon approval of the Board of Zoning Appeals. Periods during which the Site is not operational for maintenance, repair, or due to catastrophic events beyond the control of the Applicant, during which the Applicant works diligently to return the Site to full operating status, shall not trigger the Decommissioning requirements herein. The Applicant must provide written notice and evidence of the above to the Zoning Administrator during the period in which the Solar Facility is not fully operational. Such notice shall identify the last day on which the Site was fully operational. Regardless of the efforts of the Applicant to return the Solar Facility to full operational capacity, if the Solar Facility does not operate as a solar energy facility collecting and storing energy and transferring and distributing it to the Grid after the catastrophic event, for a period of two (2) years the Special Use Permit shall be rendered void and the Applicant shall commence Decommissioning no later than the 730th day after the last day the Site was fully operational.

7. Decommissioning Estimate. Concurrent with the submittal of the final site plan, the owner of the Facility shall produce to the County an estimate of the decommissioning costs as outlined in the Augusta County Code Section 25-70.10, as amended, and/or detailed below (the more stringent shall apply), by line item and the surety guaranteeing the payment of those costs and the decommissioning work. The estimate shall be signed and sealed by a third-party engineer licensed in Virginia. The decommissioning cost estimate shall include, at least, the following delineated by line item:

a. Total cost related to complying with all the decommissioning work required by this Special Use Permit.

b. Costs related to creating, maintaining, and re-stabilizing any construction entrances identified on the Property, with a separate line item for each such construction entrance, unless written waiver to the Board of Zoning Appeals is requested by the landowner.

c. Costs for mobilization.

d. Costs for removal and disposal of all materials, line itemed by category of facility. For example, “cost to remove conduit,” “cost to remove panels,” “cost to remove panel support structure,” cost to remove inverters,” etc.

e. Costs to de-compact soils and reestablish topsoil.

f. Costs to stabilize land disturbed by the decommissioning work.

g. Costs of trucking, hauling and equipment use.

h. Costs for removal of any landscaping in buffer zones, setback areas, or under panels

i. Costs of landfill fees associated with the disposal of commercial and industrial waste

j. Costs of all labor and estimated man hours to perform the decommissioning work.

k. Costs must assume an increase in labor and equipment costs of two percent (2%) a year every year until the completion of decommissioning and must assume commencement of decommissioning after year thirty-five (35) of operation.

l. Costs must include a 25% contingency of the total estimate.

m. The certification of a third-party engineer licensed in Virginia affirming that the owner/operators’ cost estimate is sufficient to satisfy the decommissioning required herein. The estimated amount for the salvaged materials shall not be part of the consideration in the decommissioning cost estimate.

n. Should the funds guaranteed for the Decommissioning Activities for any reason not be sufficient for the County to complete the Decommissioning Activities as allowed for herein and as set forth in the Decommissioning Plan, the Applicant shall be and shall remain liable to the County for the difference between the guaranteed funds and the amounts required to Decommission the Solar Facility and shall pay the difference to the County upon demand. The County shall not be liable to any party in any way for the funds drawn pursuant to the conditions set out herein and expended in relation to Decommissioning.

8. Decommissioning Bonding. Prior to the issuance of final site plan approval for the Facility, the applicant shall submit a bond, irrevocable letter of Credit, or other appropriate surety acceptable to the County in accordance with Augusta County Code Section 25-70.11, as amended.

9. Panel Specification and Composition. At the time of site plan review the Applicant shall provide to the Zoning Administrator, a written panel specification disclosure document that includes the composition, toxicological information, and the physical and chemical properties of all of the solar panels, including coatings, being utilized for the Facility. The Applicant shall utilize crystalline solar panels for the Project. The Applicant shall not utilize any panels that of the type known as thin-film panels, including but not limited to not utilizing panels manufactured with or coated using lead, the GenX chemical, amorphous silicon (a-Si), cadmium telluride (CdTe), copper indium gallium selenide (CIS/CIGS), organic photovoltaic cells (OPC) panels, and/or any other material prohibited by state or federal law for use in solar photovoltaic panels. Moreover, to the extent any panel utilized has a Safety Data Sheet associated therewith under 29 CFR 1910.1200(g) and its Appendix D, the Safety Data Sheet shall be disclosed, as well.

10. The Facility, including, but not limited to, all areas covered by photovoltaic panel, any and all landscape or fencing buffer areas, any and all setback areas, any and all support equipment, and any and all access roads, shall be removed from Land Use Assessment and therefore subject to a rollback tax paid to the County for the difference between land use tax and the fair market value for each of the five most recent complete tax years. The remainder of the property not included in the Facility shall continue to meet current requirements for the County's Land Use Assessment program in order to remain included in the program, as determined by the Commissioner of the Revenue upon approval of the Special Use Permit.

11. The applicant shall disclose to the Augusta County Service Authority if corrosion control systems are part of the Facility.

12. ACSA Infrastructure.

a. Ground surface elevations shall not be changed, and no water shall be impounded over any existing water/sewer infrastructure without written consent of the Augusta County Service Authority.

b. No panels and/or appurtenances, including fences and landscaping shall be installed within 20 feet each way of the centerline of any existing water or sewer main to ensure adequate space for future operations and maintenance.

c. Where public water/sewer utilities are located on the same property as the Facility, the Service Authority shall have the right to utilize access roads constructed for the project or be provided with reasonable access to the utilities by truck.

13. The Applicant must obtain site plan approval within 24 months of the issuance of the Special Use Permit and shall substantially complete construction within 36 months of the issuance of final site plan approval. Notwithstanding the foregoing, the Board of Zoning Appeals may approve an extension of any deadline herein for good cause.

14. Local Subscribers – Prior to beginning commercial operation of the utility-scale solar facility, the Applicant shall work in good faith and use its best efforts to identify residents of Augusta County, Virginia and its incorporated towns to voluntarily subscribe

to its community solar program (“Local Subscribers”). Outreach efforts to Local Subscribers may include, among others, advertising in a local newspaper of record and hosting informational community meetings. The Applicant will give notice of such informational community meetings to the County Administrator.

Operating Conditions:

1. This Special Use Permit (“Permit”) is granted solely for the subject property for operation of a small solar energy system (the “Facility”). This Permit shall be binding on Consolidated Edison Development, Inc. and any successor-in-interest, including but not limited to any current or future owner, lessee, sub-lessee, and permitted assignee (“Applicant”).

1. The Permit shall not be assignable by Consolidated Edison Development, Inc. to a third party absent the written consent of the Board of Zoning Appeals of Augusta County.

2. Any document memorializing or relating to the establishment of any successor-in-interest, e.g., lessee, sub-lessee, future owner, permitted assignee, etc., between Consolidated Edison Development, Inc., and any such individual or business entity, shall include a recital as to the existence of the Permit, and the duties and obligations of the third party and now successor-in-interest thereunder the Permit, to ensure that successors-in-interest are on written notice of the Permit and its terms and conditions. A copy of these conditions shall be recorded in the clerk’s office of the Circuit Court for the County of Augusta, Virginia.

3. The Facility, including but not limited to, fence line boundary, access roads (unless otherwise required by VDOT), and setbacks (unless otherwise determined by the Board of Zoning Appeals), shall be constructed and operated in substantial conformance with the approved Site Plan prepared by VHB, dated October 7, 2022.

4. All bonding or posting of sureties for the project shall at all times be by and in the name of the owner of the Facility and its successors and assigns.

5. All non-operational, non-electrical site features along the perimeter of the Facility, such as landscaping and fencing, shall be properly maintained throughout the life of the Permit. Fencing shall be maintained in good repair and landscaping shall be maintained so as to provide the desired buffer benefits. Maintenance of such features shall be guaranteed by the surety agreement and surety as provided below. If the Zoning Administrator and/or his/her designee determines that site features identified are not being properly maintained, as described herein, then the Applicant shall be given a notice to remedy as is the standard zoning violation policy of Augusta County.

6. Setbacks, either as shown on the Concept Site Plan, or set by the Board of Zoning Appeals during their review, shall be measured from the property line and/or VDOT Right of Way to the fence line of the Facility.

7. The Applicant shall not add additional photovoltaic panel areas, change the entrance locations of access roads (unless otherwise required by VDOT in a written statement), or revise the height, placement, or design of landscaping buffer elements without prior approval by the Augusta County Board of Zoning Appeals.

8. The Zoning Administrator or any other parties designated by the Zoning Administrator shall be allowed to enter the property at any reasonable time to check for compliance with the provisions of this Permit, with at least 24 hours of advance notice and subject to the security, health and safety standards and regulations that apply to the Facility.

9. The Applicant shall preserve and maintain existing forest/vegetation where it serves to meet buffer standards or standards for alternative compliance as required by ordinance from adjacent property and public right of ways, and is not in conflict with the solar panels, as indicated on the Concept Site Plan. See 5.C and 5.D in the pre-conditions of this Special Use Permit.

10. All construction and decommissioning activities shall be limited to the hours of 8:00 a.m. to 8:00 p.m., Monday through Saturday, and will be prohibited on Sundays. These conditions shall apply to noise generated during the construction of the Facility and to any construction needed during replacement, repair, or maintenance activities during the ongoing operation of the Facility. Replacement, repair, and maintenance activities conducted at nighttime and not involving construction shall comply with all applicable noise standards.

11. The Facility shall not be lit during ongoing operations, unless as required by the Uniform Statewide Building Code. Lighting used during construction shall be downward facing and shall be located at least 500 feet from any adjacent residential property.

12. All solar panels shall use anti-reflective coatings.

13. No topsoil shall be removed from the site.

14. The Applicant shall implement the following additional measures during construction:

a. Maintain all construction-related vehicles in good working order.

b. Designate a specific individual and provide that individual's name and contact information to the Zoning Administrator and/or his /her designee, to which questions, complaints, or concerns during construction may be directed.

c. Prior to the initiation of construction, mail a notice of construction activity to all property owners whose properties are adjacent to areas on which the Facility will be constructed. The notice shall summarize upcoming construction activities, describe the areas in which construction will occur, including the main routes of delivery, and provide the name and contact information of the Facility representative to whom any complaints, concerns, or comments may be addressed.

d. Provide adequate portable sanitation facilities that are located in a manner that facilitates ease of disposal but that are not within one hundred and fifty (150) feet of any property boundary of a parcel on which a home is located and whose owner is not participating in the Facility.

e. Prohibit any personnel associated with the construction of the Facility from overnight lodging at the site.

2. The construction protocol will be designed to ensure that ground cover is expeditiously established, and appropriate site stabilization achieved throughout construction, and the approved construction phasing plan shall be implemented during construction.

3. Any electrical wiring used in the system shall be underground except where wiring is brought together for inter-connection to system components and/or at the project substation and switchyard for interconnection the local utility power grid. Electrical distribution lines between the inverters and the point of interconnection shall be underground except where crossing creeks, floodplains, wetlands, and at the point of interconnection. Nothing in this condition shall prevent the ability to utilize underground boring technology.

4. This Permit shall be valid from the time of issuance and thereafter for a period of 40 years from the start of commercial operations of the Facility, which shall be the date on which the Facility first delivers non-test energy to the high-voltage transmission system, or until this Permit is lawfully terminated or terminated as a matter of ordinance or other law prior to the natural expiration date, whichever is sooner. At the end of the 40 year period, unless such period is otherwise extended by the Board, or unless decommissioning is required sooner pursuant to the conditions herein, the Facility shall be deemed to have reached the end of its lifespan and decommissioning shall begin pursuant to the conditions herein.

5. Solar Panels will be constructed, maintained, and operated in accordance with national industry standards and regulations including the National Electrical Code, International Fire Code of the International Code Council and the National Fire Protection Association Fire Code, as provided in Va. Code 15.2-2286. In the event of a conflict

between the national industry standards and these Conditions, the national industry standards shall control.

6. Corporate Structure, Associations, and Information. Applicant and all successors-in-interest, including current and future owners, lessees, sub-lessees, and permitted assignees shall provide the Zoning Administrator, with a copy to the County Attorney, written notice of changes of ownership of the solar facility within thirty (30) days thereof.

7. Any substantial upgrades or changes made to the design or operation of the Facility that are planned shall be disclosed to the Zoning Administrator and/or his/ her designee at least ninety (90) days before the intended implementation of the upgrades or changes – except as provided herein. Any substantial upgrades and/or changes resulting solely from a bona fide emergency and force majeure event shall be disclosed no later than (sixty) 60 days thereafter.

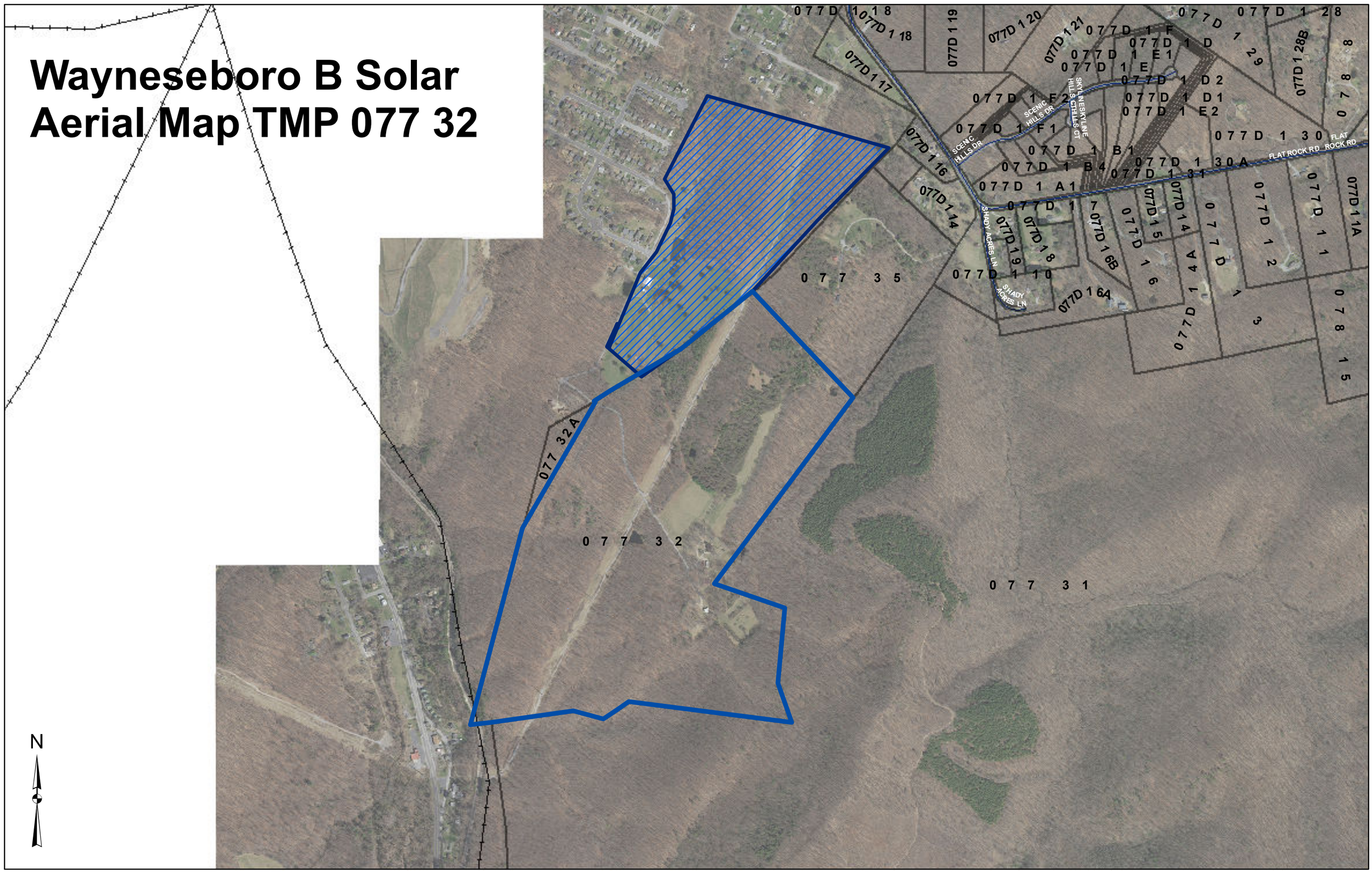
8. Upon completion of the installation of the Facility, Augusta CSG, LLC shall establish contacts with Augusta County Fire Rescue and Augusta County Sheriff's Office and provide both with an emergency management plan.

9. Any infraction of the above-mentioned conditions, or any Zoning Ordinance regulations, may lead to a stop work order and revocation of the Special Use Permit by the Board of Zoning Appeals.

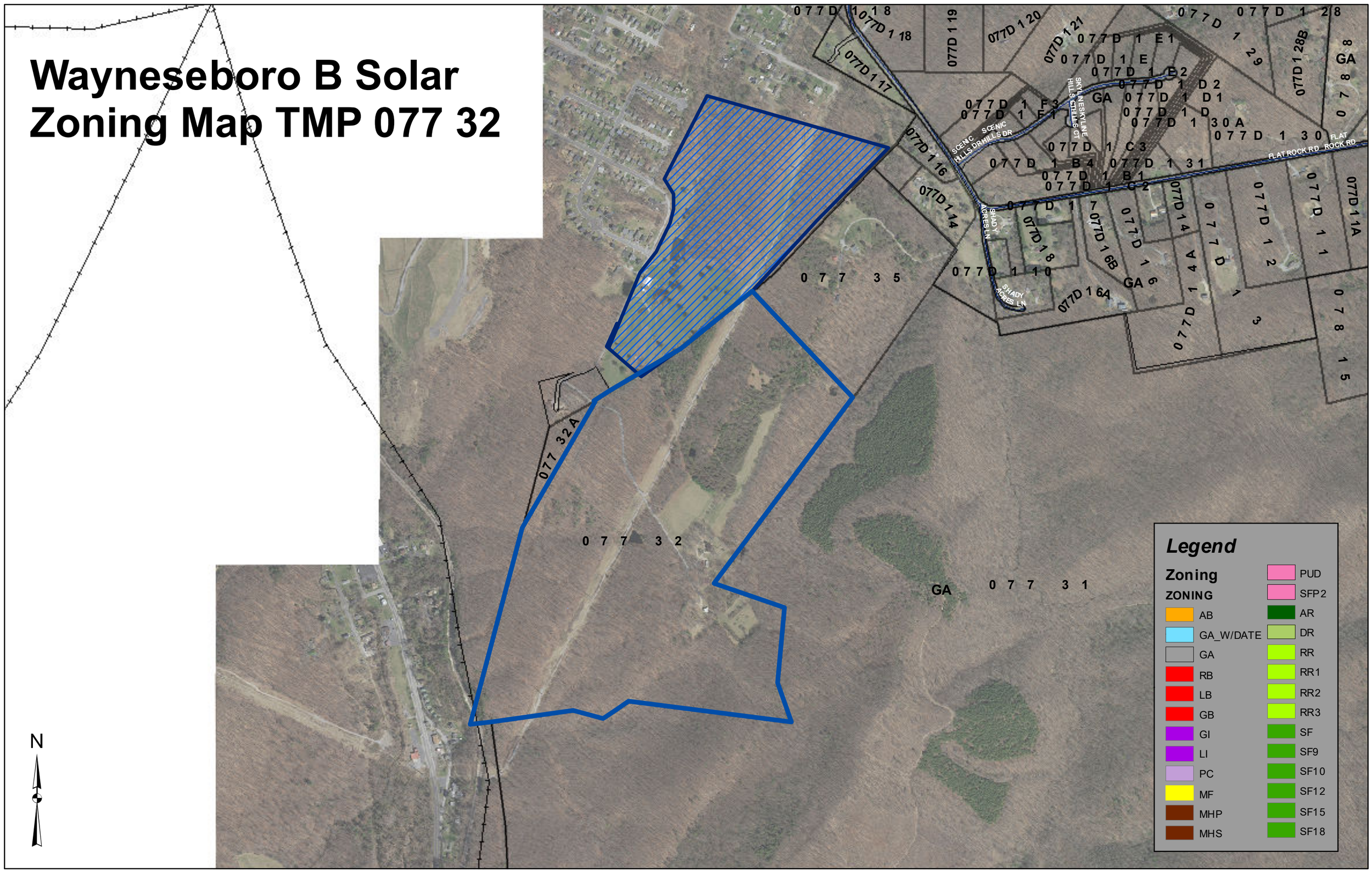
10. Contribution for Public Improvements – The Applicant, and if different than the Applicant, the facility owner and/or operator, shall provide annual substantial cash payments for substantial public improvements in accordance with the provisions of Virginia Code § 15.2-2288.8. The amount of such annual substantial cash payment shall be equal to $1,400 per megawatt as measured in alternating current (AC) generation capacity of the facility as listed in the Applicant's executed Interconnection Agreement with the interconnecting utility ("Contribution Amount"). The Applicant and the County acknowledge and agree that the County may identify in future budget years qualifying substantial public improvements that will be funded by the annual substantial cash payments to be provided by the facility owner and/or operator. The Contribution Amount will increase annually by two percent (2%), beginning on the first anniversary of the first payment of the Contribution Amount. The first payment will be due on or before the date that is 90 days following the commencement of commercial operation of the solar facility. Subsequent payments will be due on each anniversary of the commercial operation date until the solar facility is decommissioned as required by these Conditions. The Applicant, facility owner and/or operator shall provide written notice to the Zoning Administrator within ten (10) business days of when the solar facility commences commercial operation. The payment by the Applicant, facility owner, and/or operator of all annual substantial cash payments until the decommissioning of the solar facility is complete shall be a condition of this permit. The Applicant, facility owner and/or operator shall be jointly and severally responsible for the payment of all annual substantial cash payments required by this condition.

BE IT FINALLY RESOLVED that the Augusta County Board of Zoning Appeals' decision to approve this Permit is predicated on the Augusta County Board of Zoning Appeals' understanding that the above conditions the Augusta County Board of Zoning Appeals hereby imposes upon this Permit are valid, lawful, and shall apply to the approved use for the life of the use, provided, however, that if any provision of these conditions is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of these conditions and this Permit shall nonetheless remain in full force and effect.

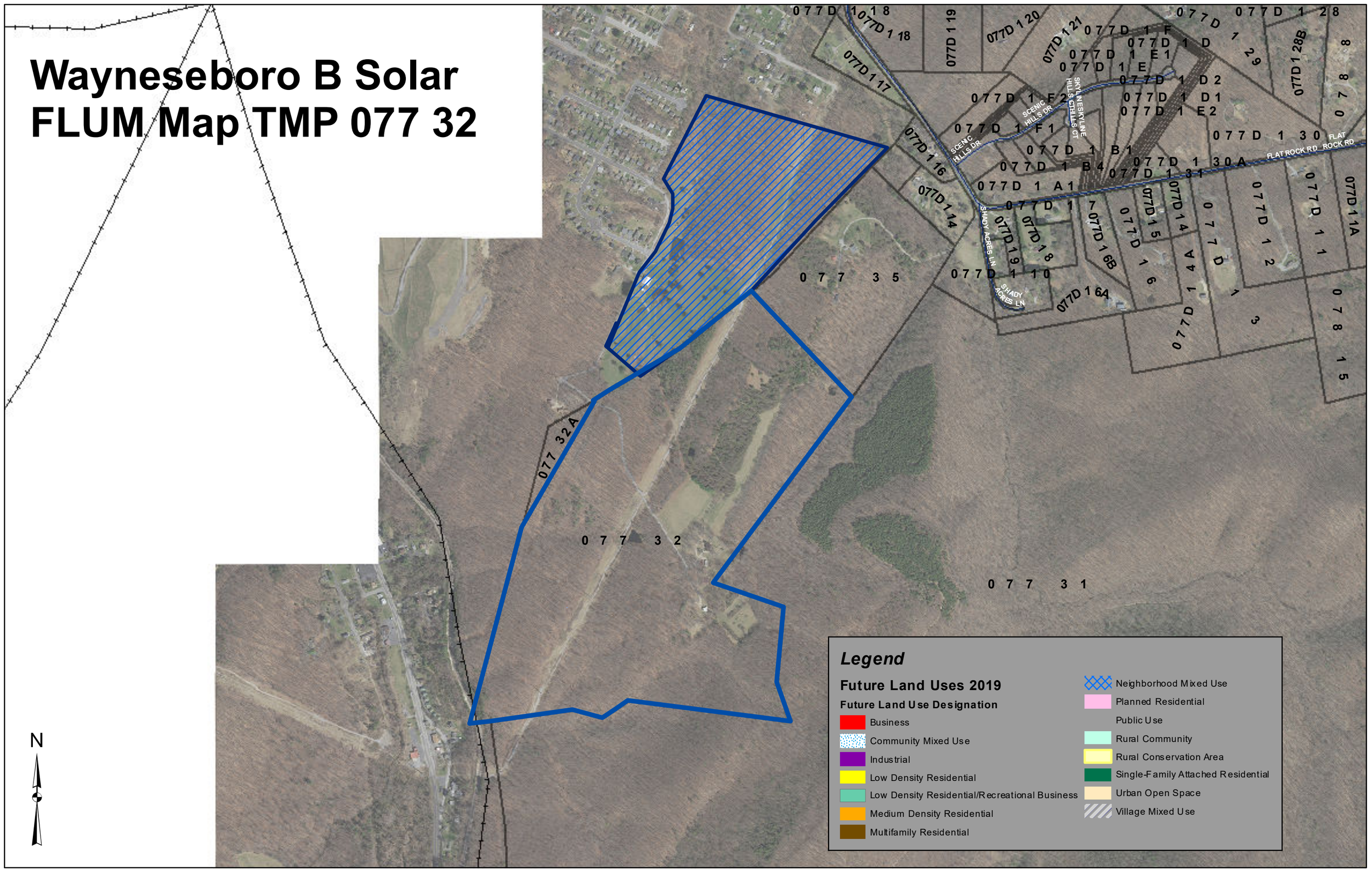
Wayneseboro B Solar
Aerial Map TMP 077 32



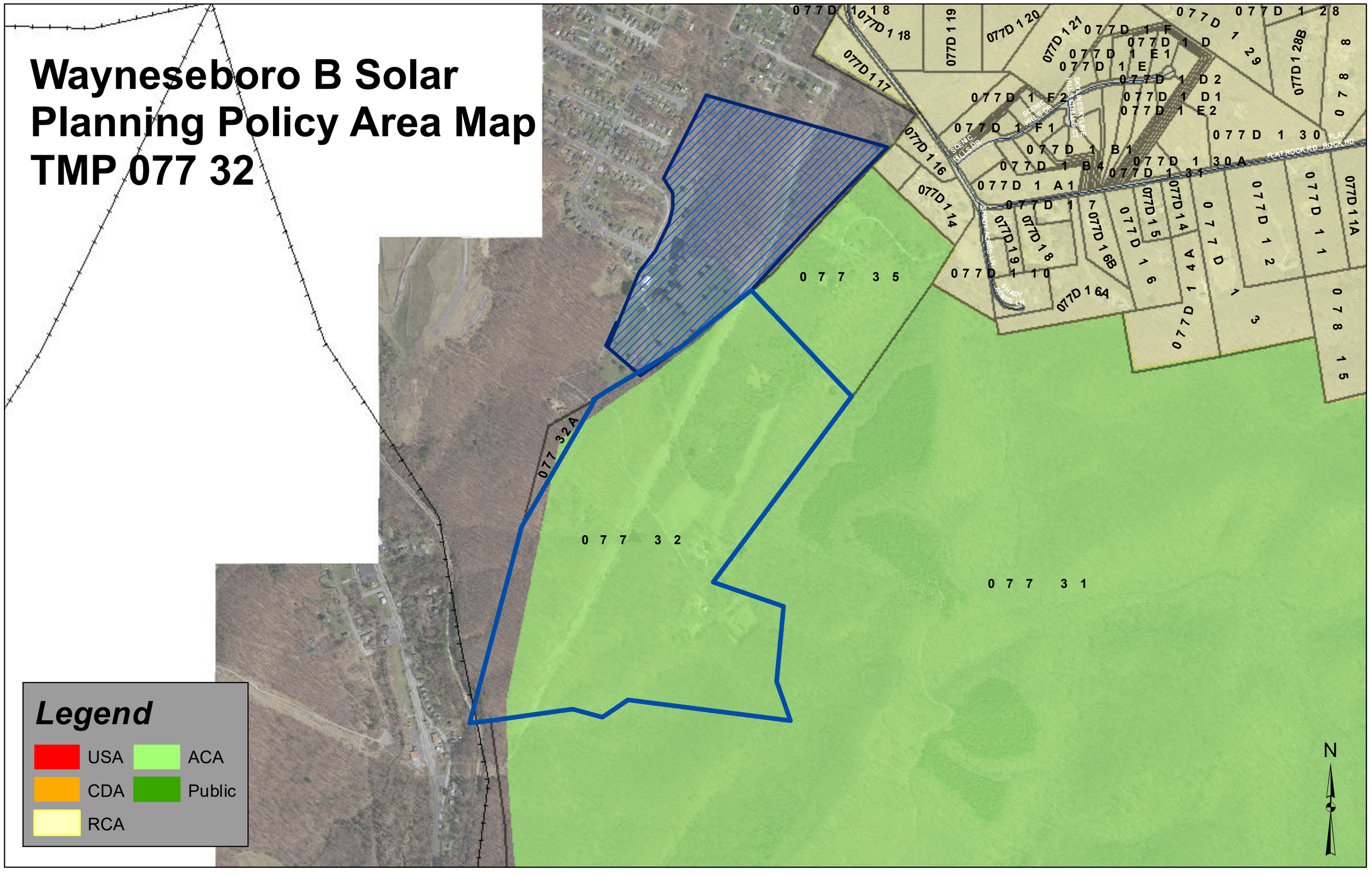
Wayneseboro B Solar
Zoning Map TMP 077 32



Wayneseboro B Solar
FLUM Map TMP 077 32



Wayneseboro B Solar
Planning Policy Area Map
TMP 077 32



Legend

- USA
- ACA
- CDA
- Public
- RCA

Waynesboro B Solar

Special Use Permit Application
Waynesboro, VA 22980

PREPARED FOR
Community Development Department
18 Government Center Lane
Verona, VA 24482
540.245.5700

PREPARED BY

115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

08/17/2023

Table of Contents

AUGUSTA COUNTY

Board of Zoning Appeals Application for Special Use Permit

DISTRICT: Wayne PERMIT NUMBER: _____

DATE: August 17, 2023 RECEIPT NUMBER: _____

FEE PAID: $1,000.00

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: Bradley, Kenneth R. Jr.

2. Land Owner's Address: 391 Eastside Hwy Waynesboro, VA 22980

3. Occupant or User's Name: Waynesboro VAB, LLC

4. Occupant or User's Address: 100 Summit Lake Drive, Valhalla, NY 10595

5. Location of Property: 720 May Ave Waynesboro, VA 22980

6. Real Estate Map & Parcel #: 077-32

7. Zoning: GA

8. Acreage: 126.12 acres

9. Subdivision: N/A 10. Present Use: Agriculture - Port Sunset Ranch

11. Section(s) of the Zoning Ordinance that permit is being applied for: 25-70.4

12. Describe request: Request for a 3 MW (alternating current) small scale solar energy facility within approximately 23.5 acres of fence enclosed site located on Parcel Tax Map No. 077-32 with a gravel access road extending through Tax Map No. 48-2-1.

I hereby authorize appropriate County Officials to enter upon the above-described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:


Jeffrey Lord
(Signature of Applicant or Agent)

(802) 598-8295
(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: _____ Disapproved: _____

Stipulations: _____

Date of Final Action: _____ Signed: _____
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

NOTICE

PRE-CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain “pre-conditions” which must be satisfied before your permit is issued.

OPERATING CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain “operating conditions” with which you must comply so long as you operate your special use. If you fail to comply with one (1) or more of the operating conditions, your permit may be revoked by the Board of Zoning Appeals after a public hearing and advance written notice to you as required by law.

ABANDONMENT - If you should cease the use authorized by your Special Use Permit for two (2) years or more, the Zoning Administrator shall seek revocation of the permit by the Board of Zoning Appeals.

The Augusta County Zoning Ordinance establishes the following requirements of all Special Use Permits:

“Section 25-584. Requirements of Special Use Permits.

A. A Special Use Permit shall not be issued until all **pre-conditions**, if any, imposed by the Board of Zoning Appeals have been met. Commencement of a Special Use Permit prior to the issuance of the Permit shall be a violation of this chapter. Whenever the Board of Zoning Appeals has required pre-conditions, the pre-conditions shall be established, constructed or diligently pursued within a reasonable time as determined by the Board of Zoning Appeals. If in the opinion of the Zoning Administrator, compliance with the pre-conditions is not diligently pursued within one year or other time as specified by the Board of Zoning Appeals, the approval of the Special Use Permit shall automatically expire without notice and the Special Use Permit will not be issued.

B. Any BZA review plan submitted to and approved by the Board of Zoning Appeals shall be followed.

C. Unless otherwise provided by the Board of Zoning Appeals, the Special Use Permit shall be issued to the applicant and shall be non-transferable

D. All Special Use Permits are subject to and conditioned upon compliance with any applicable federal, state or local licensing or regulatory requirements, and may be revoked upon failure to so comply.”

Adjoining Property Owner Location Map

ID	1	2	3	4	5	6	7	8	9	10
Map #	048-2-1	077-35	077-31	077-1-l-L	057-2-43	057-2-42	077-32A	057-2-1A	057-2-2	057-2-C
Owner Name	Bradley Jr, Kenneth R	Craig Jack Talton	Royal Orchard Land Corp	Royal Orchard Land Corp	City of Waynesboro	City of Waynesboro	Fox, Corey L	Fox, Corey	Fox, Corey L	Fox, Corey L
Owner Address	391 East Side Hwy Waynesboro, VA 22980	5 Shady Acres Ln Waynesboro, VA 22980	501 Royal Orchard Dr Afton, VA 22920	501 Royal Orchard Dr Afton, VA 22920	503 W Main St Suite 203 Waynesboro, VA 22980	503 W Main St Suite 203 Waynesboro, VA 22980	100 May Ave Waynesboro, VA 22980	100 May Ave Waynesboro, VA 22980	100 May Ave Waynesboro, VA 22980	100 May Ave Waynesboro, VA 22980

Project Narrative

1.0 Project Description

Waynesboro VAB, LLC (Applicant) proposes to construct and operate the Waynesboro B Solar facility (Project) at 720 May Avenue in Waynesboro, VA 22980. The Project is a small solar energy facility with single-axis tracking, ground-mounted photovoltaics (PV), and an electric power generating capacity of approximately 3.0 megawatts (MW) of alternating current (ac) within a fence secured area of approximately 23.5 acres. The 23.5-acre fenced development area is located within parcel Tax Map No. 077-32 with a proposed gravel access road that runs through adjacent parcel Tax Map No. 48-2-1 and connects to May Avenue. The project parcel (Property) is approximately 126.12 acres and is privately owned by Kenneth R Bradley Jr. The location and orientation of the solar array within the Property was designed so to minimize visibility from nearby residents and public roadways, minimize excavation and grading associated with project construction, and maximize exposure to solar radiation throughout the year. The facility setbacks from the surrounding residential parcels meet or exceed County requirements.

2.0 Purpose and Need

The purpose of the proposed Project is to generate local, clean, and renewable solar power, with the electricity generation to be sold to Dominion Energy. Project site construction is anticipated to begin in 2024. Local solar projects are part of the energy mix, reducing the dependence on any single source of electricity generation. Projects like these are being proposed in response to the Virginia Clean Economy Act of 2020 (VCEA). As part of the VCEA, Dominion Energy is required to implement significant development of Virginia-based zero-carbon renewable electricity generation (solar, on-shore wind power, off-shore wind power, etc.) on a prescribed schedule through the year 2036. As part of the law's requirements, 1,100 MW of distributed energy resource (DER) solar projects are scheduled for construction by the year 2036. The law defines a DER solar project as less than or equal to 3 MWac (the size of the proposed Project). A portion of those projects (about 80 percent) will be for DER solar projects that sell power directly to Dominion Energy for general electric grid support and local customer electricity needs. These local power generation projects also benefit their host communities by improving the resiliency of the local electric grid, supplying power locally and offsetting power supplies that would otherwise be required from distant power plants.

Based on its commitment to providing renewable energy, the Applicant proposes to develop the site described below to maximize its solar energy potential within the Project's secured fenced area. To best determine optimal location within the site, the following factors have been analyzed:

- Significant solar radiation (insolation)
- Site accessibility for service and construction vehicles
- Avoidance of environmentally sensitive areas

- Limited tree and vegetative clearing
- Limited visibility from offsite locations
- Required setbacks from adjacent properties and public roads

3.0 Site Setting

The proposed Project site is located at 720 May Avenue in Waynesboro, Virginia. The fenced portion of the Project area is approximately 23.5 acres in size and will be installed within parcel Tax Map No. 077-32 (approximately 126.12 acres) with a proposed gravel access road that runs through adjacent parcel (Tax Map No. 48-2-1) and connects to May Avenue. The Property is privately owned by Kenneth R Bradley Jr. Approximately 107 acres (85%) of the Property exists as forested (timber) area, of which approximately 0.15 acres are wetlands to be conserved and protected. The remaining acreage in the project parcel exists as managed turf with a portion occupied by residential structures and an overhead power easement.

The proposed 23.5-acre fenced Project site is bordered as follows:

- Bordered to the north by one (1) Traditional Residential (RG-5) zoned parcel (Tax Map No. 48-2-1) that is owned by the Project parcel owner and one (1) General Agriculture (GA) zoned parcel (Tax Map No. 077-35).
- Bordered to the east by a minimum of 190 feet wide portion of the host parcel; the next adjacent parcel (Tax Map No. 077-31) is also zoned GA.
- Bordered to the south by a minimum of 1,300 feet wide portion of the host parcel; the next adjacent parcel (Tax Map No. 077-31) is also zoned GA.
- Bordered to the west by a Dominion Energy overhead power transmission lines right-of-way, which is located parallel and adjacent to the proposed Project fence. The transmission right-of-way is bordered along its west side by existing forest vegetation providing additional visual buffer. The nearest parcels, not owned by the project host, are three (3) RG-5 zoned parcels (Tax Map No. 57-2-C, 57-2-2 and 57-2-1A) located more than 350 feet west of the proposed Project fence.

The specific location of the proposed solar array within this Property was carefully designed so to minimize visibility and maximize setbacks from nearby residents. Viewshed buffering/screening is accomplished by preserving a 25-foot or greater width buffer of existing vegetation. Where preserved existing vegetation is deemed insufficient for buffering, supplemental plantings will be installed for adherence to the Alternative 2 buffering compliance in Zoning Ordinance Article VI.D Section 25-70.4.C.9. Additionally, by placing the 23.5 acre fenced area internal to a larger parcel, screening is largely accomplished through existing topography and land cover within the 126.12 parcel. To the west, the project borders an existing Dominion Energy transmission right-of-way followed by existing vegetation within the project parcel. To the south and east there are substantial setbacks within the host parcel that conceal the facility from neighboring parcels.

A wetland delineation was completed by VHB in February 2023 and is pending confirmation from the United States Army Corps of Engineers. There are waters regulated under Section 404 of the Clean Waters Act found on the Project site, however, are no proposed impacts to these wetlands/waters. A 35-foot buffer to these wetlands/waters will be preserved with the project and are shown on the plans.

4.0 Key Components

The proposed Project will consist of the following key components:

- Solar Modules and Racking
- Underground Electrical Conductors
- Balance of System Equipment
- Gravel Access Road
- Security Fencing

Key components are described in the following subsections:

4.1 Solar Modules and Racking

The proposed Project will utilize approximately 7,462 solar modules. The modules are manufactured offsite and will be delivered to the site by truck in wooden crates or cardboard boxes. Each module will measure approximately 3.7 feet by 7.5 feet and will be rated at approximately 545 watts. Solar modules will be mounted onto a single-axis tracker racking system. A single-wide row of solar modules will be mounted to each tracker. The trackers are oriented in rows extending in the North-South direction, and they move slowly from morning to evening to track the sun across the sky from East to West throughout the day. The trackers will be mounted on steel posts, which will be driven or screwed into the ground to a depth between 10 and 15 feet. Support posts will be driven/screwed into the ground about every 28 to 30 feet. The support structure will be designed to withstand both wind and snow loads as required per federal and state building code standards, respective of the region. The posts will be made from galvanized or corrosion-resistant metal to minimize the potential for corrosion over the lifespan of the project. Tracker rows will be spaced approximately 15 feet apart to allow access for operations and maintenance. The maximum height of the solar modules above the ground at the maximum tilt angle (60 degrees) will be less than 10 feet.

4.2 Underground Electrical Conductors

Underground electrical conductors will be installed in trenches at a depth in compliance with the National Electric Code. Conductors either will be buried in a polyvinylchloride (PVC) conduit or equivalent.

4.3 Balance of System Equipment

Balance of System Equipment including but not limited to inverters, AC combiner boxes, transformers, and/or medium voltage switchgear will be installed near the solar array within the Project's fence line. Balance of System Equipment will be installed on H-Frames and concrete pads and in compliance with equipment manufacturer instructions. Full details of Balance of System Equipment will be included as part of the Project's electrical design plan set submitted for ministerial permits. A single row of power poles will be installed to connect the equipment on the Project's equipment pad to the local electric grid, at an interconnection point specified by Dominion Energy and shown on the Project site plan.

4.4 Access Roads

The site will be accessed via a construction entrance from May Avenue via an existing private gravel access road to the project site. A proposed gravel access road into the facility will be constructed to prevent vehicle rutting, erosion and minimize dust. The road will have one (1) turnaround designed to International Fire Code minimum specifications to accommodate maintenance and emergency vehicles. The turnaround will be in the northwest portion of the facility. The gravel access roadways will be wide enough to accommodate emergency vehicles and designed in compliance with County standards. The entrance from May Avenue will be designed in compliance with VDOT's low-volume commercial entrance standard.

4.5 Fencing

The solar array and all balance of system equipment will be enclosed in a seven-foot-tall chain link fence in compliance with the National Electric Code. The fence will have at least one vehicle access gate at the boundary of the array, which will always remain locked, except during operations and maintenance activities.

5.0 Summary of Construction Activities

Initial site construction will consist of installing erosion control measures, improving the access road, minimal site grading, and establishing the temporary staging/laydown area. Following this initial site preparation, the installation of the support piles, racking equipment, modules, security fencing and balance of system equipment will proceed through completion. Installation of supplemental buffer plantings will take place during or immediately following construction, as applicable. The perimeter erosion control measures will not be converted to permanent stormwater management measures until the disturbed project interior has become stabilized with permanent vegetative cover.

5.1 Erosion Control

The Project's erosion and sediment control will be designed per state and County requirements. The first phase of site construction will be the installation of the temporary construction entrance and the minimum disturbance necessary to install silt fence along the project perimeter. Next will be the construction of the perimeter drainage ditches and the sediment basins. Land disturbance to develop the proposed facility will not begin until after the installation and operation of these erosion control measures. The perimeter erosion control measures will not be converted to permanent stormwater management measures until the disturbed project interior has become stabilized with permanent vegetative cover. This will include permanent vegetative groundcover between rows and under the solar modules.

5.2 Smoke and Dust

The presence of smoke will be limited to initial site clearing and dependent upon County/State permitted onsite burning of removed vegetation. If onsite burning is allowed, then best management practices will be performed to ensure offsite trespass of smoke is not a nuisance or danger. Dust will also be limited to the site construction phase and will be monitored as part of the permitted Erosion & Sediment Control Plan. Best management practices (i.e., water truck) will be performed to control dust until the site is stabilized with permanent vegetative cover. Once the facility is constructed and the site is stabilized the facility will not create smoke or dust during normal operation.

5.3 Staging Area

A temporary staging area will be located within the subject parcel: inside the fenced area to the West of the access road inside the facility gate. This area will only be temporarily disturbed to accommodate construction personnel parking, laydown for staging construction materials, equipment, and portable sanitation station(s). This facility will not require any onsite parking when in operation, all parking during construction will be accommodated in the proposed staging areas.

5.4 Site Grading

Construction equipment such as tractors, backhoes, dozers, and graders may be utilized to grade the proposed perimeter drainage ditch and sediment/stormwater basin. Stripped and excavated soils are to be spread out adjacent to the fenced project area upgradient of silt fence and immediately seeded and mulched. This soil will then be available in the future to accommodate filling of these excavated stormwater measures and regrading back to a predevelopment condition with decommissioning. The selected facility location has existing slopes that are expected to accommodate the proposed single-axis tracking system and may require minimal regrading. Site grading design is endeavoring for minimal disturbance of the existing surface soil to ensure prompt establishment of permanent stabilizing grasses following installation of equipment. All grading on this site was

designed to have minimum impacts on existing soil conditions and have a near zero cut/fill ratio.

5.5 Stormwater Management

The Project's Stormwater Management will be designed per VDEQ (state) and County requirements. Stormwater will be managed on site through permanent basins that are designed to the specifications set by VDEQ. Discharge from the site will be through a level spreader or equivalent energy dissipating device to release water as sheet flow to adjacent wetlands/streams or with the appropriate outlet protection as required by VDEQ. Once permanent vegetative covering of the site is approved by the County Erosion Control Inspector perimeter control will be converted to permanent measures. The basins will be constructed with permanent control structures, embankments and discharge piping when initially installed as sediment basins. The conversion to permanent stormwater measures will consist of the removal of the temporary dewatering orifice and baffles and uncovering/opening a low flow orifice at the bottom of the basin according to its design specifications.

The Virginia Runoff Reduction Method (VRRM) will be used to determine water quality requirements for the limits of disturbance according to 9VAC25-870-63. A VRRM spreadsheet will be included with the stormwater design modeling with the County Site Plan review submittal, following CUP approval. Reference the attached CUP Site Plan for proposed perimeter drainage ditches and stormwater management (SWM) basins.

6.0 Transportation and Traffic

Materials for the proposed Project including but not limited to gravel, riprap, stormwater structures, PV modules, tracking equipment, support racks/piles, inverters, transformer, wiring and equipment pads will be delivered to the site via trucks during construction. All construction traffic will access the project site from May Avenue via the proposed access, which is to be constructed as a low volume commercial entrance. Considering the existing function of May Avenue as a two-lane road, the proposed construction truck traffic is not expected to negatively impact existing traffic patterns. A Maintenance of Traffic (MOT) Plan will be developed in accordance with VDOT Work Area Protection Manual (WAPM), the Manual on Uniform Traffic Control Devices (MUTCD) and submitted with the site plan for approval. Following the completion of site construction, vehicular access to the site will be limited to semi-annual operation/maintenance activities and continued residential access. With no VDOT improvements to the subject roadways, the same TMP/MOT proposed for construction will apply to the project's decommissioning process.

7.0 Fiscal and Employment Impacts

A typical construction workforce for a solar facility of this size consists of approximately 50 workers during the construction period, which should last approximately 3-4 months. Construction personnel will be divided between civil and electrical services, respective of

construction phasing. Not all workers will be present on site at the same time.

The attached report entitled "Waynesboro B Solar Economic and Fiscal Contribution to Augusta County, Virginia" was prepared by Mangum Economics is attached as Appendix G and includes the following findings:

The proposed Waynesboro B Solar project would make an economic contribution to Augusta County:

- The proposed Waynesboro B Solar project would provide an estimated one-time pulse of economic activity to Augusta County during its construction phase supporting approximately:
  - 9 direct, indirect, and induced jobs.
  - $0.5 million in associated wages and benefits.
  - $1.5 million in economic output.

- The proposed Waynesboro B Solar project would provide an estimated annual economic impact to Augusta County during its ongoing operational phase supporting approximately:
  - < 1 direct, indirect, and induced job.
  - $25,300 in associated wages and benefits.
  - $73,900 in economic output.

The proposed Waynesboro B Solar project would have a significantly greater fiscal impact on Augusta County than the property generates in its current use:

- The proposed Waynesboro B Solar project would generate approximately between $146,000 and $229,200 in cumulative county revenue over the facility's anticipated 25-year operational life, as compared to approximately $3,500 in cumulative county revenue in the property's current use – this constitutes a 42- to 65-fold increase over current revenues.

8.0 Utility Use

8.1 Water Use

No permanent potable water service will be required for the solar facility, and therefore no water infrastructure is proposed with the Project. During construction water use will be accommodated by water trucks with use limited as necessary for moisture conditioning of soil, hydro-mulching, dust control and irrigating new buffer plantings.

8.2 Sewer and Solid Waste

No permanent sanitary sewer or solid waste services will be required for the solar facility, and therefore no sewer or solid waste infrastructure is proposed with the Project. During construction temporary sanitary facilities will be accommodated via portables and the limited solid waste will be handled via temporary dumpster(s). Both temporary measures will be serviced at regular intervals to prevent nuisance.

9.0 Community Outreach

Community outreach is important to the overall success of this project, and the applicant plans to host an in-person community meeting prior to the first public hearing with the County. Invitations will be mailed to adjacent landowners once a meeting location and time have been determined. This open-house meeting format will be open to the public and provide an opportunity for the project team to meet the neighbors, answer questions and address any concerns they may have about the project, solar energy, and the developer.

10.0 Compliance with Augusta County Comprehensive Plan

Policy 1: Economy

Recognize the employment opportunities, especially for distributed solar, and economic diversification opportunities that utility scale solar provide.

The Project will serve to benefit the local economy in several ways. Construction of the project will create a need for materials such as gravel, riprap, plantings, and seed that can be sourced from the local area to the greatest extent practical. Once the facility is operational, seasonal maintenance services such as vegetation management (mowing) will be required, which can similarly be serviced by a local contractor.

The proposed Project is to be developed via a Power Purchase Agreement (PPA) with Dominion Energy. Local solar projects are part of the energy mix, reducing the dependence on any single source of electricity generation by providing home-grown electricity. These projects help keep electric costs down by providing a hedge against the rising costs of commodity fuels. These local power generation projects also benefit their host communities by improving the resiliency of the local electric grid, supplying power locally and offsetting power supplies that would otherwise be required from distant power plants.

Policy 2: Rural Viewsheds

Desire to maintain rural viewsheds and agriculture as a predominant component of our economy but sees synergy among agricultural and rural land development and utility scale solar development so long as the clustering, size, or fragmentation of such facilities does not have undue adverse impact on the surrounding neighborhoods.

This project is not utility scale solar development, as is referenced in this Policy #2. It is small scale solar, or "distributed" solar. The specific location of the proposed solar array within the larger host parcel was carefully designed so to minimize visibility from nearby residents, public roadways and preserve the existing rural viewshed. The selected location makes use of the existing topography and vegetation to prevent visibility from adjacent properties to the east, west and south which are not currently occupied and exist as forested land. To the west, the project is parallel with an existing transmission easement and is buffered with substantial setbacks that consist of existing vegetation that will preserve the viewshed for any future development to the abutting properties on the west. Although parcels to the west are zoned as traditional residential and light industrial, there are currently no existing structures that will have a view of the facility. Viewshed screening for the north and northwest portion of the facility will be upheld with existing vegetation that is to be supplemented with additional plantings as necessary to satisfy the Alternative 2 buffering requirement in Zoning Ordinance Article VI.D Section 25-70.4.C.9 and naturally buffer the facility view from adjacent property owners to the north and along May Avenue. The proposed Project will have virtually no impact whatsoever on the surrounding neighborhood.

Policy 3: Agricultural Landscape and Economy

Siting of projects should evaluate the agricultural landscape of the project area and surrounding area to assess the effects of a project on the agricultural economy.

The fenced Project area is approximately 23.5 acres in size and will be developed on a single contiguous parcel (Tax Map No. 077-32) that is privately-owned by Kenneth R Bradley, Jr. The privately owned host parcel is approximately 126.12 acres in size and consists of an existing overhead power transmission lines right-of-way on the western side, a residential structure south of the proposed facility and the balance is predominantly forested.

This small-scale solar project has a minimal development impact and upon decommissioning returns the affected land back to its current forested use, or to potential agricultural land use. The Project will financially benefit the landowner by providing fixed revenue over the lease period. Unlike commercial and residential development, the proposed solar facility development requires minimal land disturbance and impervious surfaces are limited to gravel access roads, small concrete equipment pads and pile supported racks. The use of driven steel piles for support of the racking system significantly reduces impacts to surface soils when compared to the affected footprint of structural concrete foundations associated with most commercial and residential development. Therefore, the proposed development's minimal land disturbance leaves surface soils largely intact and preserves the existing soils for future use as forestry or agriculture.

Following construction, the ground underneath the panels will be reseeded using low growth, native pollinator species. Throughout the operation of the Project this native meadow will be maintained and serve not only to stabilize the soils but also to provide ample foraging habitat for native pollinators such as butterflies and bees, benefiting the surrounding farms and gardens.

Policy 4: Prime Farmland and Agricultural and Forestal Districts

Siting of projects in Agricultural and Rural Planning Policy Areas should consider the presence of prime farmland producing soils and/or adjacent Agricultural and Forestal Districts.

The United States Department of Agriculture Natural Resource Conservation Service (USDA NRCS) Web Soil Survey was used to determine the extent of Prime Farmland within an Area of Interest (AOI) consisting of the proposed Project footprint (fenced area). The following soils were identified:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percentage of AOI	Farmland Classification
3B	Allegheny-Cotaco fine sandy loams, 1 to 7 percent slopes	14.0	59.7%	Prime Farmland
4B	Allegheny-Cotaco cobbly fine sandy loams, 1 to 7 percent slope	1.8	7.7%	Farmland of statewide importance
4C	Allegheny-Cotaco cobbly fine sandy loams, 7 to 15 percent slopes	5.6	23.9%	Farmland of statewide importance
16E	Cataska channery silt loam, 15 to 45 percent slopes	1.9	8.0%	Not prime farmland
W	Water	0.2	0.7%	Not prime farmland
	Total	23.5	100.0%	

The proposed siting of the Project minimizes the overlap into soils designated as Prime Farmland to approximately 59.7%. As previously mentioned in "Site Grading", the Stripped and excavated soils are to be spread out adjacent to the fenced project area upgradient of silt fence and immediately seeded and mulched. This soil will then be available in the future to accommodate filling of these excavated stormwater measures and regrading back to a predevelopment condition with decommissioning. Also, site grading design is endeavoring for minimal disturbance of the existing surface soil to ensure prompt establishment of permanent stabilizing grasses following installation of equipment.

Policy 5: Visual Impact

Siting of projects should take into consideration surrounding neighborhood developments and how visual impacts to those neighborhoods can be mitigated through appropriate buffers. Siting and design of projects should strive to utilize existing vegetation and buffers that exist naturally when adjacent to public rights of way or other adjacent property.

The proposed small-scale solar facility was carefully designed so to minimize visibility from nearby residents and public roadways. The selected location makes use of existing forest and substantial setbacks from May Avenue and residential homes to the west to minimize any visual impact. Viewshed screening for the balance of the solar array is proposed by preserving established mature vegetation along the remaining perimeter of the project. This existing vegetation is to be supplemented with additional plantings as necessary to satisfy the Alternative 2 buffering requirement in Zoning Ordinance Article VI.D Section 25-70.4.C.9, and naturally buffer the facility view from adjacent property owners. With no occupants on the abutting properties to the west and south, the project siting will allow for contiguous forested land to exist and preserve the vegetated viewshed for the surrounding community.

Policy 6: Balanced Land Uses

Desire to balance the utility scale solar land use with other important and valuable land uses for our citizens. The size/extent of projects should be considered in proximity to other developed land uses so as not to have undue adverse impacts on the existence of nearby developed residential, commercial, or mixed- use communities. Consideration of existing Augusta County Service Authority infrastructure be made.

This project is not "utility scale solar land use", as is referenced in this Policy #6. It is small scale solar, or "distributed" solar. The "size and extent" of this project is utilizing approximately 20% of the total land area of the host parcel, leaving approximately 80% of the host parcel in its existing use, which is predominantly forest. Due to its scale and compact design, small scale solar is the most compatible land use that can be deployed in this area without impacting the character of the surrounding community. The acreage of land required for development is a small fraction of that typical of utility scale solar, allowing the project to be designed in compliance with all County setback requirements and sited far away from parcel boundaries and neighboring properties. In comparison to traditional commercial or residential development, a small-scale solar project has far fewer adverse impacts on the land. The project will require no major grading, limited land disturbance and minimal new impervious surface. The ground cover underneath the solar panels will be planted with low-growing native pollinator species, and the existing land surrounding the fenced solar facility may continue to be forested.

As compared to alternate forms of development, a small-scale solar project will not be invasive or bothersome to the existing character of the community. Once constructed, the Project will be

naturally buffered/screened from view and create no noise above existing background levels. The Project will also create no strain on County services such as water, sewer, waste, schools, and emergency services. Once operational the site will be monitored remotely, require limited operational inspections, seasonal maintenance, and have no real impact on local traffic. The project will have no adverse impacts on the existence of nearby developed residential, commercial, or mixed-use communities. The applicant believes this solar project can be considered low-intensive land use, appropriately combining the small-scale power generation with continued forestry/agricultural land use.

Policy 7: Compact, Interconnected Development

Projects within Urban Service and Community Development Areas should not detract from the compact, interconnected, pedestrian-oriented development pattern.

The proposed Project is not located within an Urban Service or Community Development area. Since the project site is located interior to a much larger privately owned property and setback significantly from public roadways. Development of this Project will not interfere with or impact pedestrian use of the surrounding areas.

Policy 8: Open Space

Support projects that seek to actively create opportunities and partnerships that provide for natural open spaces and outdoor recreational activities such as pedestrian corridors, wildlife watching areas, and fishing areas, especially in publicly accessible land and rights-of-ways.

The proposed Project is to be developed on private property with the intent to continue use as private residential property. The host property is not publicly accessible currently, nor will it be following development of the solar project. A low impact development design approach was implemented with land use that encourages natural landscapes and effectively preserves the space for future use. The proposed Project will include native pollinator species and preservation of existing native vegetation, which will maintain a diverse foraging habitat.

As opposed to more intensive forms of land development, small scale solar projects leave the underlying landscape relatively unchanged. The Project's Decommissioning Plan specifies adequate removal of the facility at the end of project life, ensuring the land will be returned to predevelopment conditions. After the Project is decommissioned, the land can then either revert to continued agricultural use or developed for other purposes, which could include potential outdoor recreational uses.

Policy 9: Interconnectivity

For projects that are adjacent to public spaces or other planned developments, encourage projects that provide for trails and linkages to adjacent land planned for or already developed.

The Project is not located adjacent to public spaces or planned developments. The Project is located interior to a much larger privately owned property that will continue to be a private residential property.

Policy 10: Resource Considerations

Projects should be designed, sited, and constructed in a way that protects and preserves the County's natural, scenic, and cultural resources including:

a. Streams, rivers, wetlands
b. Fertile soils
c. Habitats
d. Native vegetation
e. Forests
f. Historic and archaeological resources

A wetland delineation was completed by VHB in February 2023 and is pending confirmation by the United States Army Corps of Engineers. Waters regulated under Section 404 of the Clean Waters Act are located on this site, but no wetland/waters impacts are proposed with this Project.

The USDA NRCS Web Soil Survey was analyzed during the project's due diligence to assess the site for Prime Farmland. Within the approximately 23.5 acres of proposed project development area there is approximately 14 acres (59.7%) designated as Prime Farmland soil. There is also approximately 7.4 acres (31.6%) of this area designated as Farmland of statewide importance. However, this impact is minimal considering the project is leaving 80% of the host parcel in its existing use, which is predominantly forest. Vegetative clearing is limited to the approximately 23.5-acre project area. The majority of the habitat and forests existing at the site will be unaffected by the temporary presence of the solar project. The soil on the site will be maintained, and once the solar is removed, the same soil will be available for future forestry and/or agriculture. The pollinator seed mix that will be planted in any disturbed areas of the site will support local agriculture resources both on site and in the surrounding community.

A cultural resources assessment was performed using the Virginia Department of Historic Resources statewide electronic cultural resources GIS and database (VCRiS) for the project parcel. A copy of the VCRiS results map and database search of potential architectural resources in the area are included in Appendix F. As proposed, the Project will have no adverse impact to cultural or architectural resources.

Policy 11: Natural Resource Benefits

The County sees value in projects that create additional natural resource benefits through the use of native vegetation, the creation of wildlife corridors, and the use of pollinator species in buffer areas and underneath panels.

The Project will preserve existing forest vegetation to naturally buffer the facility view from adjacent property owners and adherence to Zoning Ordinance Article VI.D Section 25-70.4.C.9. The Project is utilizing only 20% of the host parcel, leaving approximately 80% of the host parcel in its existing use, which is predominantly forest. The portion used for the Project will be seeded with low-growing native pollinator species throughout to stabilize disturbed areas between array rows, along fence and underneath the solar panels. The use of low-growing native pollinator vegetation within the facility will also provide foraging habitat for local native pollinators, which will have an overall positive impact on surrounding natural resources. A small-scale solar project provides a source of locally produced, clean, renewable electricity, and an opportunity for the community to become stewards of their environment, protecting natural resources both locally and globally.

Policy 12: Clustering and Colocation

Support projects that site on contiguous parcels. Strong consideration should also be given to siting projects a reasonable distance away from existing solar facilities so as not to significantly alter existing community character or create undue adverse impact on nearby neighborhood development. Solar facilities that are sited on the same parcel or contiguous parcels, but are constructed in distinct phases, should be considered to be separate facilities for purposes of fully and accurately evaluating the potential impact on the surrounding community.

The proposed Waynesboro B Solar is to be developed in a single construction phase on approximately 23.5 acres interior to the privately-owned host parcel. Approximately 80% of the host parcel will remain undisturbed in its current predominantly forested condition. The project's location and existing topography will prevent visibility of the proposed facility from neighboring parcels and the surrounding area. The project is not proximal to any other existing solar facilities.

Facility Decommissioning Plan

Waynesboro Solar

720 May Ave, Augusta County, VA

Prepared for:

Augusta County

Community Development Department

18 Government Center Lane

Verona, VA 24482

Prepared by:

RWE Clean Energy Asset Holdings, Inc.

100 Summit Lake Drive, Suite 210

Valhalla, NY 10595

Preparation Date: 8/14/2023

Contents

Introduction

Waynesboro VAB, LLC is developing a 3MWac solar photovoltaic (PV) power generating facility on a portion of Parcel Tax Map No. 077-32, with an approximate project area of 25 acres (approximately 24 acres fenced). The project site is located at 720 May Avenue in Augusta County, VA. The project is being developed under a Special Use Permit through Augusta County. The following decommissioning plan is proposed for compliance with the *Augusta County Zoning Ordinance, Article VI.D Section 25-70.10 for Small Solar Energy Systems*:

1. *The applicant shall provide a detailed decommissioning plan that provides procedures and requirements for removal of all parts of the solar energy generation facility and its various structures at the end of the useful life of the facility or if it is deemed abandoned or unsafe. The plan shall include the anticipated life of the facility, the estimated overall cost of decommissioning the facility in current dollars, the methodology for determining such estimate, and the manner in which the project will be decommissioned. The decommissioning plan and the estimated decommissioning cost shall be updated every five (5) years, from the date of the certificate of occupancy or upon request of the Zoning Administrator; however, the updated costs shall be no more than twice every ten (10) years.*

2. *Prior to receiving a certificate of occupancy to begin operation, the applicant must provide security in the amount of the estimated cost of the decommissioning. Options for security shall include a cash escrow, a performance surety bond, or an irrevocable letter of credit. The security must remain valid until the decommissioning obligations have been met. The security may be adjusted up or down by the county if the estimated cost of decommissioning the facility changes. The security must be renewed or replaced, if necessary, to account for any changes in the total estimated cost of decommissioning if deemed by the updated estimates. Security is a mandatory condition of all conditional use permits for utility scale solar energy farms.*

3. *The decommissioning plan, cost estimates, and all updates to plans and estimates shall be sealed by a professional engineer licensed to do business in the Commonwealth of Virginia.*

§19.6-97.6 Unsafe or Abandoned Projects; Decommissioning

If the utility scale solar energy facility is determined to be unsafe by the Building Official, then the facility shall be required to be repaired by the facility owner, site owner, or operator. Repairs shall be made in a timely manner as established by the Building Official. Should the repairs not be completed in the timeframe provided, then the owners or operators will be instructed to commence decommissioning in accordance with the approved decommissioning plan.

If the facility is not operated for a continuous period of twelve (12) months, then the county may notify the owner/operator by registered mail and provide forty-five (45) days for the owner/operator to respond. If no response is provided, then the owner/operator will be instructed to commence decommissioning in accordance with the approved decommissioning plan.

If the facility is abandoned, the owner/operator is required to notify the Zoning Administrator in writing.

Within one (1) year of the date of said notification, or if determined to be abandoned by the Zoning Administrator in accordance with the above subsections, then the county may pursue legal action to

have the facility removed at the expense of the facility owner, site owner, or operator, each of whom shall be jointly and severally liable for the expense of removing or repairing the facility. The county may also call upon the decommissioning security to remove the facility.

This plan will outline the responsible party, timeframes, and an estimated cost for decommissioning and removal of the project facility in accordance with the Augusta County Zoning Ordinance. The cost estimate will be used to identify the guarantee shown in item 2, above.

Project Components

Photovoltaic power generating facilities consist of arrays of solar panels that convert solar radiation into direct current (DC) electricity. The Waynesboro facility utilizes inverters to convert direct current into alternating current, which is then transferred to the power grid.

The Waynesboro project will consist of solar photovoltaic modules. These modules will be attached to a low-profile, single axis, tracking system. The racking system for the modules consists of "rammed post" techniques that allows for the installation of steel posts directly into the ground, which will eliminate the need for concrete footings. The facility will utilize different cabling techniques which include affixing to the underside of the PV panels, running cable tray or above ground cable systems, and utilizing direct buried conduit that connects the solar panels to the grid.

All the PV modules will be mounted on their associated racking along the north/south axis, where the drive system will be utilized to rotate the panels based upon the orientation of the sun. Other electrical components on site, including inverters and transformers, are grouped in various sections of the arrays. Inverters are utilized to convert the direct current (DC) electricity to alternating current (AC) electricity. The transformers are utilized to step up the voltage of the alternating current electricity to match the electrical grid voltage. A medium voltage, underground AC circuit will connect the project transformers to the electrical grid.

Access

The site will utilize one common access point from 3rd Street with an entry address stated above. This access road will be 20'wide. The access road will consist of gravel placed over a woven geotextile. The site access road provides access to the entire site and includes large radii to facilitate movement of vehicles and equipment. The perimeter of the site will contain fencing that will have access gates located at the entrance of the site along the access road.

The Waynesboro facility will be unmanned locally—performance and project operations will be monitored daily from remote locations. The internal roads are designed to accommodate a vehicular load of 75,000 pounds and will be finished with an all-weather gravel surface.

Fencing and Racking

The proposed solar array racking will include rammed galvanized steel piles embedded into the ground. The steel piles will typically be embedded approximately 7 feet into the ground. The proposed access fence will be seven feet tall to ensure public safety and security. Access gates will be provided for vehicular access to the site.

Decommissioning Plan

When the project permanently ceases to operate, Waynesboro VAB, LLC (the "Owner") will perform decommissioning activities to remove all equipment and materials related to the operation of the solar energy facility to restore the property to its condition prior to construction of the facility.

Planning and Permitting

Given the timeframe for decommissioning and lifetime of the facility, government regulations at the time may require specific plans and permits to be in place prior to decommissioning of the solar energy facility. The owner will develop a comprehensive plan based upon this decommissioning plan to follow during decommissioning. The owner will be responsible for identifying and acquiring all local, state, and federal permits required for this work. The owner will identify subcontractor(s) and waste / recycling companies during the planning phase.

Removal of PV Equipment

1. All PV modules will be removed and disposed of at a licensed disposal facility that recycles or safely deconstructs PV modules, if such a facility is available at the time or will be returned to the PV module supplier via any available take-back or manufacturer recycling program. If such a recycling facility or take-back program is not available, PV modules will be disposed of according to all applicable laws and environmental standards.
2. Above ground racking and support structures will be removed. All below ground piles will be removed entirely where practical. Any piles that cannot be practically pulled out will be cut three feet below grade, left in place, and covered. This will facilitate agricultural use over top of the material.
3. All power collection equipment including cabling, combiner boxes, inverters, transformers, control cabinets, and switchgear will be removed from the site and disposed of at a licensed disposal facility or recycling facility.
4. Any underground cables buried at least 30" below grade will remain in place. All above ground cables will be removed from the site. This will allow any agricultural activities to resume on site.
5. All concrete foundation will be broken up and debris removed from the site.

Site Restoration

1. The site fence will be pulled out and removed from the site.
2. Gravel access roads and staging areas will remain until all other materials have been removed from the site to facilitate decommissioning activities. Once equipment removal is concluded the road material will be removed from the site and replaced with fill. The fill will be graded to follow the contours of the site.
3. All stormwater management facilities will be returned to existing grade.
4. Any disturbed areas will be covered with a minimum of 2 inches of topsoil, which is consistent with the composition of the soil prior to construction of the project. Topsoil will be treated with fertilizers needed for establishment of vegetation and will be covered with grass seed and straw mulch.

Decommissioning Schedule

The intent of the project is to operate for 30-40 years. The project will lease the property for a term of up to 40 years. At the end of the lease term or if the facility does not generate electricity for a period of twelve (12) consecutive months, the owner will cease operation of the project and execute this decommissioning plan in accordance with the Augusta County Zoning Ordinance. The approximate duration of decommissioning will be three months.

Decommissioning Cost Breakdown

Decomissioning Cost Breakdown				
Item	**Quantity**	**Units**	**Unit Cost**	**Total**
Disassembly / Removal / Demo				
Road Base Material	3,897	SY	$ 0.50	$ 1,948.50
Concrete Pads	2	#	$ 1,050.00	$ 2,100.00
Posts	1073	#	$ 8.00	$ 8,584.00
Racking	105	# of rows	$ 11.00	$ 1,155.00
Modules	7506	#	$ 1.00	$ 7,506.00
Cable	104,950	ft	$ 0.25	$ 26,237.50
Transformers	1	#	$ 425.00	$ 425.00
Inverters	24	#	$ 425.00	$ 10,200.00
DC Combiner	24	#	$ 250.00	$ 6,000.00
Pond Removal	4	#	$ 6,000.00	$ 24,000.00
Seeding/Grading	1	LS	$ 100,000.00	$ 100,000.00
Trucking / Hauling / Disposal				
Road Base Material	58	Trucks	$ 700.00	$ 40,600.00
Concrete	6	Trucks	$ 1,400.00	$ 8,400.00
Posts	6	Trucks	$ 500.00	$ 3,000.00
Racking	3	Trucks	$ 500.00	$ 1,500.00
Modules	12	Trucks	$ 1,400.00	$ 16,800.00
Cable	1	Trucks	$ 475.00	$ 475.00
Transformers	1	Trucks	$ 500.00	$ 500.00
Inverters & DC Combiners	2	Trucks	$ 1,400.00	$ 2,800.00
Salvage				
Steel	125	Tons	$ 100.00	$ 12,500.00
Net Cost				
Disassembly / Removal / Demo			$	188,156.00
Trucking / Hauling / Disposal			$	74,075.00
Decomissioning Management (10%)			$	26,223.10
Salvage			$	(12,500.00)
Total			**$**	**288,454.10**

Documentation of Right to use Property

Land Lease Option and Lease Agreement
(Solar Facility)

BETWEEN:

Kenneth R. Bradley, Jr., LANDLORD

AND

Consolidated Edison Development, Inc. (or Assigns), TENANT

LAND LEASE OPTION AND LEASE AGREEMENT
(SOLAR FACILITY)

This Land Lease Option and Lease Agreement (the "Agreement") is made this 27th day of January, 2023, by and between Kenneth R. Bradley, Jr., having an address of 391 East Side Highway, Waynesboro, Virginia 22980 ("Landlord"), and Consolidated Edison Development, Inc. (or assigns), a New York corporation, having an office at 100 Summit Lake Drive, Valhalla, NY 10595 ("Tenant").

1. The Option.

a. For the sum of [redacted] (the "Option Fee") to be paid to Landlord by Tenant upon execution of this Agreement and in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord hereby grants to Tenant the exclusive and irrevocable right and option to lease the Leased Premises (as defined below) on the terms and conditions set forth below (the "Option").

b. The term of the Option shall commence on the date hereof and shall continue in full force and effect until twelve (12) months from the date of this agreement (the "Initial Option Period").

c. Extension Option Periods. The Initial Option Period may be extended by mutual agreement of the Parties.

d. The Option Period shall be extended day for day for any (i) delay in the title clearing process or other due diligence or permitting activities caused by Landlord's failure to respond to Tenant's requests or to take reasonable steps to assist Tenant in these efforts, or (ii) delays resulting from the town, county, or other local permitting authority imposing a moratorium or other delay in considering and acting upon permit application(s). An extension under Section 1(d)(ii) shall not exceed ninety (90) days unless extended further by mutual agreement of the Parties pursuant to Section 1(c).

e. Upon Tenant's exercise of the Option, the terms of this Agreement relating to the lease of the Leased Premises (the "Lease") that follow shall take effect. The date that the Option Notice is delivered shall be considered the "Lease Commencement Date".

f. In the event Landlord fails to perform its obligations under this Agreement for any reason other than Tenant's breach, Tenant may pursue all remedies available at law and in equity. Landlord hereby acknowledges that Tenant will incur significant expenses in reliance on this Agreement.

g. All options and rights granted by Landlord to Tenant in this Section shall benefit Tenant, its successors and assigns, and the parties expressly agree

that such options and rights shall be transferable in accordance with the assignment provisions of this Agreement.

2. **Leased Premises**. Upon Tenant's exercise of the Option, Landlord shall lease to Tenant and Tenant shall lease from Landlord, pursuant to the terms of this Agreement, a portion of the real property located at 601A May Avenue in Waynesboro, County of Augusta, Commonwealth of Virginia, which property is more particularly described in Exhibit A-1 attached hereto ("Landlord Property"), together with ingress, egress, and utility easements providing access to and from a public road and the point of utility interconnection, as described in Sections 5 and 6 below (that portion of the Landlord Property being referred to herein as the "Leased Premises"). A legal description of the Leased Premises is attached hereto and incorporated herein as Exhibit A-2. Landlord grants to Tenant the right to survey the Leased Premises at Tenant's cost, and the legal description of the Leased Premises, including any access or utility easements, provided in the survey shall then become Exhibit B, which shall be attached hereto and made a part hereof. In the event of any discrepancy between the description of the Leased Premises contained herein and the survey, the survey shall control.

3. **Term**. The lease term (collectively, the "Term") shall be as follows:

a. The Initial Term shall be for twenty-five (25) years commencing on the Lease Commencement Date.

b. Tenant shall have the option and right to elect to extend this Lease for up to three (3) additional periods, each of which shall be five (5) years in duration (each such extension referred to as a "Renewal Term", or collectively as the "Renewal Terms"). Tenant shall give Landlord written notice of its election to extend the Lease on or before the commencement of the twenty-fifth (25^{th}) year of the Initial Term, or the end of the then-current Renewal Term, whichever is later.

c. A final term commencing upon expiration of the Initial Term, or expiration of the last Renewal Term, whichever is later, to allow for Tenant's decommissioning and removal of the Solar Farm (as defined below) (the "Final Term"). The Final Term shall last no longer the six (6) months, unless extended per mutual written agreement of Tenant and Landlord.

d. All options and rights granted by Landlord to Tenant in this Section shall benefit Tenant, its successors and assigns, and the parties expressly agree that such options and rights shall be transferable in accordance with the assignment provisions of this Agreement.

[redacted]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

LANDLORD:

Kenneth R. Bradley, Jr.

By: _____

Date: 1-27-23

COMMONWEALTH OF VIRGINIA)

) ss

CITY OF STAUNTON)

On this 27th day of January, 2023, before me, the undersigned notary public in and for said Commonwealth/State, personally appeared Kenneth R. Bradley, Jr. proved to me on the basis of satisfactory evidence of identification, which were Va. driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed such document voluntarily for its stated purpose (as Landlord).

WITNESS my hand and official seal.

_____
Notary Public

CHERYL A. CARROLL
NOTARY PUBLIC
REGISTRATION # 107856
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2026

TENANT:

Consolidated Edison Development, Inc.

By: _____
James J. Dixon, Senior Vice President and Chief Legal Officer

STATE OF NEW YORK)
) ss
COUNTY OF WESTCHESTER)

On this 27th day of January, 2023, before me, the undersigned notary public in and for said Commonwealth/State, personally appeared James J. Dixon proved to me on the basis of satisfactory evidence of identification, which is the signer being personally know to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed such document voluntarily on behalf of Consolidated Edison Development, Inc. for its stated purpose (as Tenant).

WITNESS my hand and official seal.

Ileana Cordova
Notary Public

ILEANA CORDOVA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424575
Qualified in PUTNAM County
Commission Expires NOVEMBER 01, 2025

EXHIBIT A-1

LEGAL DESCRIPTION OF THE LANDLORD PROPERTY

That parcel of land located at 601A May Avenue, Waynesboro, VA 22980, parcel numbers(s) 77-32 and 77-32A, known as Port Sunset Ranch, 126.117 +/- acres. A parcel map of which is shown below.

EXHIBIT A-2

LEGAL DESCRIPTION OF THE LEASED PREMISES

Parcel ID: 77-32 and 77-32A

OPTION AREA AND ANTICIPATED LEASE AREA

The Option Area consists of the area within the parcel boundaries, as depicted by the green lines and as shown in the image below. The Anticipated Lease Area shall be all or a portion of the Option Area. Lessor agrees that the legal description of the Lease Area will be replaced with an actual metes and bound description upon completion of the system design and final survey.

A

Appendix A

SUP Site Plan

Site Plans

Issued for	**Review**
Date Issued	**August 17, 2023**
Latest Issue	**August 17, 2023**

WAYNESBORO B SOLAR SPECIAL USE PERMIT

APPLICATION #: TBD

720 MAY AVENUE
WAYNESBORO, VA 22980

Land Owner:

Bradley Kenneth R. Jr.
720 May Ave
Waynesboro, VA 22980
Tax Map No: 077-32

Applicant / Developer:

Waynesboro VAB, LLC
100 Summit Lake Drive, Valhalla, NY 10595
Attn: Jeffrey Lord
Jeffrey.Lord@rwe.com
(802) 598-8295

Sheet Index

vhb.com

115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Civil Engineer & Landscape Architect:
VHB
115 South 15th Street, Suite 200
Richmond, VA 23219
Attn: Stephen Quina, PE
(804) 441-7440
squina@vhb.com

Environmental Consultant
VHB
351 McLaws Circle, Suite 3
Williamsburg, VA 23185
Attn: Kimberly Blossom
(757) 279-2828
kblossom@vhb.com

Electrical Engineer
Antares Group Inc.
57 South Main Street, Suite 506
Harrisonburg, VA 22801
Attn: Kevin Comer
(540) 227-8866
kcomer@antaresgroupinc.com

ANTARES GROUP INC.

RWE

PROJECT NOTES:

1. THE APPLICANT REQUESTS THE GRANTING OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR THE INSTALLATION OF A SMALL SOLAR ENERGY SYSTEM ON THE SUBJECT PROPERTY PER ARTICLE VI.D OF THE AUGUSTA COUNTY ZONING ORDINANCE.
2. THE SUBJECT PROPERTY IS IDENTIFIED AS THE FOLLOWING PARCEL TAX MAP NUMBERS PER THE AUGUSTA COUNTY ASSESSOR: 077-32. THIS PARCEL TOTAL 126.12 ACRES PER THE COUNTY TAX RECORDS.
3. THE APPLICANT IS WAYNESBORO VAB, LLC, 100 SUMMIT LAKE DRIVE, VALHALLA, NY 10595.
4. THE DEPICTED SUBJECT PROPERTY BOUNDARY, EASEMENT INFORMATION AND ADDITIONAL ADJOINER LINES AND EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AUGUSTA COUNTY GIS DATA.
5. TOPOGRAPHY, EXISTING BUILDINGS AND DRIVEWAYS ARE DERIVED FROM A PHOTOGRAMMETRIC SURVEY PREPARED BY NV5 DATED AUGUST 1, 2023. THE CONTOUR INTERVAL IS ONE (1) FOOT.
6. WETLANDS INFORMATION OBTAINED FROM A WATERS OF THE U.S. DELINEATION PREPARED BY VHB AND CONFIRMATION VIA AN APPROVED JURISDICTIONAL DETERMINATION IS PENDING FROM THE UNITED STATES ARMY CORPS OF ENGINEERS. WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE BUT WILL NOT BE DISTURBED.
7. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 51015C0561D, WITH AN EFFECTIVE DATE OF 9/28/2007, THERE ARE NO SPECIAL FLOOD HAZARD AREAS. THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
8. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THIS APPLICATION CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
9. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED ON THIS SITE IN FEBRUARY 2023 BY MERIDIAN ENVIRONMENTAL COMPANY. THE ASSESSMENT DID NOT INDICATE THE PRESENCE OF ANY POTENTIAL OR RECOGNIZED ENVIRONMENTAL CONDITION AND RECOMMENDED NO FURTHER EVALUATION WAS WARRANTED.
11. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
12. THE SOLAR PANEL LAYOUT PROVIDED ON THIS SPECIAL USE PERMIT PLAN IS APPROXIMATE AND THE FINAL LOCATION OF THE PROPOSED SOLAR PANELS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
13. PROJECT SIGNAGE SHALL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY SIGN REGULATIONS. REQUIRED WARNING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.
14. NOISE LEVELS FROM THE SOLAR ENERGY FACILITY WILL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY NOISE REGULATIONS.
15. EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

PROJECT NARRATIVE:

WAYNESBORO VAB, LLC (APPLICANT) PROPOSES TO CONSTRUCT AND OPERATE THE WAYNESBORO B SOLAR FACILITY (PROJECT) AT 720 MAY AVENUE IN WAYNESBORO, VA 22980. THE PROJECT IS A SMALL SOLAR ENERGY FACILITY WITH SINGLE-AXIS TRACKING, GROUND-MOUNTED PHOTOVOLTAICS (PV), AND AN ELECTRIC POWER GENERATING CAPACITY OF APPROXIMATELY 3.0 MEGAWATTS (MW) OF ALTERNATING CURRENT (AC) WITHIN A FENCE SECURED AREA OF APPROXIMATELY 23.5 ACRES. THE 23.5-ACRE FENCED DEVELOPMENT AREA IS LOCATED WITHIN PARCEL TAX MAP NO. 077-32 WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 48-2-1 AND CONNECTS TO MAY AVENUE. THE PROJECT PARCEL (PROPERTY) IS APPROXIMATELY 126.12 ACRES AND IS PRIVATELY OWNED BY KENNETH R BRADLEY JR. THE LOCATION AND ORIENTATION OF THE SOLAR ARRAY WITHIN THE PROPERTY WAS DESIGNED SO TO MINIMIZE VISIBILITY FROM NEARBY RESIDENTS AND PUBLIC ROADWAYS, MINIMIZE EXCAVATION AND GRADING ASSOCIATED WITH PROJECT CONSTRUCTION, AND MAXIMIZE EXPOSURE TO SOLAR RADIATION THROUGHOUT THE YEAR. THE FACILITY SETBACKS FROM THE SURROUNDING RESIDENTIAL PARCELS MEET OR EXCEED COUNTY REQUIREMENTS.

PURPOSE AND NEED

THE PURPOSE OF THE PROPOSED PROJECT IS TO GENERATE LOCAL, CLEAN, AND RENEWABLE SOLAR POWER, WITH THE ELECTRICITY GENERATION TO BE SOLD TO DOMINION ENERGY. PROJECT SITE CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2024. LOCAL SOLAR PROJECTS ARE PART OF THE ENERGY MIX, REDUCING THE DEPENDENCE ON ANY SINGLE SOURCE OF ELECTRICITY GENERATION. PROJECTS LIKE THESE ARE BEING PROPOSED IN RESPONSE TO THE VIRGINIA CLEAN ECONOMY ACT OF 2020 (VCEA). AS PART OF THE VCEA, DOMINION ENERGY IS REQUIRED TO IMPLEMENT SIGNIFICANT DEVELOPMENT OF VIRGINIA-BASED ZERO-CARBON RENEWABLE ELECTRICITY GENERATION (SOLAR, ON-SHORE WIND POWER, OFF-SHORE WIND POWER, ETC.) ON A PRESCRIBED SCHEDULE THROUGH THE YEAR 2036. AS PART OF THE LAW'S REQUIREMENTS, 1,100 MW OF DISTRIBUTED ENERGY RESOURCE (DER) SOLAR PROJECTS ARE SCHEDULED FOR CONSTRUCTION BY THE YEAR 2036. THE LAW DEFINES A DER SOLAR PROJECT AS LESS THAN OR EQUAL TO 3 MWAC (THE SIZE OF THE PROPOSED PROJECT). A PORTION OF THOSE PROJECTS (ABOUT 80 PERCENT) WILL BE FOR DER SOLAR PROJECTS THAT SELL POWER DIRECTLY TO DOMINION ENERGY FOR GENERAL ELECTRIC GRID SUPPORT AND LOCAL CUSTOMER ELECTRICITY NEEDS. THESE LOCAL POWER GENERATION PROJECTS ALSO BENEFIT THEIR HOST COMMUNITIES BY IMPROVING THE RESILIENCY OF THE LOCAL ELECTRIC GRID, SUPPLYING POWER LOCALLY AND OFFSETTING POWER SUPPLIES THAT WOULD OTHERWISE BE REQUIRED FROM DISTANT POWER PLANTS.

BASED ON ITS COMMITMENT TO PROVIDING RENEWABLE ENERGY, THE APPLICANT PROPOSES TO DEVELOP THE SITE DESCRIBED BELOW TO MAXIMIZE ITS SOLAR ENERGY POTENTIAL WITHIN THE PROJECT'S SECURED FENCED AREA. TO BEST DETERMINE OPTIMAL LOCATION WITHIN THE SITE, THE FOLLOWING FACTORS HAVE BEEN ANALYZED:

- SIGNIFICANT SOLAR RADIATION (INSOLATION)
- SITE ACCESSIBILITY FOR SERVICE AND CONSTRUCTION VEHICLES
- AVOIDANCE OF ENVIRONMENTALLY SENSITIVE AREAS
- LIMITED TREE AND VEGETATIVE CLEARING
- LIMITED VISIBILITY FROM OFFSITE LOCATIONS
- REQUIRED SETBACKS FROM ADJACENT PROPERTIES AND PUBLIC ROADS

SITE SETTING

THE PROPOSED PROJECT SITE IS LOCATED AT 720 MAY AVENUE IN WAYNESBORO, VIRGINIA. THE FENCED PORTION OF THE PROJECT AREA IS APPROXIMATELY 23.5 ACRES IN SIZE AND WILL BE INSTALLED WITHIN PARCEL TAX MAP NO. 077-32 (APPROXIMATELY 126.12 ACRES) WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL (TAX MAP NO. 48-2-1) AND CONNECTS TO MAY AVENUE. THE PROPERTY IS PRIVATELY OWNED BY KENNETH R BRADLEY JR. APPROXIMATELY 107 ACRES (85%) OF THE PROPERTY EXISTS AS FORESTED (TIMBER) AREA, OF WHICH APPROXIMATELY 0.15 ACRES ARE WETLANDS TO BE CONSERVED AND PROTECTED. THE REMAINING ACREAGE IN THE PROJECT PARCEL EXISTS AS MANAGED TURF WITH A PORTION OCCUPIED BY RESIDENTIAL STRUCTURES AND AN OVERHEAD POWER EASEMENT.

THE PROPOSED 23.5-ACRE FENCED PROJECT SITE IS BORDERED AS FOLLOWS:

- BORDERED TO THE NORTH BY ONE (1) TRADITIONAL RESIDENTIAL (RG-5) ZONED PARCEL (TAX MAP NO. 48-2-1) THAT IS OWNED BY THE PROJECT PARCEL OWNER AND ONE (1) GENERAL AGRICULTURE (GA) ZONED PARCEL (TAX MAP NO. 077-35).
- BORDERED TO THE EAST BY A MINIMUM OF 190 FEET WIDE PORTION OF THE HOST PARCEL; THE NEXT ADJACENT PARCEL (TAX MAP NO. 077-31) IS ALSO ZONED GA.
- BORDERED TO THE SOUTH BY A MINIMUM OF 1,300 FEET WIDE PORTION OF THE HOST PARCEL; THE NEXT ADJACENT PARCEL (TAX MAP NO. 077-31) IS ALSO ZONED GA.
- BORDERED TO THE WEST BY A DOMINION ENERGY OVERHEAD POWER TRANSMISSION LINES RIGHT-OF-WAY, WHICH IS LOCATED PARALLEL AND ADJACENT TO THE PROPOSED PROJECT FENCE. THE TRANSMISSION RIGHT-OF-WAY IS BORDERED ALONG ITS WEST SIDE BY EXISTING FOREST VEGETATION PROVIDING ADDITIONAL VISUAL BUFFER. THE NEAREST PARCELS, NOT OWNED BY THE PROJECT HOST, ARE THREE (3) RG-5 ZONED PARCELS (TAX MAP NO. 57-2-C, 57-2-2 AND 57-2-1A) LOCATED MORE THAN 350 FEET WEST OF THE PROPOSED PROJECT FENCE.

THE SPECIFIC LOCATION OF THE PROPOSED SOLAR ARRAY WITHIN THIS PROPERTY WAS CAREFULLY DESIGNED SO TO MINIMIZE VISIBILITY AND MAXIMIZE SETBACKS FROM NEARBY RESIDENTS. VIEWSHED BUFFERING/SCREENING IS ACCOMPLISHED BY PRESERVING A 25-FOOT OR GREATER WIDTH BUFFER OF EXISTING VEGETATION. WHERE PRESERVED EXISTING VEGETATION IS DEEMED INSUFFICIENT FOR BUFFERING, SUPPLEMENTAL PLANTINGS WILL BE INSTALLED FOR ADHERENCE TO THE ALTERNATIVE 2 BUFFERING COMPLIANCE IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.C.9. ADDITIONALLY, BY PLACING THE 23.5 ACRE FENCED AREA INTERNAL TO A LARGER PARCEL, SCREENING IS LARGELY ACCOMPLISHED THROUGH EXISTING TOPOGRAPHY AND LAND COVER WITHIN THE 126.12 PARCEL. TO THE WEST, THE PROJECT BORDERS AN EXISTING DOMINION ENERGY TRANSMISSION RIGHT-OF-WAY FOLLOWED BY EXISTING VEGETATION WITHIN THE PROJECT PARCEL. TO THE SOUTH AND EAST THERE ARE SUBSTANTIAL SETBACKS WITHIN THE HOST PARCEL THAT CONCEAL THE FACILITY FROM NEIGHBORING PARCELS.

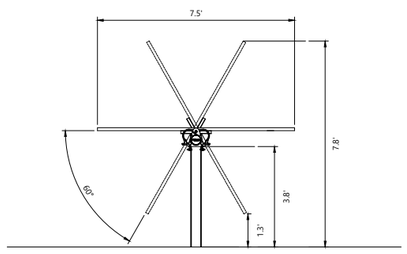
A WETLAND DELINEATION WAS COMPLETED BY VHB IN FEBRUARY 2023 AND IS PENDING CONFIRMATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS. THERE ARE WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT FOUND ON THE PROJECT SITE, HOWEVER, ARE NO PROPOSED IMPACTS TO THESE WETLANDS/WATERS. A 35-FOOT BUFFER TO THESE WETLANDS/WATERS WILL BE PRESERVED WITH THE PROJECT AND ARE SHOWN ON THE PLANS.

KEY COMPONENTS

THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING KEY COMPONENTS:

- SOLAR MODULES AND RACKING
- UNDERGROUND ELECTRICAL CONDUCTORS
- BALANCE OF SYSTEM EQUIPMENT
- GRAVEL ACCESS ROAD
- SECURITY FENCING & OPAQUE PRIVACY FENCE

FOR ADDITIONAL INFORMATION PLEASE REFERENCE THE COMPLETE PROJECT NARRATIVE AND OTHER SUPPORTING DOCUMENTS THAT ACCOMPANY THIS PRELIMINARY SITE PLAN AND SUP APPLICATION.

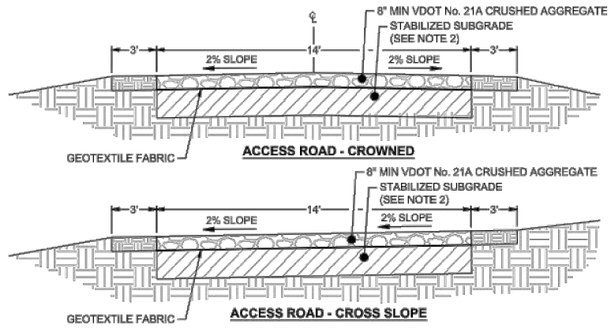


SINGLE-AXIS TRACKER WITH PV MODULE - TYPICAL SECTION
NTS

NOTE: TYPICAL SECTION DETAIL REPRESENTATIVE OF A SINGLE-AXIS TRACKING SYSTEM FOR GROUND MOUNTED PV. THE SELECTED TRACKER SYSTEM WILL BE SPECIFIED WITH THE FINAL SITE PLAN SUBMITTAL TO THE COUNTY.

ZONING TABULATIONS

	REQUIREMENT / EXISTING	PROPOSED / PROVDED
ZONING DISTRICT	GENERAL AGRICULTURE (GA)	NO CHANGE
LAND USE	SINGLE-FAMILY DETACHED HOME / AGRICULTURE	SMALL SOLAR ENERGY SYSTEM (SEE NOTE #1)
MINIMUM LOT AREA (CONVENTIONAL)	ONE (1) ACRE	±23.48 ACRES (ZONED GA)
MINIMUM LOT WIDTH (CONVENTIONAL)	150 FEET	NO CHANGE
MINIMUM LOT FRONTAGE	50 FEET	NO CHANGE
MINIMUM SETBACKS (SEE NOTE #1)		
RIGHT-OF-WAY	50 FEET	50 FEET (±775 FEET TO SECURITY FENCE)
SIDE / REAR	25 FEET	25 FEET
MAXIMUM HEIGHT	75 FEET	15 FEET
MINIMUM BUFFER (SEE NOTE #2)	BUFFER ALTERNATIVES 1 & 2 PER SECTION 25-70.4.C.9; ALTERNATIVE COMPLIANCE PER SECTION 25-70.4.F	BUFFER ALTERNATIVE 1 ON NORTH SIDE OF PROJECT; ALTERNATIVE COMPLIANCE ON REMAINING SIDES OF PROJECT. SEE SHEET C300 AND NOTE #2 BELOW.
NOTES:	1. SETBACKS MAY VARY WITH FINAL PLAN BUT ARE SUBJECT TO THE MINIMUM DISTANCES AS REQUIRED BY ARTICLE VI.D OF THE ZONING ORDINANCE. 2. NO BUFFERING IS PROPOSED ALONG THE SOUTH, WEST AND EAST SIDES OF THE PROJECT SITE PROPERTY BOUNDARY PER THE ALTERNATIVE COMPLIANCE SPECIFIED IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.F.	



NOTES:
1. GEOTEXTILE FABRIC SHALL BE MIRAFI HP370 OR PROJECT ENGINEER APPROVED EQUIVALENT.
2. SUBGRADE MATERIALS SHALL CONFORM TO VDOT "ROAD AND BRIDGE SPECIFICATIONS". SUBGRADE SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. SOIL MOISTURE CONTENT DURING COMPACTION SHALL BE MAINTAINED WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
3. SHOULDERS SHALL BE COMPACTED NATIVE SOIL.
4. ROAD GRAVEL WIDTH MAY BE EXPANDED TO 20 FEET WIDE AT ENTRANCE OR WHERE SPECIFIED ON PLAN.

ACCESS ROAD TYPICAL SECTION
NTS

vhb.com
vhb
115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

ANTARES GROUP INC.

RWE

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.

Designed by JRN | Checked by SCQ

Issued for: **Conditional Use Permit** — Date: 08/17/2023

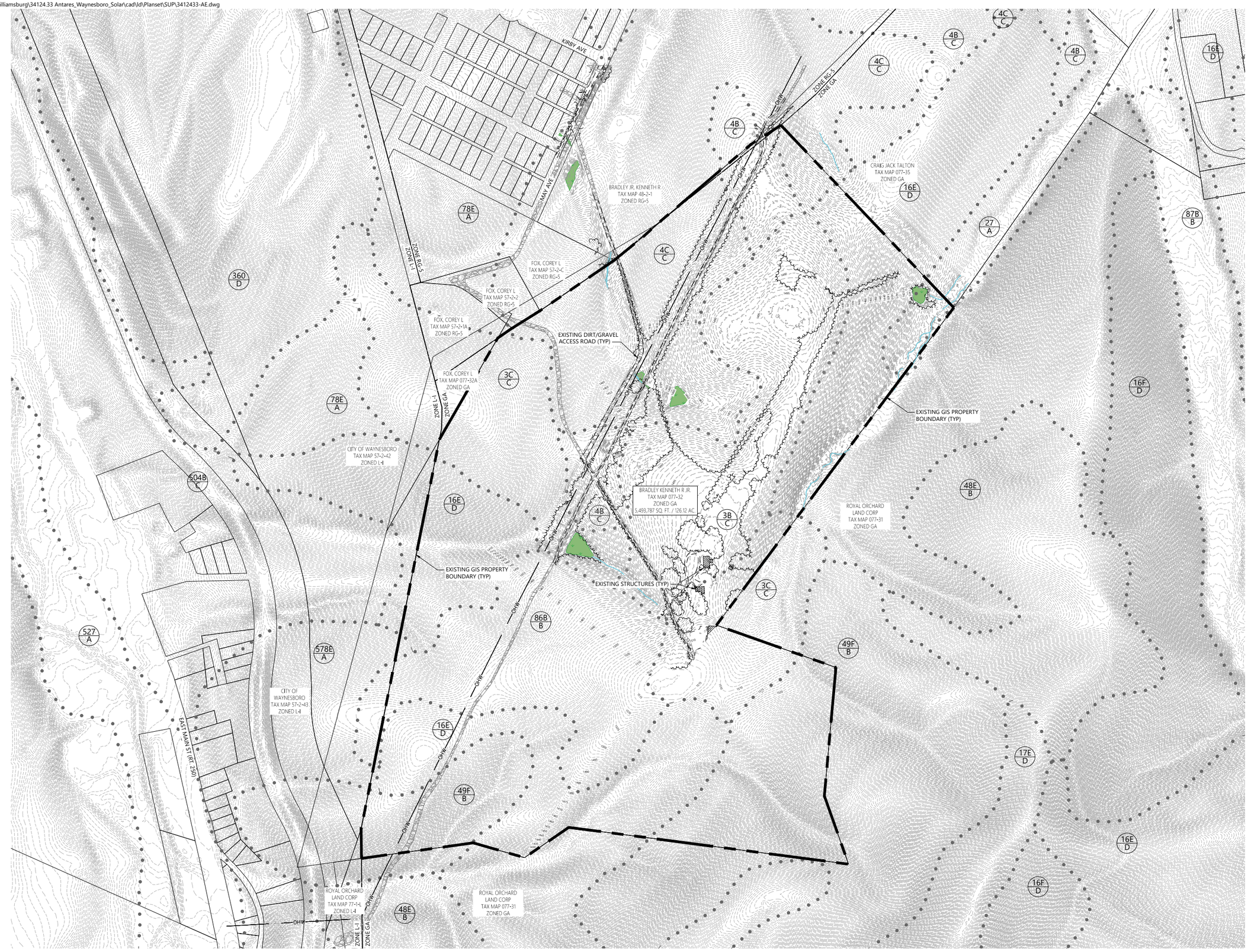
Not Approved for Construction

Drawing Title: NOTES AND DETAILS

Drawing Number: C100

Sheet 2 of 4

Project Number: 34124.33



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115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

ANTARES GROUP INC.

RWE

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS (GIS)
- EXISTING ZONING DIVIDE
- EXISTING WETLAND
- EXISTING STREAM
- PROJECT BOUNDARY
- EXISTING SOILS BOUNDARY
- X / XX — SOIL GROUP INFORMATION

0 100 200 400 Feet

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.

Designed by JRN | Checked by SCQ

Issued for: **Conditional Use Permit** — Date: 08/17/2023

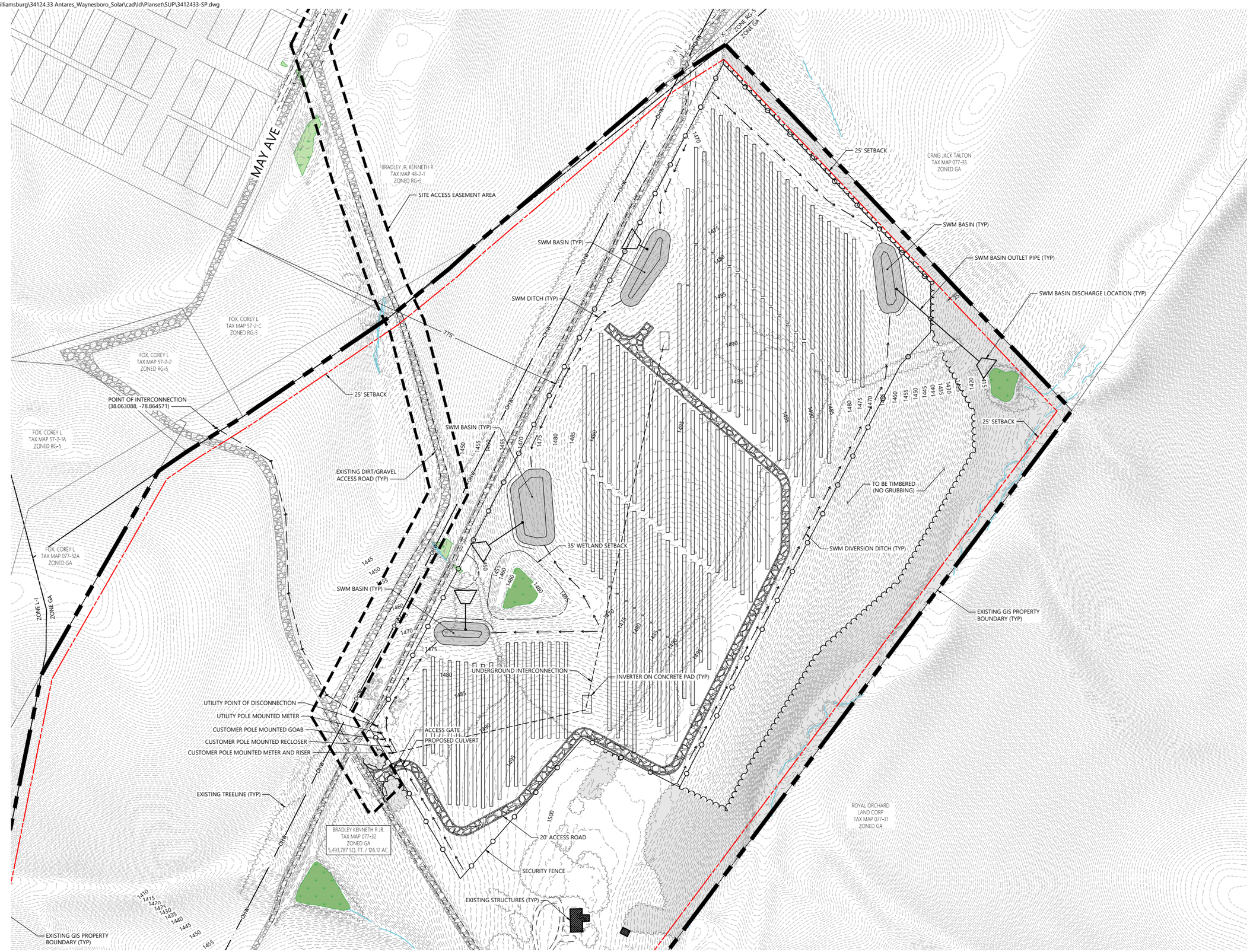
Not Approved for Construction

Drawing Title: EXISTING CONDITIONS

Drawing Number: **C200**

Sheet 3 of 4

Project Number: 34124.33



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115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

ANTARES
GROUP INC.

RWE

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS (GIS)
- EXISTING ZONING DIVIDE
- EXISTING WETLAND
- EXISTING STREAM
- PROJECT BOUNDARY
- PROJECT BOUNDARY SETBACK
- 35' WETLAND SETBACK
- PROPOSED FENCE
- PROPOSED STORMWATER DITCH
- PROPOSED TREELINE
- PROPOSED SOLAR PANEL
- PROPOSED ACCESS ROAD

NOTES:

1. SWM IS AN ACRONYM FOR STORM WATER MANAGEMENT.
2. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISIONS TO BE COORDINATED WITH SITE PLAN REVIEW.
3. EXISTING TREELINE VEGETATION ALONG NORTHERN PROPERTY BOUNDARY, EAST OF THE PROJECT AREA TO BE TIMBERED AND THE REMAINING PERIMETER OF THE FENCED AREA WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

0 50 100 200 Feet

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.

Designed by JRN | Checked by SCQ

Issued for | Date

Conditional Use Permit 08/17/2023

Not Approved for Construction

Drawing Title

SITE PLAN

Drawing Number

C300

Sheet 4 of 4

Project Number
34124.33

Saved Monday, August 21, 2023 5:28:44 PM JNICKEL Plotted Monday, August 21, 2023 5:36:03 PM Jackson Nickel

B

Appendix B

Wildlife Impacts Report

Wildlife Impacts Narrative

The desktop review of the Waynesboro solar project, an electric power generation facility, was conducted to report the potential impacts on wildlife and wildlife habitats at the site and within a 3-mile radius of the proposed facility. The 126-acre property is in Augusta County, Virginia situated between May Avenue and 3rd Street. The publicly available data from the Virginia Department of Wildlife Resources was used to identify any constraints that would limit the development of the solar facility in compliance with the comprehensive plan.

I. Threatened and Endangered Species Database Search

This endangered species report was conducted to gain information regarding the proximity of any Endangered Species Act listed species as well as state species within the project limits. The following agencies and associated databases were reviewed for threatened and endangered species:

- U.S. Fish and Wildlife Services (USFWS) – Information, Planning and Consultations system (IPaC)
- Virginia Department of Wildlife Resources (VDWR) – Virginia Fish and Wildlife Information Service (VaFWIS)
- Virginia Department of Wildlife Resources (VDWR) – Northern Long Eared Bat (NLEB) Winter Habitat & Roosts Locator
- Virginia Department of Wildlife Resources (VDWR) – Little Brown Bat and Tri-colored Bat Winter Habitat & Roosts Locator
- Virginia Department of Conservation and Recreation (VDCR) – Natural Heritage Data Explorer (NHDE)
- Virginia Department of Environmental Quality (VDEQ) – Coastal Geospatial and Education Mapping System (GEMS)
- Center for Conservation Biology (CCB) – VA Eagles Nest Locator

The complete database search found that there is one species that classified as Endangered. A summary of the endangered species that could be found within the project area can be found in the following table.

Common Name	Scientific Name	Status	Agency Source
Northern Long-eared bat	Myotis septentrionalis	Endangered	US Fish and Wildlife
Indiana Bat	Myotis septentrionalis	Endangered	US Fish and Wildlife
Monarch Butterfly	Danaus plexippus	Candidate	US Fish and Wildlife

According to the results from the USFWS IPaC, there is potential for these three species to be impacted by this project. Utilizing the publicly available data from the VDWR NLEB Winter Habitat & Roost Locator there were no known maternity roosts or hibernaculum located within or near the Project Site. The NLEB is being re-classified (effective 12/30/22) and could result in impacts to project schedule as well as require both habitat and species surveys if any tree clearing is required.

According to the results from USFWS IPaC the monarch butterfly has the potential to occur on the site. The monarch butterfly is a candidate species but not currently listed as federally or state threatened or endangered. A candidate species is a species that is under consideration for official listing but does not have sufficient information, therefore there is no further consultation with USFWS required. It is recommended that agencies take advantage of any opportunity there is to conserve the species.

According to the VDWR the Little Brown Bat and Tri-colored Bat Winter Habitat & Roosts Locator, both species have hibernacula within the 5.5-mile buffer range of the mapping tool. Further analysis may be needed to ensure that these species are not impacted.

The Indiana Bat is also a species of concern, as it has endangered status. However, the IPaC report shows that the location of this project does not overlap the critical habitat of this species.

The Center for Conservation Biology's Eagle Nest Locator found no nests in the vicinity of the project.

The GEMS report provides a gateway to Virginia's coastal resource values as well as a growing inventory of water and land based natural resources to serve as a planning tool to protect Virginia's coastal ecosystems. Since this project is in Augusta County, it does not fall within a Coastal Area Protection Zone (CAPZ) and no further consideration is needed.

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Augusta and Waynesboro counties, Virginia

Local office

Virginia Ecological Services Field Office

(804) 693-6694
(804) 693-9032

6669 Short Lane
Gloucester, VA 23061-4410

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat *Myotis sodalis* Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered

Insects

NAME	STATUS
Monarch Butterfly *Danaus plexippus* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS

Swamp Pink Helonias bullata — Threatened

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4333

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Aug 31
Black-billed Cuckoo Coccyzus erythropthalmus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Black-capped Chickadee Poecile atricapillus practicus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Jul 31
Bobolink Dolichonyx oryzivorus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31

Canada Warbler Cardellina canadensis — Breeds May 20 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Cerulean Warbler Dendroica cerulea — Breeds Apr 27 to Jul 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/2974

Chimney Swift Chaetura pelagica — Breeds Mar 15 to Aug 25
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Eastern Whip-poor-will Antrostomus vociferus — Breeds May 1 to Aug 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds elsewhere
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Golden-winged Warbler Vermivora chrysoptera — Breeds May 1 to Jul 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8745

Kentucky Warbler Oporornis formosus — Breeds Apr 20 to Aug 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird Euphagus carolinus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey

events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

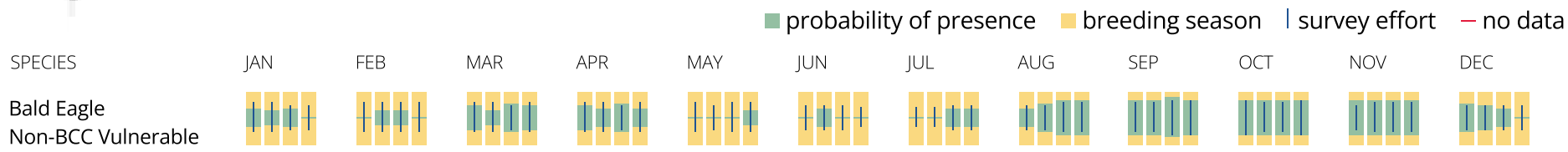
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

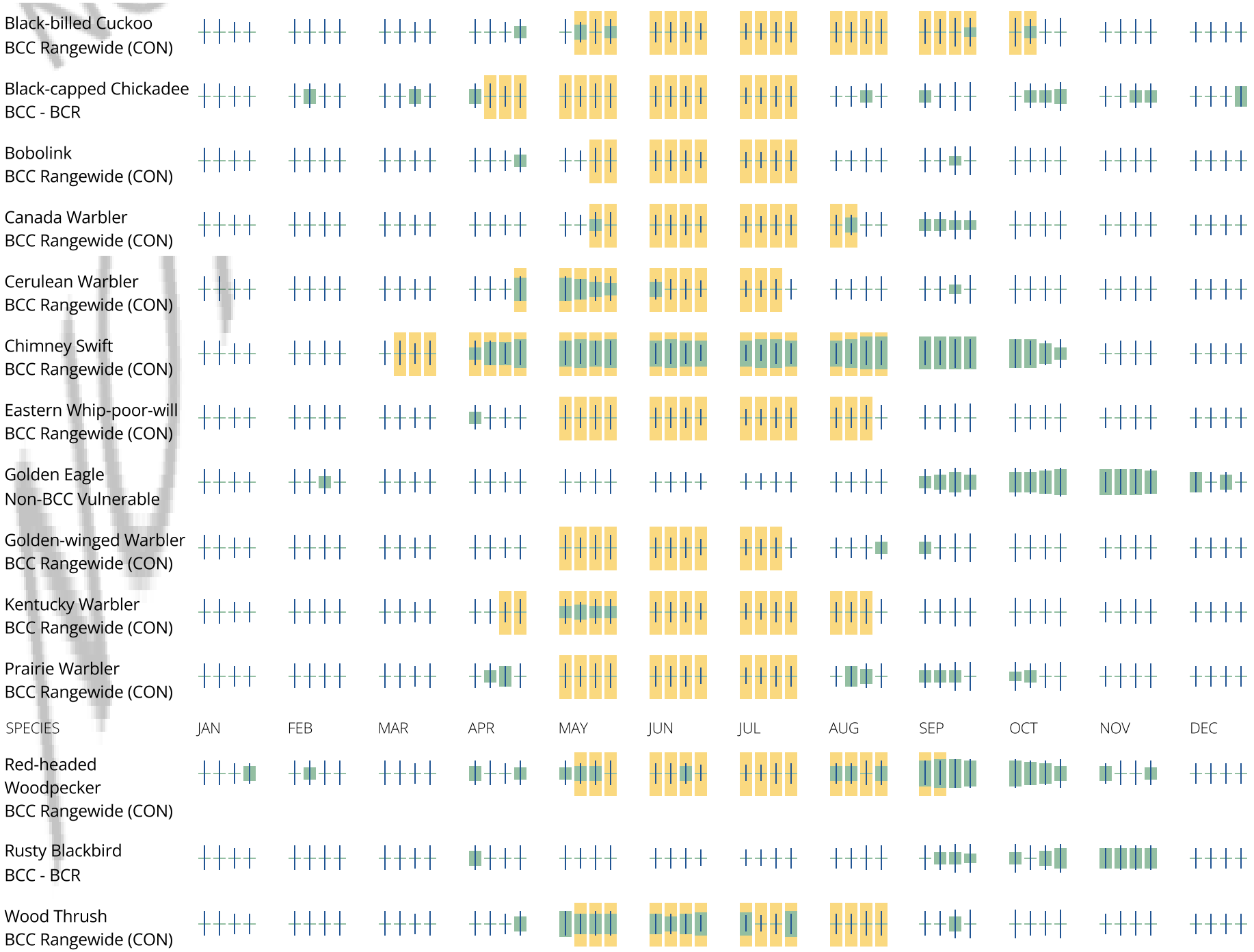
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high

survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Site Location

38,03,39.2 -78,51,46.8
is **the Search Point**

Show Position Rings
(•) Yes ( ) No
1 mile and 1/4 mile at the **Search Point**

Show Search Area
(•) Yes ( ) No
3 Search distance miles radius

Search Point is at map center

Base Map Choices
Color Aerial Photography

Map Overlay Choices
Current List: Position, Search, BECAR, BAEANests, TEWaters, TierII, Habitat, Trout, Anadromous

back

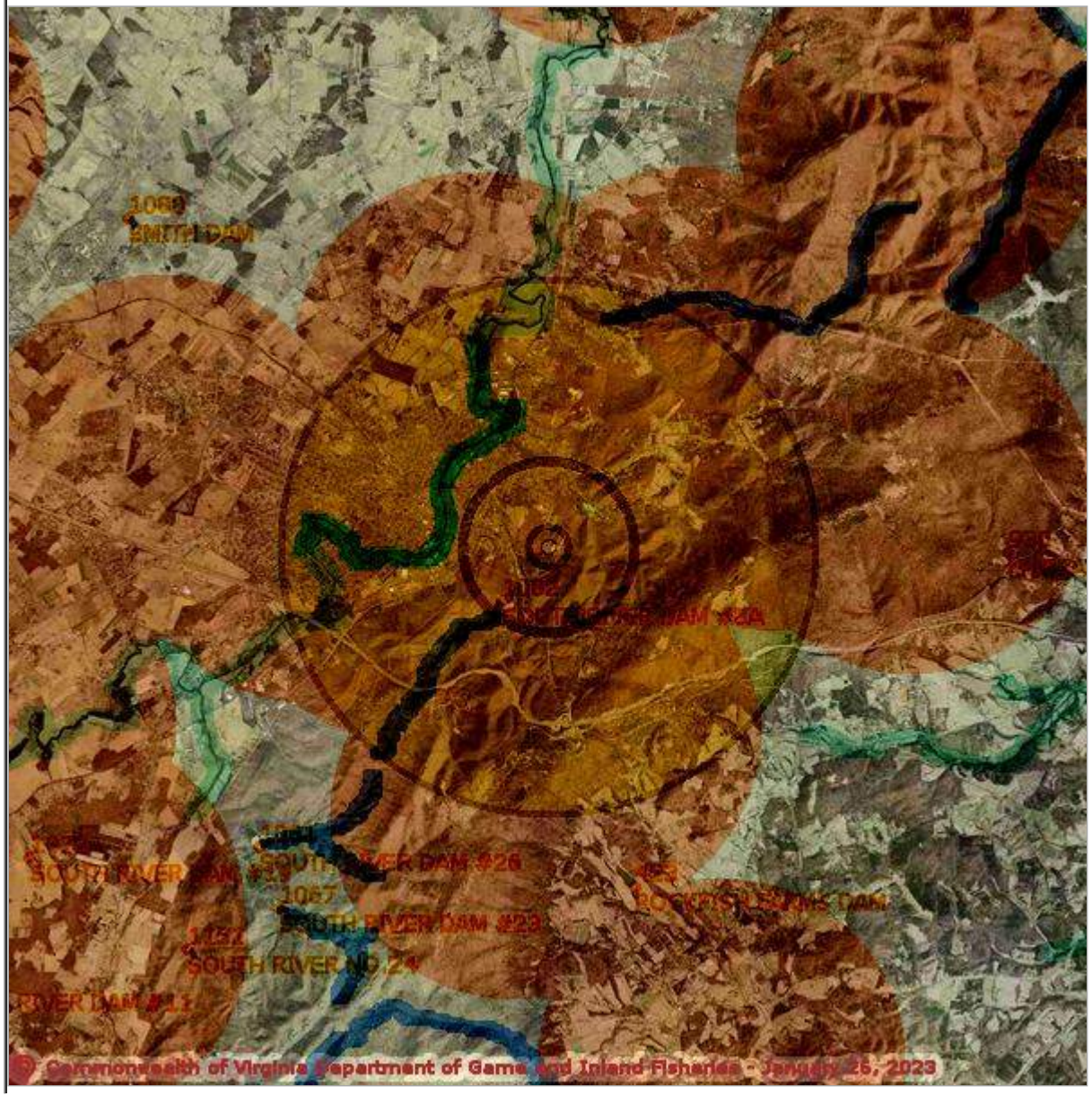
Refresh Browser Page

Map Click Pan Id M

Map Scale In Zoom Out

Screen Size Small Size Big

Help



Map Overlay Legend

T & E Waters

Federal

State

Predicted Habitat WAP Tier I & II

Aquatic

Terrestrial

Trout Waters

Class I - IV

Class V - VI

Anadromous Fish Reach

Confirmed

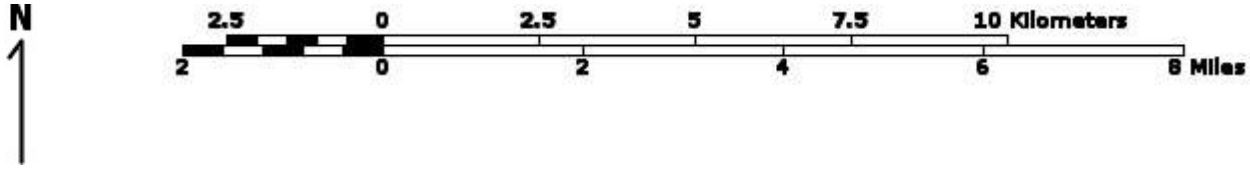
Potential

J23 Impediment

Position Rings 1 mile and 1/4 mile at the Search Point

3 mile radius Search Area

Bald Eagle Concentration Areas and Roosts



Point of Search 38,03,39.2 -78,51,46.8

Map Location 38,03,39.2 -78,51,46.8

Select **Coordinate System:**
- (●) Degrees,Minutes,Seconds Latitude - Longitude
- ( ) Decimal Degrees Latitude - Longitude
- ( ) Meters UTM NAD83 East North Zone
- ( ) Meters UTM NAD27 East North Zone

Base Map source: Color Aerial Photography 2002 - Virginia Base Mapping Program, Virginia Geographic Information Network

Map projection is UTM Zone 17 NAD 1983 with left 677878 and top 4224327. Pixel size is 32 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixles. The map display represents 19200 meters east to west by 19200 meters north to south for a total of 368.6 square kilometers. The map display represents 63002 feet east to west by 63002 feet north to south for a total of 142.3 square miles.

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

map assembled 2023-01-26 14:51:23 (qa/qc March 21, 2016 12:20 - tn=1455581.0 dist=4828.032 Visitor)
$poi=38.0608889 -78.8630000

VaFWIS Search Report Compiled on 8/4/2023, 10:19:00 AM

Observations reported or potential habitat occurs within a **3 mile radius around point 38,03,40.2 -78,51,48.3** in **003 Albemarle County, 015 Augusta County, 125 Nelson County, 820 Waynesboro City, VA**

View Map of Site Location

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

BOVA Code	Status*	Tier**	Common Name	Scientific Name
050022	FEST	Ia	Bat, northern long-eared	Myotis septentrionalis
060017	FESE	Ia	Spinymussel, James	Parvaspina collina
101005	FE	Ia	Bee, rusty patched bumble	Bombus affinis
060173	FTST	Ia	Pigtoe, Atlantic	Fusconaia masoni
060029	FTST	IIa	Lance, yellow	Elliptio lanceolata
070001	FTST	IIc	Isopod, Madison Cave	Antrolana lira
050020	SE	Ia	Bat, little brown	Myotis lucifugus
050027	FPSE	Ia	Bat, tri-colored	Perimyotis subflavus
060006	SE	Ib	Floater, brook	Alasmidonta varicosa
020052	SE	IIa	Salamander, eastern tiger	Ambystoma tigrinum
040267	SE		Wren, Bewick's	Thryomanes bewickii
040096	ST	Ia	Falcon, peregrine	Falco peregrinus
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus
100155	ST	Ia	Skipper, Appalachian grizzled	Pyrgus wyandot
070012	ST	Ib	Amphipod, Madison Cave	Stygobromus stegerorum
060081	ST	IIa	Floater, green	Lasmigona subviridis
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans
100079	FC	IIIa	Butterfly, monarch	Danaus plexippus
030063	CC	IIIa	Turtle, spotted	Clemmys guttata
030031	CC	IIIc	Kingsnake, scarlet	Lampropeltis elapsoides
030012	CC	IVa	Rattlesnake, timber	Crotalus horridus
030040		Ia	Pinesnake, northern	Pituophis melanoleucus melanoleucus
040092		Ia	Eagle, golden	Aquila chrysaetos
040306		Ia	Warbler, golden-winged	Vermivora chrysoptera
050024		Ia	Myotis, eastern small-footed	Myotis leibii
100248		Ia	Fritillary, regal	Speyeria idalia idalia
010346		Ib	Shiner, roughhead	Notropis semperasper
020027		Ic	Salamander, Cow Knob	Plethodon punctatus
040213		Ic	Owl, northern saw-whet	Aegolius acadicus
020023		IIa	Salamander, mole	Ambystoma talpoideum
040052		IIa	Duck, American black	Anas rubripes
040036		IIa	Night-heron, yellow-crowned	Nyctanassa violacea violacea
040320		IIa	Warbler, cerulean	Setophaga cerulea

040140		IIa	Woodcock, American	Scolopax minor
040203		IIb	Cuckoo, black-billed	Coccyzus erythropthalmus
040105		IIb	Rail, king	Rallus elegans
040304		IIc	Warbler, Swainson's	Limnothlypis swainsonii

To view **All 648 species** View 648

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

**I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier
Virginia Widlife Action Plan Conservation Opportunity Ranking:
a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.; c - No on the grou

Anadromous Fish Use Streams

N/A

Impediments to Fish Passage (1 records)

View Map of All Fish Impediments

ID	Name	River	View Map
1082	SOUTH RIVER DAM #8A	JONES HOLLOW	Yes

Threatened and Endangered Waters

N/A

Managed Trout Streams (3 records)

View Map of All Trout Stream Surveys

Reach ID	Stream Name	Class	Brook Trout	Brown Trout	Rainbow Trout	View Map
07JNH-01	Jones Hollow	Wild trout	Y			Yes
07SAW-01	Sawmill Run	Wild trout	Y			Yes
07STH-01	South River	Stockable				Yes

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests

N/A

Habitat Predicted for Aquatic WAP Tier I & II Species (2 Reaches)

View Map Combined Reaches from Below of Habitat Predicted for WAP Tier I & II Aquatic Species

Stream Name	Tier Species						View Map
	Highest TE*	BOVA Code, Status*, Tier**, Common & Scientific Name					
South River (20700052)	SE	060006	SE	Ib	Floater, brook	Alasmidonta varicosa	Yes
tributary (20700052)	SE	060006	SE	Ib	Floater, brook	Alasmidonta varicosa	Yes

Habitat Predicted for Terrestrial WAP Tier I & II Species

N/A

Virginia Breeding Bird Atlas Blocks (5 records)

View Map of All Query Results
Virginia Breeding Bird Atlas Blocks

BBA ID	Atlas Quadrangle Block Name	Breeding Bird Atlas Species			View Map
		Different Species	Highest TE*	Highest Tier**	
40134	Waynesboro East, CE	1			Yes
40133	Waynesboro East, CW	62		III	Yes
40131	Waynesboro East, NW	1			Yes
39134	Waynesboro West, CE	3		II	Yes
39136	Waynesboro West, SE	90		II	Yes

Public Holdings: (3 names)

Name	Agency	Level
Blue Ridge Parkway National Park	National Park Service	Federal
Shenandoah National Park	National Park Service	Federal
George Washington National Forest	U.S. Forest Service	Federal

Summary of BOVA Species Associated with Cities and Counties of the Commonwealth of Virginia:

FIPS Code	City and County Name	Different Species	Highest TE	Highest Tier
003	Albemarle	428	FESE	I
015	Augusta	487	FESE	I
125	Nelson	396	FESE	I
820	Waynesboro City	439	FESE	I

USGS 7.5' Quadrangles:
Waynesboro West
Waynesboro East

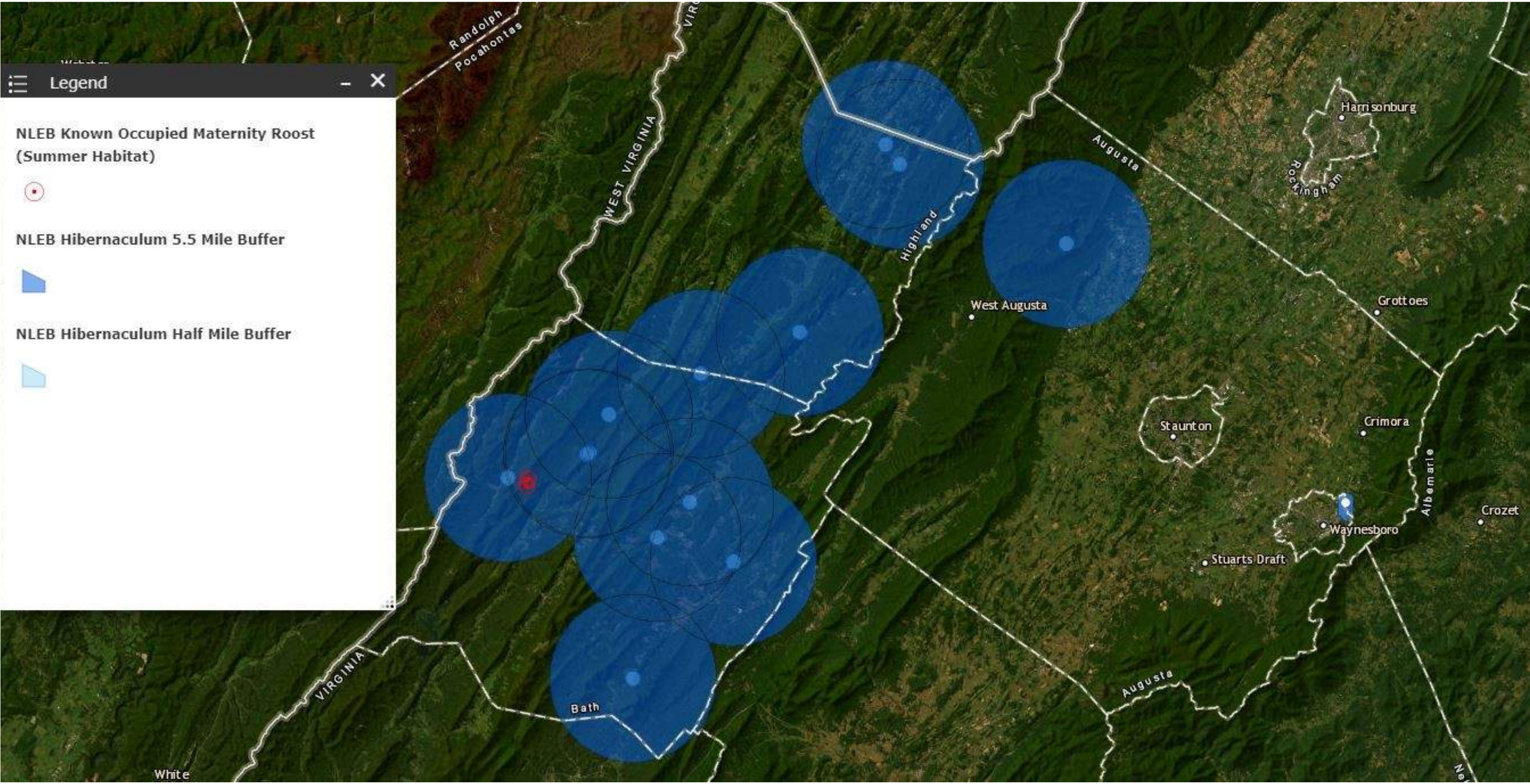
USGS NRCS Watersheds in Virginia:

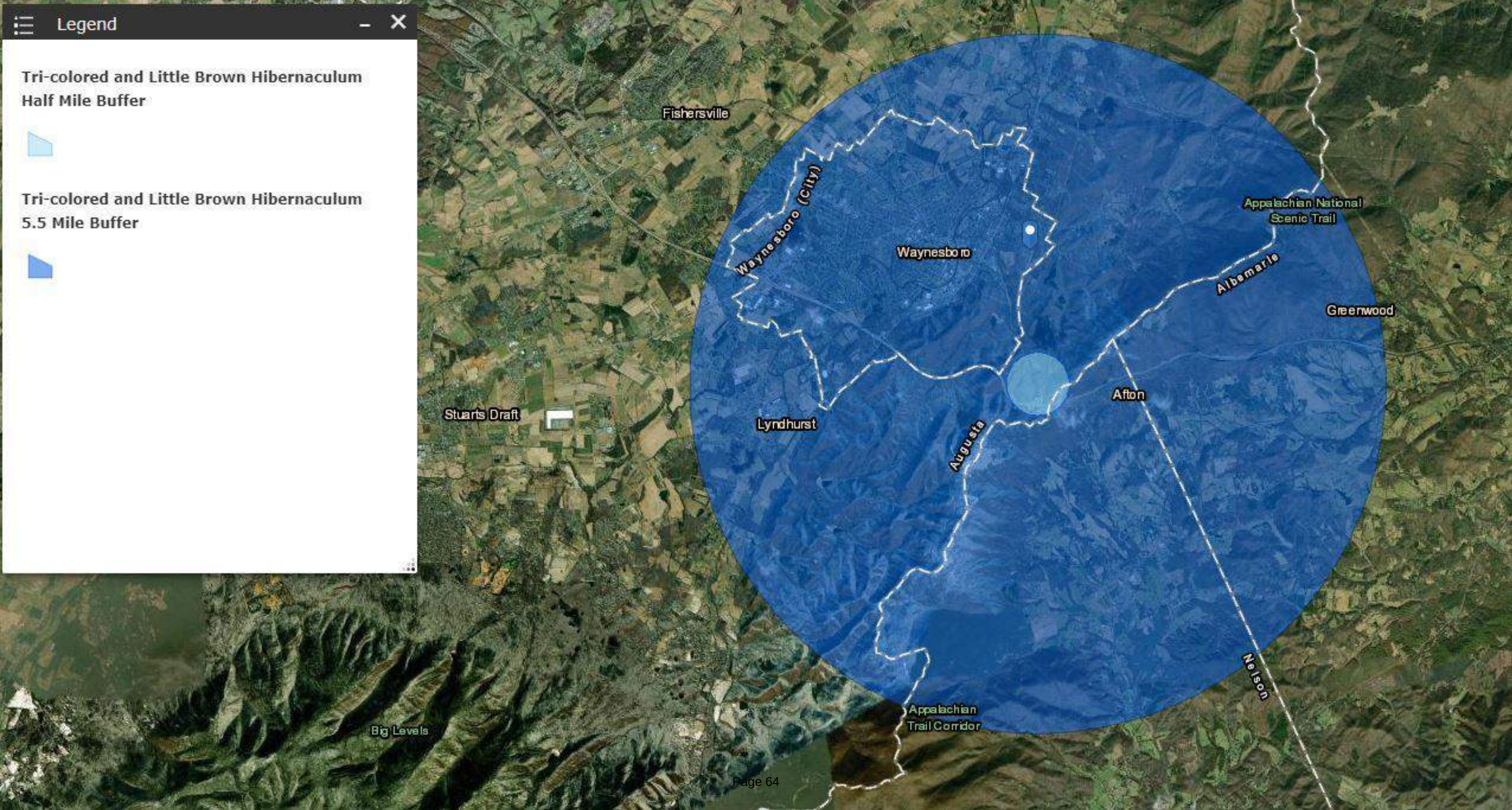
N/A

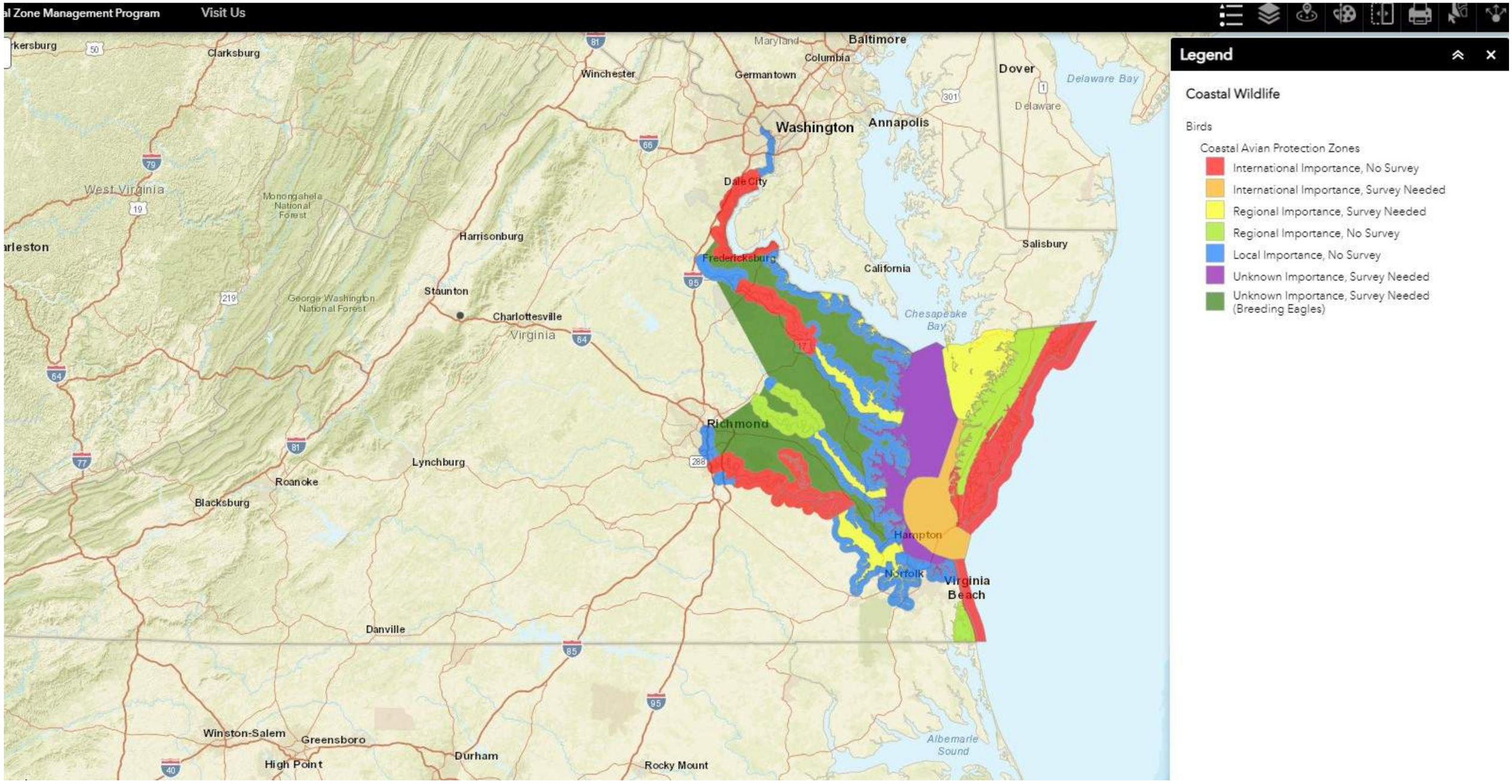
USGS National 6th Order Watersheds Summary of Wildlife Action Plan Tier I, II, III, and IV Species:

HU6 Code	USGS 6th Order Hydrologic Unit	Different Species	Highest TE	Highest Tier
JM36	North Fork Rockfish River	69	ST	I
JR01	Mechums River-Stockton Creek	71	FESE	I
PS30	South River-Porterfield Run	82	FESE	I

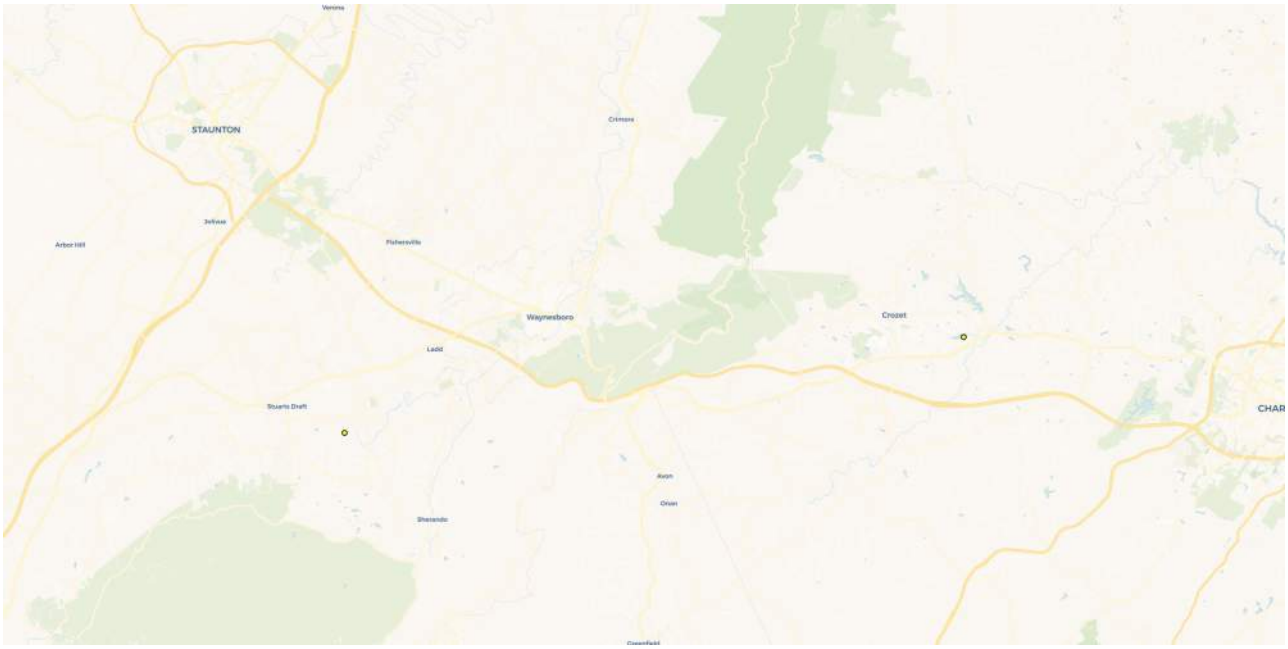
Compiled on 8/4/2023, 10:19:01 AM V1518745.0 report=V searchType= R dist= 4828.032 poi= 38,03,40.2 -78,51,48.3


Legend
NLEB Known Occupied Maternity Roost (Summer Habitat)
NLEB Hibernaculum 5.5 Mile Buffer
NLEB Hibernaculum Half Mile Buffer
Randolph
Pocahontas
WEST VIRGINIA
Highland
Augusta
Harrisonburg
Rockingham
West Augusta
Grottoes
Staunton
Crimora
Albemarle
Waynesboro
Crozet
Stuarts Draft
VIRGINIA
Bath
Augusta
White


Legend
Tri-colored and Little Brown Hibernaculum
Half Mile Buffer
Tri-colored and Little Brown Hibernaculum
5.5 Mile Buffer
Fishersville
Waynesboro (City)
Waynesboro
Appalachian National
Scenic Trail
Albemarle
Greenwood
Stuarts Draft
Lyndhurst
Augusta
Afton
Nelson
Appalachian
Trail Corridor
Big Levels


al Zone Management Program
Visit Us
Legend
Coastal Wildlife
Birds
Coastal Avian Protection Zones
International Importance, No Survey
International Importance, Survey Needed
Regional Importance, Survey Needed
Regional Importance, No Survey
Local Importance, No Survey
Unknown Importance, Survey Needed
Unknown Importance, Survey Needed (Breeding Eagles)
Clarksburg
Winchester
Maryland
Baltimore
Columbia
Germantown
Dover
Delaware Bay
Delaware
Washington
Annapolis
West Virginia
Monongahela National Forest
Dale City
Harrisonburg
Salisbury
Fredericksburg
California
Staunton
George Washington National Forest
Chesapeake Bay
Charlottesville
Virginia
Richmond
Lynchburg
Roanoke
Blacksburg
Hampton
Norfolk
Virginia Beach
Danville
Albemarle Sound
Winston-Salem
Greensboro
High Point
Durham
Rocky Mount

CCB Mapping Portal



Layers: VA Eagle Nest Locator

Map Center [longitude, latitude]: [-78.85608673095702, 38.06390568289465]

Map Link:
https://ccbbirds.org/maps/#layer=VA+Eagle+Nest+Locator&zoom=12&lat=38.06390568289465&lng=-78.85608673095702&legend=legend_tab_7c321b7e-e523-11e4-aaa0-0e0c41326911&base=Street+Map+%28OSM%2FCarto%29

Report Generated On: 05/30/2023

C

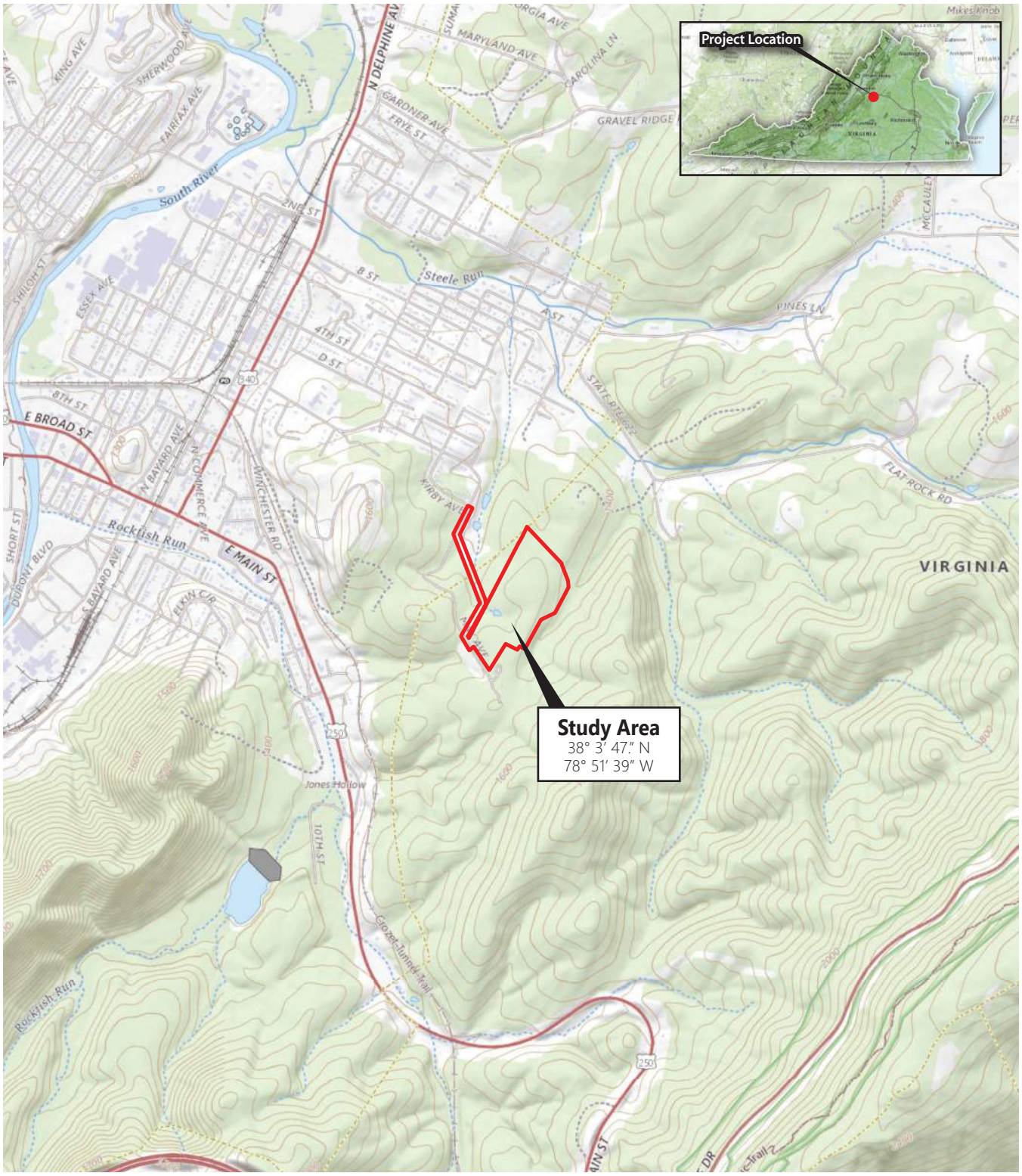
Appendix C

Wetland Delineation Map

Figure 1: Project Location Map

Waynesboro Solar Site | Waynesboro, Virginia

February 14, 2023



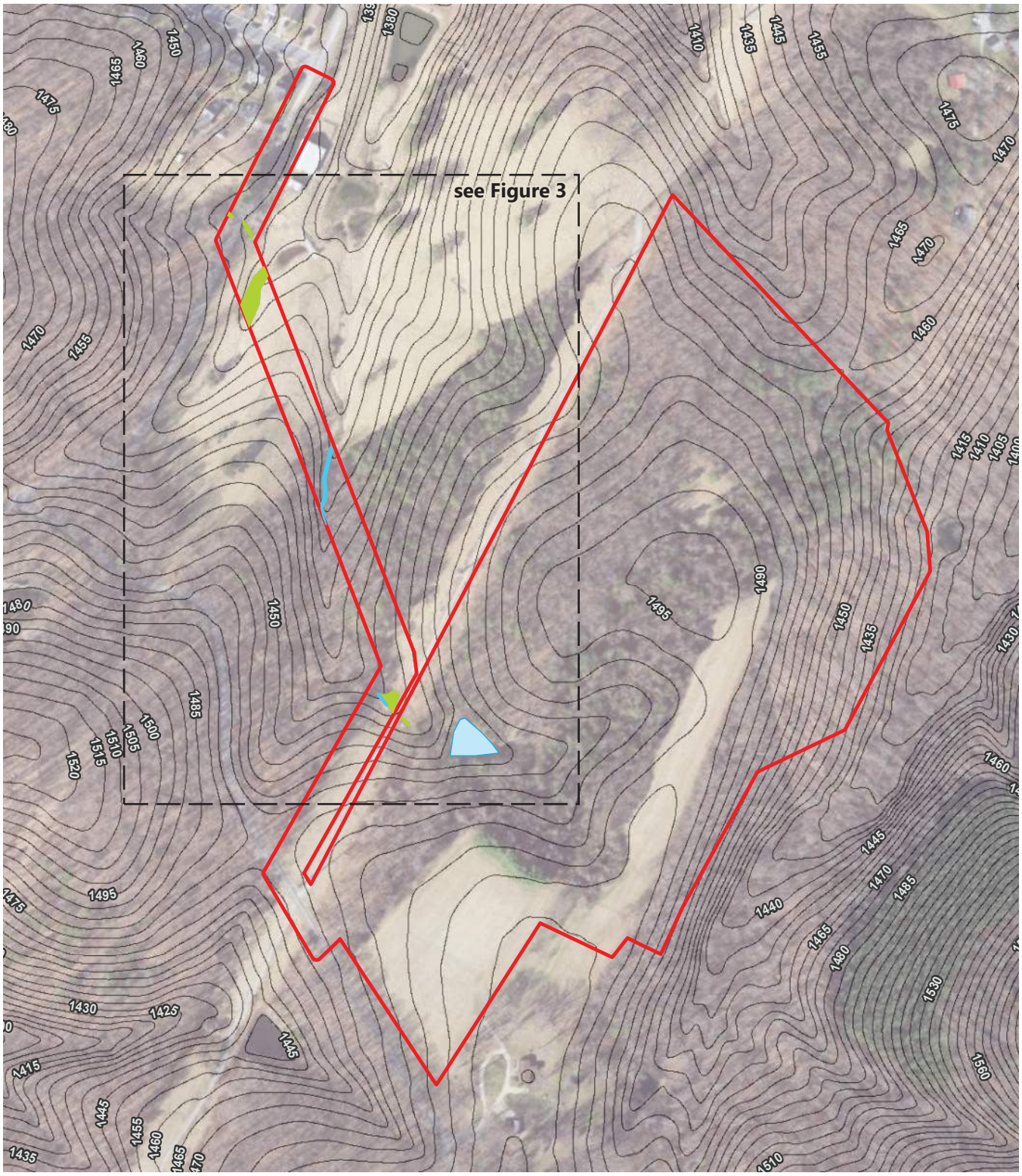
34124_Waynesboro_Wetlnad

Source: USGS The National Map - covered by 7.5 minute Waynesboro East, Virginia Quadrangle

Figure 2: Wetland Delineation Map - Overall

Waynesboro Solar Site | Waynesboro, Virginia

February 14, 2023



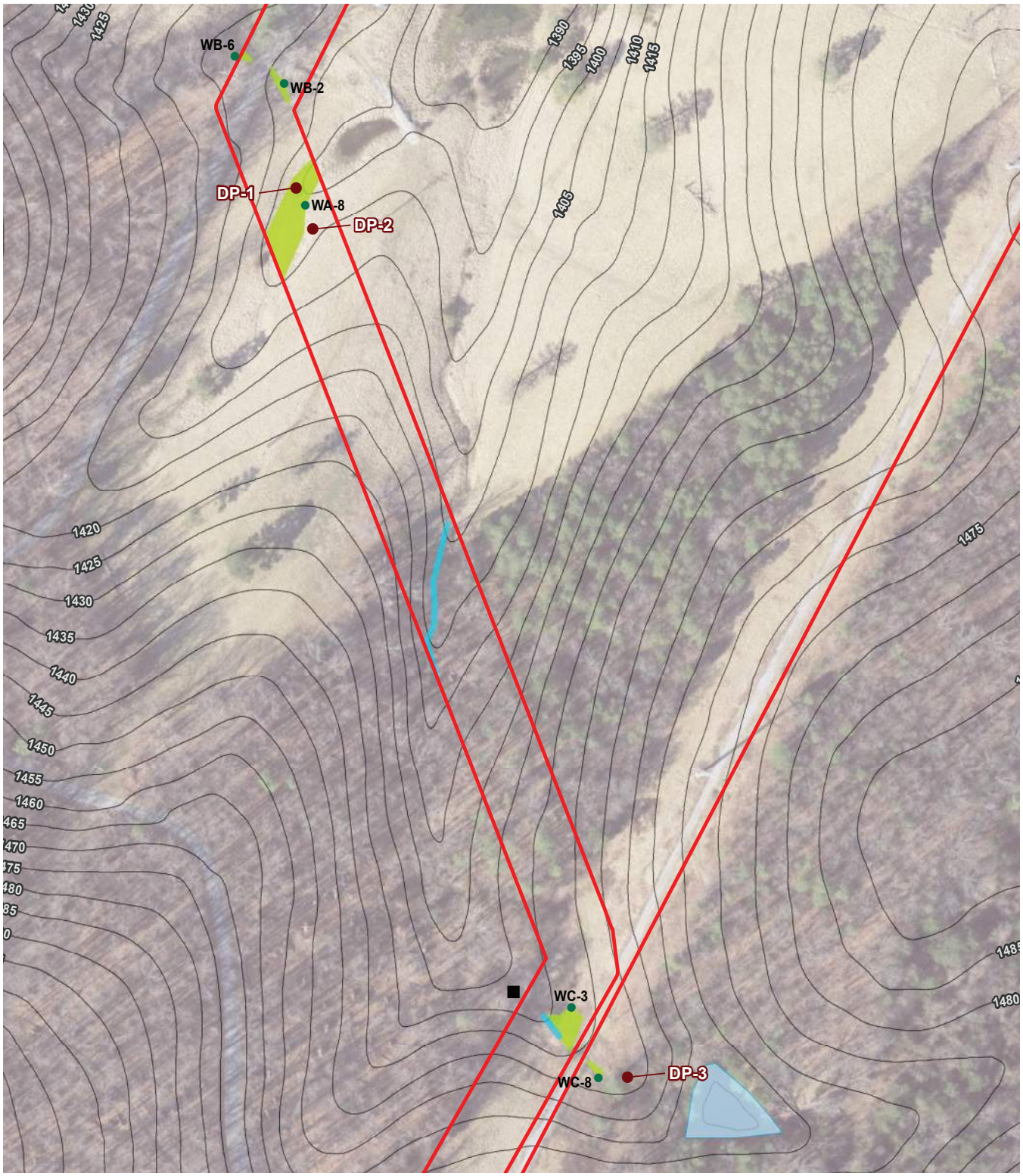
Source: VGIN/VBMP Most Recent Orthimagery

34124_Waynesboro_Wetlnad

Figure 3: Wetland Delineation Map - Detail

Waynesboro Solar Site | Waynesboro, Virginia

February 14, 2023



34124_Waynesboro_Wetlnad

Study Area (34 acres)
Data Point
Flag Identifier
Contours (5')
Palustrine Emergent (PEM) Wetland (0.11 acres)
Palustrine Unconsolidated Bottom (PUB) (0.13 acres)
Intermittent Stream (206 LF)

N

0 75 150 Feet

Source: VGIN/VBMP Most Recent Orthimagery

D

Appendix D

Glare Analysis

FORGESOLAR GLARE ANALYSIS

Project: **Waynesboro Solar**
Site configuration: **PV Array - May Ave**

Created 28 Jul, 2023
Updated 28 Jul, 2023
Time-step 1 minute
Timezone offset UTC-5
Minimum sun altitude 0.0 deg
DNI peaks at 1,000.0 W/m^2
Category 1 MW to 5 MW
Site ID 96370.16869

Ocular transmission coefficient 0.5
Pupil diameter 0.002 m
Eye focal length 0.017 m
Sun subtended angle 9.3 mrad
PV analysis methodology V2

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
May Ave	0	0.0	0	0.0
Project Access road	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0

Component Data

PV Arrays

Name: PV array
Axis tracking: Single-axis rotation
Backtracking: Shade-slope
Tracking axis orientation: 180.0°
Max tracking angle: 55.0°
Resting angle: 0.0°
Ground Coverage Ratio: 0.5
Rated power: -
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.064977	-78.860626	1487.24	6.00	1493.24
2	38.064386	-78.859304	1495.68	6.00	1501.68
3	38.064004	-78.859274	1492.41	6.00	1498.41
4	38.061013	-78.860958	1502.20	6.00	1508.20
5	38.061275	-78.861546	1503.85	6.00	1509.85
6	38.060787	-78.862010	1498.02	6.00	1504.02
7	38.060684	-78.862273	1494.62	6.00	1500.62
8	38.060988	-78.862855	1485.86	6.00	1491.86
9	38.061721	-78.862648	1481.33	6.00	1487.33
10	38.061841	-78.861578	1490.03	6.00	1496.03
11	38.063617	-78.861591	1492.33	6.00	1498.33

Route Receptors

Name: May Ave
Path type: Two-way
Observer view angle: 50.0°

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.067049	-78.862827	1398.33	4.00	1402.33
2	38.063873	-78.864699	1468.33	4.00	1472.33
3	38.063786	-78.864844	1480.02	4.00	1484.02
4	38.063621	-78.865479	1501.95	4.00	1505.95
5	38.063554	-78.865532	1498.93	4.00	1502.93
6	38.063477	-78.865472	1500.81	4.00	1504.81
7	38.063367	-78.865225	1499.07	4.00	1503.07
8	38.063112	-78.864815	1499.81	4.00	1503.81

Name: Project Access road
Path type: Two-way
Observer view angle: 50.0°

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.065473	-78.863746	1411.12	4.00	1415.12
2	38.064024	-78.862979	1415.11	4.00	1419.11

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	38.066073	-78.863563	1419.30	6.00
OP 2	2	38.066537	-78.863281	1415.97	6.00
OP 3	3	38.067302	-78.863174	1395.81	6.00

Obstruction Components

Name: Ex. trees along the rd
Top height: 50.0 ft

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.063813	-78.864731	1471.95
2	38.063714	-78.865062	1494.58
3	38.063617	-78.865444	1501.41
4	38.063553	-78.865513	1498.92
5	38.063497	-78.865469	1500.49
6	38.063374	-78.865214	1498.94
7	38.063133	-78.864800	1498.36
8	38.062939	-78.864148	1518.94
9	38.062698	-78.863992	1539.34

Name: Ex. Vegetation - West side
Top height: 40.0 ft

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.066279	-78.862397	1394.42
2	38.065724	-78.862681	1389.14
3	38.065485	-78.862708	1394.06
4	38.065200	-78.862783	1398.62
5	38.065175	-78.863245	1393.80

Name: Treeline - East
Top height: 70.0 ft

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.064581	-78.856493	1426.93
2	38.059192	-78.861300	1515.40
3	38.058567	-78.859970	1588.76
4	38.056987	-78.861826	1599.52

Name: Treeline - North
Top height: 70.0 ft

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.065668	-78.860163	1459.07
2	38.064427	-78.857931	1450.53
3	38.064883	-78.856247	1443.01
4	38.065651	-78.855185	1391.24
5	38.064984	-78.854466	1422.32

Name: Treeline - NW
Top height: 70.0 ft

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.066327	-78.862384	1396.35
2	38.065770	-78.861000	1455.84
3	38.066555	-78.860227	1428.23
4	38.068397	-78.859766	1398.91

Name: Treeline - West of T-line
Top height: 50.0 ft

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.064982	-78.861209	1470.43
2	38.065037	-78.861354	1465.86
3	38.063310	-78.864143	1486.00
4	38.064112	-78.865028	1490.67
5	38.063415	-78.866112	1541.05
6	38.062701	-78.864186	1544.45
7	38.061878	-78.864095	1542.55
8	38.059850	-78.865323	1483.79
9	38.059656	-78.864776	1466.04
10	38.064982	-78.861209	1470.43

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
May Ave	0	0.0	0	0.0
Project Access road	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0

PV: PV array no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
May Ave	0	0.0	0	0.0
Project Access road	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0

PV array and Route: May Ave

No glare found

PV array and Route: Project Access road

No glare found

PV array and OP 1

No glare found

PV array and OP 2

No glare found

PV array and OP 3

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.
Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.
Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.
The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.
The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.
The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.
The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
Refer to the Help page at **www.forgesolar.com/help/** for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

E

Appendix E

FAA Report

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

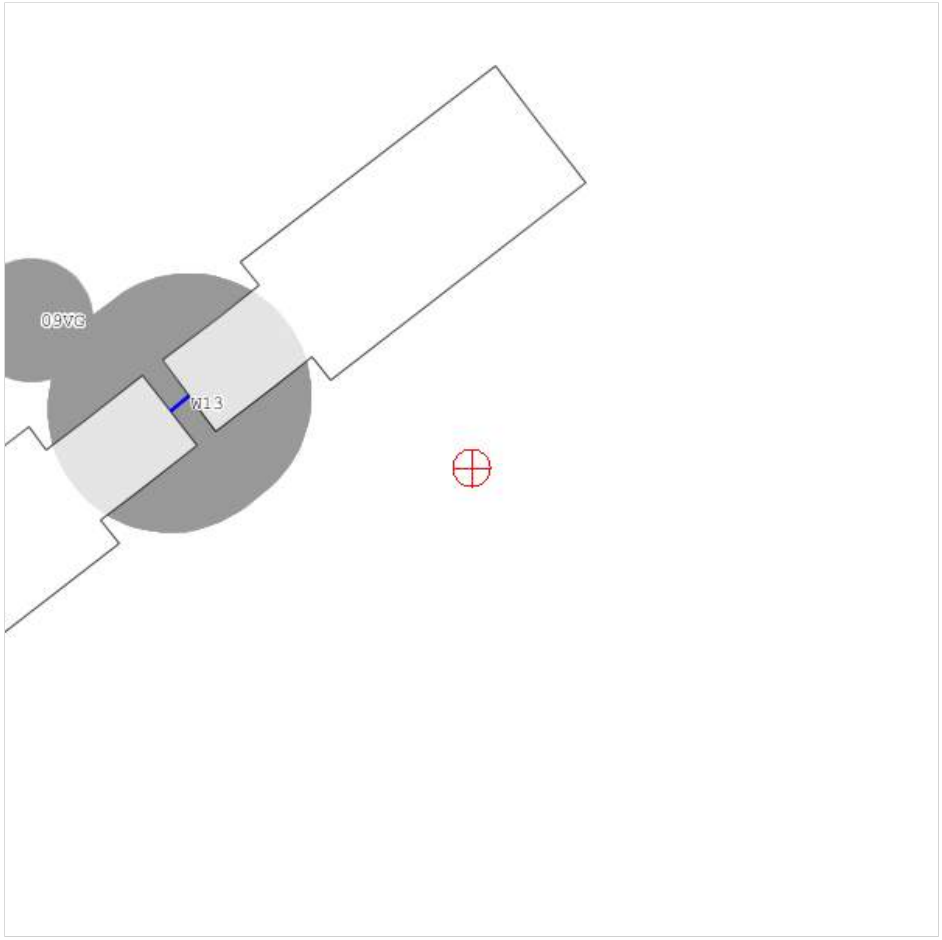
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* **Structure Type:**	SOLAR | Solar Panel Please select structure type and complete location point information.
Latitude:	38 Deg 3 M 43.23 S N
Longitude:	78 Deg 51 M 40.25 S W
Horizontal Datum:	NAD83
Site Elevation (SE):	1482 (nearest foot)
Structure Height :	8 (nearest foot)
Is structure on airport:	(•) No ( ) Yes

Results

You do not exceed Notice Criteria.


09VG
W13

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

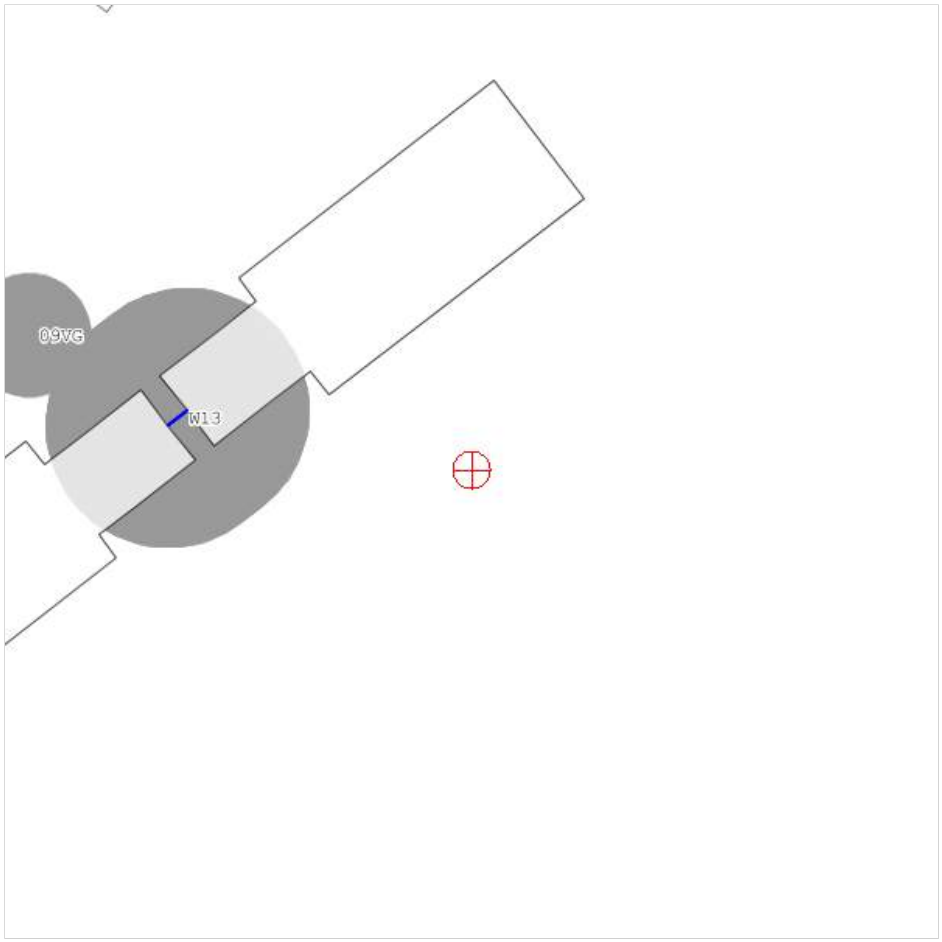
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* **Structure Type:**	SOLAR | Solar Panel Please select structure type and complete location point information.
Latitude:	38 Deg 3 M 53.70 S N
Longitude:	78 Deg 51 M 38.22 S W
Horizontal Datum:	NAD83
Site Elevation (SE):	1468 (nearest foot)
Structure Height :	8 (nearest foot)
Is structure on airport:	(•) No ( ) Yes

Results

You do not exceed Notice Criteria.


D9VG
W13

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

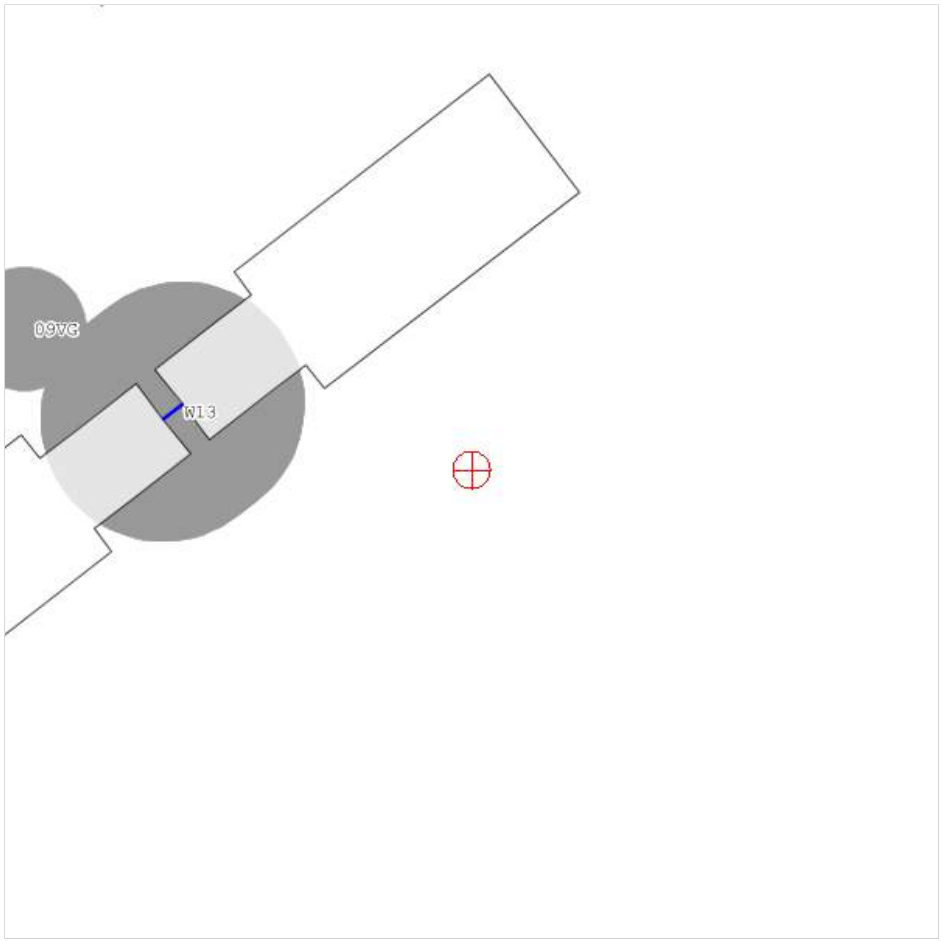
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* **Structure Type:**	SOLAR | Solar Panel Please select structure type and complete location point information.
Latitude:	38 Deg 3 M 48.67 S N
Longitude:	78 Deg 51 M 33.26 S W
Horizontal Datum:	NAD83
Site Elevation (SE):	1475 (nearest foot)
Structure Height :	8 (nearest foot)
Is structure on airport:	(•) No ( ) Yes

Results

You do not exceed Notice Criteria.


D9VG
W13

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

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- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

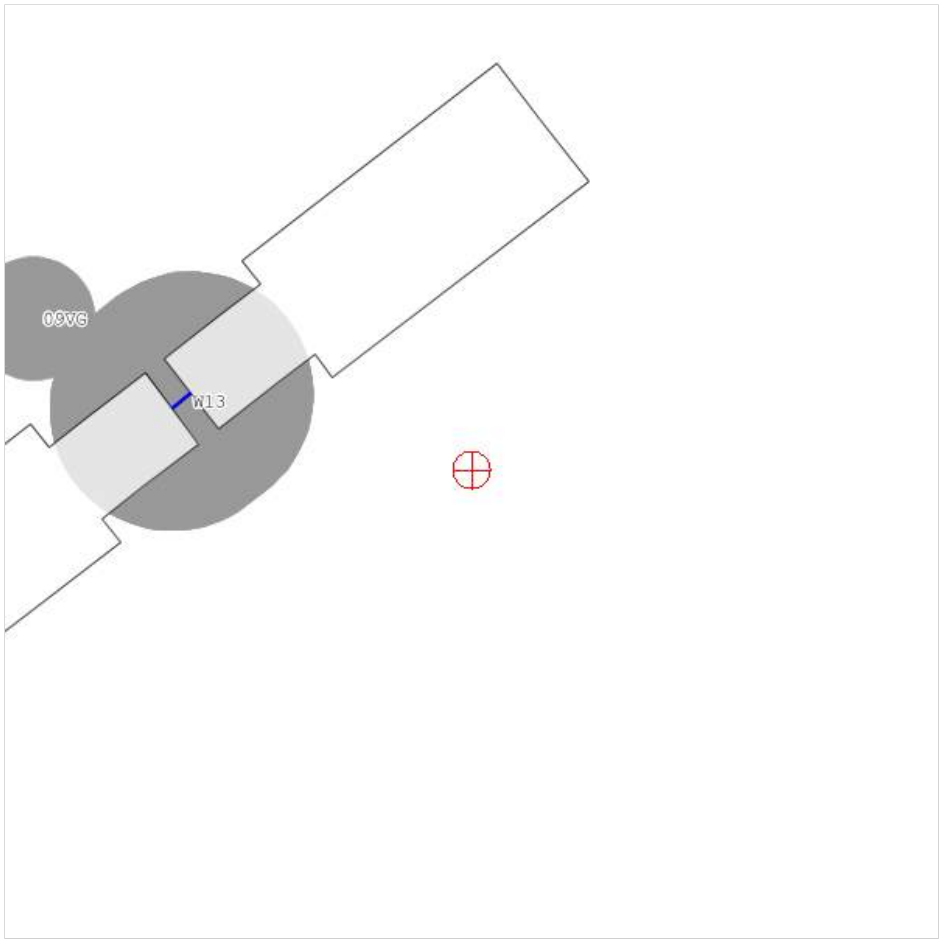
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* **Structure Type:**	SOLAR | Solar Panel Please select structure type and complete location point information.
Latitude:	38 Deg 3 M 40.13 S N
Longitude:	78 Deg 51 M 42.41 S W
Horizontal Datum:	NAD83
Site Elevation (SE):	1497 (nearest foot)
Structure Height :	8 (nearest foot)
Is structure on airport:	(•) No ( ) Yes

Results

You do not exceed Notice Criteria.


09VG
W13

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
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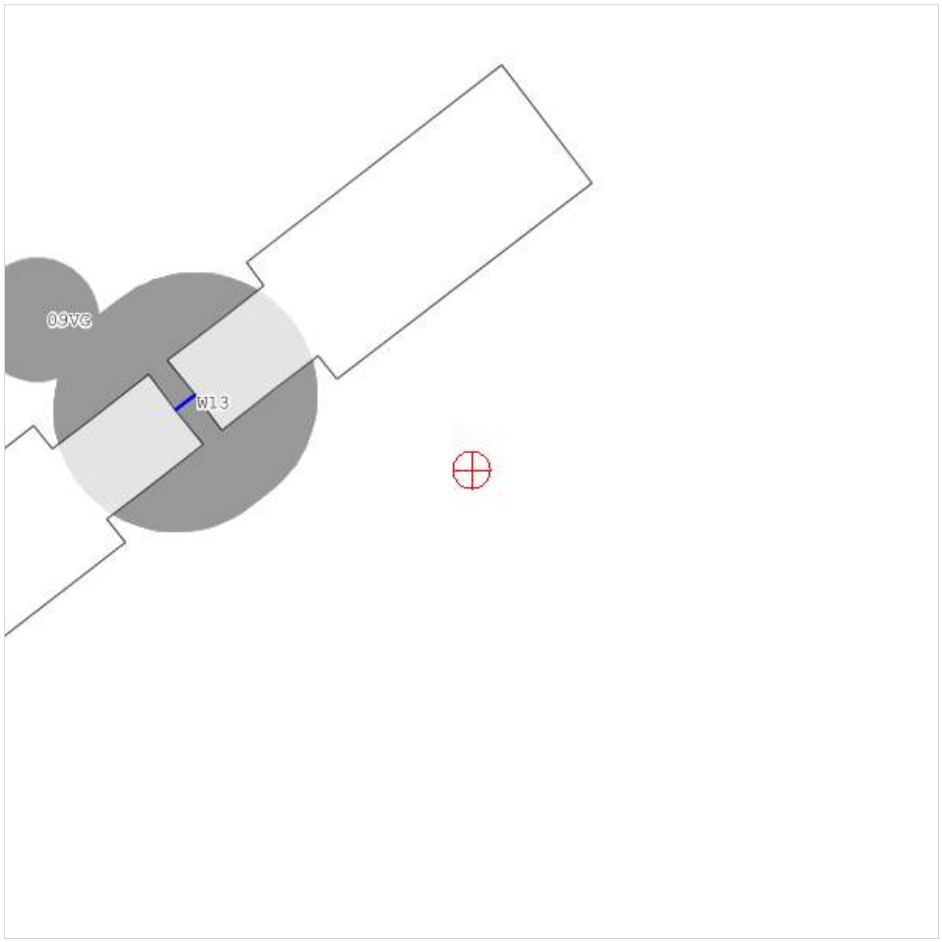
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* **Structure Type:**	SOLAR | Solar Panel Please select structure type and complete location point information.
Latitude:	38 Deg 3 M 41.10 S N
Longitude:	78 Deg 51 M 46.34 S W
Horizontal Datum:	NAD83
Site Elevation (SE):	1485 (nearest foot)
Structure Height :	8 (nearest foot)
Is structure on airport:	(•) No ( ) Yes

Results

You do not exceed Notice Criteria.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F

Appendix F

VCRIS Report

Waynesboro B-C

Using the Virginia Department of Historic Resources' VCRIS screening tool, it was determined that the southwest corner of this project site runs through the Waynesboro Battlefield (136-5057), where union general Phillip Sheridan encountered the last of the confederate valley army in 1865. The battlefield expands both north and south of the project parcel, and totals 2205 acres. However, the DHR surveyor has recommended that it is not eligible for protected status and its DHR evaluation status is listed as not eligible. Supporting materials are provided on the following pages.

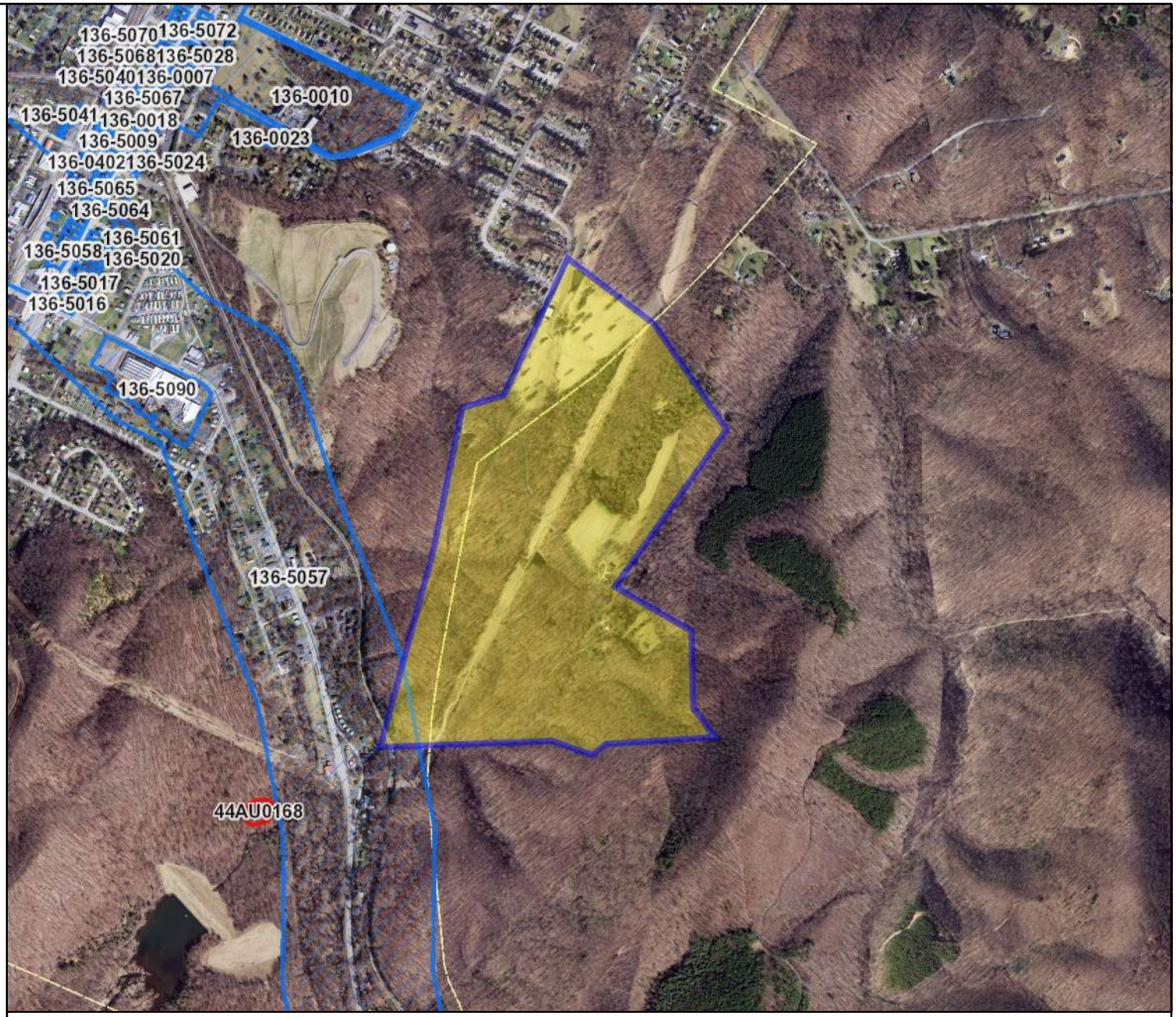
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



N

Feet

0 500 1000 1500 2000

1:18,056 / 1"=1,505 Feet

Title: Waynesboro B-C

Date: 1/16/2023

DISCLAIMER:Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions.The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites:Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Property Information

Property Names

Name Explanation	Name
Historic/Current	Basic City Historic District

Property Addresses

Alternate - 7th Street
Alternate - Commerce Avenue North
Current - Delphine Avenue North

Property Evaluation Status

DHR Board: Eligible

This Property is associated with the Basic City Historic District.

County/Independent City(s): Waynesboro (Ind. City)
Incorporated Town(s): *No Data*
Zip Code(s): 22980
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): WAYNESBORO EAST, WAYNESBORO WEST

Additional Property Information

Architecture Setting: Urban
Acreage: *No Data*

Site Description:

January 2011: The district is located to the south of the railroad tracks on relatively level ground. Landscaping of the lots includes manicured lawns, asphalt and gravel driveways and parking areas as well as various plantings. Secondary resources, if present, include small sheds and garages.

2019: The proposed Basic City Historic District is made of up a mix of residential, industrial and commercial development along the east side of the South River, in the northeast quadrant of the City of Waynesboro. The district is arranged primarily in a grid pattern with several wider streets (avenues) that run north to south and numbered streets running east to west. Most of the residential areas also contain narrow rear alleys. The development pattern is dense in some locations within the district, especially in areas of residential construction. Most of the lots with housing have small yards, some mature shade trees and modest landscaping. Most of the commercial development is along N. Commerce Avenue. The street is bisected by the railroad tracks that run down the center of the street. Commercial buildings line most of the east side of the street, with some residential and industrial on the west side of the street. Most of the industrial development can be found along the South River. The district is located northeast of the Downtown Waynesboro Historic District (DHR#136-5048) and just east of the Port Republic Road Historic District(DHR# 136-5054).

The Basic City HD includes a mix of industrial, residential and commercial buildings dating from the earliest development (ca. 1890) of the area up until the mid-20th century. A large area was originally platted for development by the Basic City Mining, Manufacturing Land Co. The proposed district is laid out in a modified grid pattern with Avenues(N. Winchester, N. Delphine, N. Commerce, N. Bayard, N. Augusta, N. Bath, N. Charlotte, Dinwiddie, N. Essex) running north to south and numbered streets (7th, 6th, 5th, 4th, 3rd, 2nd) running east to west. An early advertisement offering lots for sale in Basic City reports that the “attractive lands for the Waynesboro and Basic City Land Company have been tastefully and laid out with broad avenues and streets.” This pattern of development remains mainly intact. The district is bounded to the west by the South River, to the south by Broad and Main Streets and to the east by the Fairfax Hall (DHR#136-0010) property and to the north by Steele Run, a tributary of the South River. The district is mainly residential in the areas between N. Commerce Avenue and N. Bath Avenue with some commercial development. The earliest residential buildings are vernacular interpretations of Queen Anne or simple folk Victorian houses, most likely constructed as worker housing for the surrounding industrial complexes. Later residential development included bungalows, Colonial Revival, minimal traditional and ranch houses. American Foursquare type housing and a few one and two story shotgun house types can also be found throughout the district.

N. Commerce Avenue is the area that contains most of the commercial development with the railroad tracks running down the center of the street. The commercial building types in the district are varied. Some are of brick construction, while others are frame. Most were used as stores, restaurants, hotels and banks. Today some of the existing commercial buildings are vacant, while some have been reused for new businesses. The larger extant industrial buildings are still being used for industry, while some of the smaller industrial buildings are being used for smaller manufacturing businesses, car repair shops or they have been adapted into office space.

Surveyor Assessment:

1981: This began as Waynesboro Junction in the 19th century, at the intersection of the Chesapeake and Ohio and Norfolk and Western Railroads. Although there were only a few houses here along Commerce Avenue and the Railroad track, by the 1890's the new development had been laid out. The largest development was the Basic City Mining, Manufacturing, and Land Co, whose division was called the Basic City Land and Improvement Co. The original land surveys, which still survive, shows this as "a metropolis extending from the foothills about five blocks east of the Hotel Brandon westward across South River to two blocks west of King Avenue." This company had been granted a charter in 1889. Many industries and businesses came into Basic City in the early 1890's, bringing prosperity and growth to both this new community and Waynesboro. Due to the difficult financial times in the late 1890's, much of this development stopped, although a number of smaller industries have continued to locate in Basic City throughout the 20th century. In 1923, Basic City and Waynesboro consolidated into one town.

January 2011: A reassessment of the current boundaries of the Basic City Historic District, part of the current survey effort, was

undertaken. The boundaries of the district encompass a very limited area of Basic City as originally drawn and did not include the C & O railroad freight and passenger depots, which are no longer extant. The district since the PIF in 1981 and the previous reconnaissance-level survey in 1997 has lost several of its contributing resources. The 1981 PIF contains limited information about each contributing resource within the district and photographically focuses on only a couple of resources along N. Commerce Avenue. In addition a number of resources have had alterations including enclosed character defining porches, the installation of vinyl siding and windows and the loss of architectural materials. Because of the loss of contributing resources to the district and alteration to the individual resources, the surveyor recommends the district is no longer NRHP-eligible.

2019 PIF: The Basic City area is located in northeast section of the City of Waynesboro, east of the South River. The area first developed as Waynesboro Junction around the Chesapeake and Ohio Railroad. Later, in 1881, the Shenandoah Valley Railroad was constructed intersecting at Waynesboro at what would become labeled the Iron Cross. In 1882 the railroad was extended to Roanoke (Big Lick) creating a network that went from Hagerstown to the north and Roanoke to the south. In 1890, the Shenandoah Valley Railroad was taken over by the Norfolk and Western Railroad Company.

In 1891 a promotional brochure announced that “Basic City is located near the very heart of the greatest coal, iron, and limestone fields of America.” The area was determined to be an excellent spot for development, first by Richard N. Pool, a mining speculator, who first designated the area as Ingalls City in 1889. Pool was followed by Jacob Reese, a Pittsburg Industrialist who purchased a large tract of land in the area including a Lithia Spring. Reese and additional investors incorporated as Basic City Mining, Manufacturing and Land Company. The area was slated as an industrial center but after a legal fight with the Bessemer Company over patent rights, the first and major construction project planned, the Blast Furnace, was stopped. Many of the industries planned for the city included the Basic City Car Works, a knitting mill, a playing card manufacturing factory, a school furniture factory, a match factory and a hardware company. Most of these industries failed after the Panic of 1893. Despite the failure of the earlier industries the area would go on to become a major economic center for the region. Basic City would, for some time, have a higher population than neighboring Waynesboro. In 1918, the Klann Organ and Supply Company moved to Basic City and occupied the still extant building at 301 4th Street (Photo 6). Other industries would follow.

Additionally, because of its location near the railroad, the area also became a center for travelers. Several hotels were constructed including the Mountain View Motel (later renamed the Belmont), which is still extant along the west side of Commerce street. The Brandon Hotel (previously listed in the National Register as Fairfax Hall) was constructed in 1890 along North Winchester Ave. Central Hotel was located in the Jordon Building at the corner of Augusta Avenue and 4th streets. The hotel was located on the second floor with a bank, hardware and grocery store on the first floor.

Eventually, in 1924, Basic City and Waynesboro merged but the area continued to develop. New industries moved to the area and built new or used existing buildings. Basic Wirtz Manufacturing, a furniture company, was one of the largest. Additional

The Basic City HD is being considered for the National Register under Criterion A, Community Planning and Development, Industry, Commerce and Transportation and under Criterion C, Architecture. The district contains a varied collection of architectural resources dating from the late 19th century through the mid-20th century that represent the area’s continued development. The extant resources reflect commercial, residential and industrial development. Despite demolitions throughout the district, infill, and material changes to both residential and commercial buildings, the district’s existing building stock still reflects its history as a prospective “boom town”, and later as an important industrial and transportation center for the City of Waynesboro. The period of significance begins in 1890 when the original plan and plat of Basic City was developed by the Basic City Mining, Manufacturing Land Company and ends in 1969 encompassing the area’s continued commercial and residential development.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Other
Resource Type: Historic District
NR Resource Type: District
Historic District Status: Contributing
Date of Construction: Ca 1880
Date Source: Site Visit/Written Data
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Community Planning, Commerce/Trade, Domestic, Industry/Processing/Extraction, Religion, Transportation/Communication
Other ID Number: *No Data*
Architectural Style: Mixed (more than 3 styles from different periods, 0)
Form: *No Data*
Number of Stories: *No Data*
Condition: Fair
Threats to Resource: Deterioration, Development, Transportation Expansion
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

1981: Basic City was a boom-town development from the 1890s, located at the junction of the Chesapeake and Ohio and the Norfolk and Western Railroads. Because the development never became as prosperous as the originators planned, many of the late 19th and early 20th century buildings survive. Many of these are clustered along Commerce Avenue, along the Railroad track. These include the Chesapeake and Ohio Railway Passenger Depot, the Belmont Hotel, Citizens' Bank of Basic City, several dwellings from the 1880's along Commerce Avenue, workers' housing at Essex and Sixth Streets, and a variety of commercial buildings on Commerce Avenue with fine shingled and other turn-of-the-century decoration. Perhaps the most stylish building was the Hotel Brandon (136-0101), a shingle-styled design by W. M. Poindexter, from Washington.

A historic district in this area should include Commerce Avenue as its focus, and spread out to neighboring roads for other commercial and domestic buildings.

January 2011: The Basic City Historic District comprises a group of dwellings constructed during the late nineteenth to early twentieth century, which illustrate the prosperous beginnings of Basic City centering on the Chesapeake & Ohio and Norfolk & Western railroads. The district, as delineated on VDHR mapping, encompasses N. Commerce Avenue north of 7th Street to the railroad tracks, the northern side of 7th Street, and the northwest, southwest and southeast corner lots at the intersection of 7th Street and N. Delphine Avenue. While a majority of the resources were constructed during the 1890s, several later dwellings are located within the historic district boundary including the 1934 dwelling located in the eastern portion of the Basic City Historic District on the northwest corner of 7th Street and N. Delphine Avenue (136-5007).

The majority of resources which fall within the APE is two-story I-houses or T-shaped dwellings. Of those within the project corridor, the house located at 269 N. Delphine Avenue, is perhaps the most intact (136-5022). Although sheathed in asbestos siding, other architectural features are extant including the gable end returns and front porch.

Other architectural resources within the district along N. Delphine Avenue have experienced varying degrees of alterations from the addition of vinyl siding and windows to enclosed porches and chimney flues. The dwelling located at 260 N. Delphine (136-5021) is missing the siding on a portion of the rear elevation as well as what appears to have been a two-story rear porch. The house is presently vacant.

2019 PIF: The Basic City Historic District is located in the City of Waynesboro. The area was first developed as Waynesboro Junction around the Chesapeake and Ohio Railroad. Later, in 1881, the Shenandoah Valley Railroad was built, creating an intersection of the two railroads. This intersection would become known as the Iron Cross. In 1882 the railroad was extended to Roanoke (Big Lick) creating a network that went from Hagerstown to the north and Roanoke to the south. The district contains a mix of residential, commercial and industrial buildings dating from its earliest development through the mid-20th century. The residential development is varied and consists of detached and single-family houses, duplexes and multi-unit housing. Building materials include wood frame, brick or brick veneer, concrete block. Many of the residential buildings have been altered, with the addition of vinyl, aluminum, asbestos siding and replacement of their original windows with vinyl units. Despite these alterations the housing stock, overall, retains its original form and massing. Many of the residential buildings still retain original architectural details (cornice detailing, porches, doors). The commercial development of the area was historically restrained based on economic factors that continued to plague the developers, the region and the nation. Most of the commercial buildings were constructed along N. Commerce Avenue, near the railroad. The earliest commercial buildings are located between 7th and 6th Street, with a commercial block at the corner of 7th and N. Commerce. These two buildings are of brick construction and contain many of their original architectural elements (Photo 1). Just north of this brick commercial block, also between 7th and 6th Street, are two additional early commercial buildings (Photo 2). One is a one-story frame building that housed several commercial enterprises, and next to it, to the north, is another frame two-story commercial building with original siding and cornice details. The windows have been covered on both buildings.

There are additional commercial buildings scattered throughout the residential areas in the district. One of the earliest is the Bank Building located at the corner of N. Bayard Avenue and 4th Street (Photos 3 and 4). This brick building once housed the earliest bank in Basic City. The two-story brick building retains many of its original features but it has been altered with a few window replacements. The industrial development of the district is mainly contained to the area along the South River along N. Essex Ave, N. Charlotte Ave, N. Bath Avenue and along 2nd Street. Most of these buildings are constructed of brick, with later additions constructed of frame or metal.

Additional buildings include churches, smaller industrial buildings, and ancillary buildings such as garages and storage buildings associated with the residential and commercial development that continued throughout the district into the mid-20th century. Insensitive rehabilitation, demolition and infill development have occurred within the district. There were two depots, a passenger and a freight depot but both have been demolished. Some of the earlier industrial buildings were also demolished. Despite these changes, the district still reflects its early development as an industrial and commercial district with associated modest residential housing constructed throughout its history.

Secondary Resource Information

Historic District Information

Historic District Name:	Basic City Historic District
Local Historic District Name:	*No Data*
Historic District Significance:	The Basic City HD is being considered for the National Register under Criterion A, Community Planning and Development, Industry, Commerce and Transportation and under Criterion C, Architecture. The district contains a varied collection of architectural resources dating from the late 19th century through the mid-20th century that represent the area's continued development. The extant resources reflect commercial, residential and industrial development. Despite demolitions throughout the district, infill, and material changes to both residential and commercial buildings, the district's existing building stock still reflects its history as a prospective "boom town", and later as an important industrial and transportation center for the City of Waynesboro. The period of significance begins in 1890 when the original plan and plat of Basic

City was developed by the Basic City Mining, Manufacturing Land Company and ends in 1969 encompassing the area's continued commercial and residential development.

CRM Events

Event Type: DHR Board: Eligible

DHR ID: 136-0007

Staff Name: State Review Board

Event Date: 12/12/2019

Staff Comment

Basic City Historic District, City of Waynesboro, DHR No. 136-0007, Criteria A and C
The SRB recommended the historic district is eligible for the VLR and NRHP. The SRB endorsed the PIF without additional comment.

Event Type: DHR Evaluation Committee: Eligible

DHR ID: 136-0007

Staff Name: DHR Evaluation Committee

Event Date: 11/21/2019

Staff Comment

A. Von Lindern presenting:
Basic City Historic District, City of Waynesboro, DHR File No. 136-0007
The Basic City area is located in northeastern Waynesboro, east of the South River. The proposed district is laid out in a modified grid pattern with avenues running north to south and numbered streets running east to west. The district is bounded to the west by the South River, to the south by Broad and Main Streets, to the east by Fairfax Hall (DHR#136-0010), and to the north by Steele Run, a tributary of the South River. The Basic City HD includes a mix of industrial, residential and commercial buildings dating from the earliest development (ca. 1890) of the area up until the mid-twentieth century. The residential development varies and consists of detached and single-family houses, duplexes and multi-unit housing. Building materials include wood frame, brick or brick veneer, and concrete block. Many of the residential buildings have been altered with the addition of vinyl, aluminum, and/or asbestos siding and replacement of their original window sash with vinyl units. Despite these alterations, the housing stock, overall, retains its original form and massing. Economic factors restrained the commercial development of the area in the late 19th century. Most of the commercial buildings were constructed along N. Commerce Avenue, near the railroad. The earliest commercial buildings are located between 7th and 6th Street, with a commercial block at the corner of 7th and N. Commerce. There are additional commercial buildings scattered throughout the residential areas in the district. One of the earliest is the Bank Building located at the corner of N. Bayard Avenue and 4th Street. This two-story brick building once housed the earliest bank in Basic City. Additional buildings include churches, smaller industrial buildings, and ancillary buildings such as garages and storage buildings associated with the residential and commercial development that continued throughout the district into the mid-twentieth century. The earliest residential buildings are vernacular interpretations of Queen Anne or simple folk Victorian houses, most likely constructed as worker housing for the surrounding industrial complexes. Later residential development included bungalows, Colonial Revival, minimal traditional and ranch houses. American Foursquare type housing and a few one and two-story, shotgun house types can also be found throughout the district. N. Commerce Avenue is the area that contains most of the commercial development with the railroad tracks running down the center of the street. The commercial building types in the district are varied. Some are of brick construction, while others are frame. Most were used as stores, restaurants, hotels and banks. Today some of the existing commercial buildings are vacant, while some have been reused for new businesses. The larger extant industrial buildings are still being used for industry, while some of the smaller industrial buildings are being used for smaller manufacturing businesses, car repair shops or they have been adapted into office space.

The area first developed as Waynesboro Junction around the Chesapeake and Ohio Railroad. Later, in 1881, the Shenandoah Valley Railroad was constructed intersecting at Waynesboro at what would become labeled the Iron Cross. In 1882, the railroad was extended to Roanoke (Big Lick) creating a network that went from Hagerstown to the north and Roanoke to the south. In 1890, the Shenandoah Valley Railroad was taken over by the Norfolk and Western Railroad Company. In 1891, a promotional brochure announced that "Basic City is located near the very heart of the greatest coal, iron, and limestone fields of America." The area was determined to be an excellent spot for development, first by Richard N. Pool, a mining speculator, who first designated the area as Ingalls City in 1889. Jacob Reese, a Pittsburgh industrialist who purchased a large tract of land in the area including a lithia spring, followed Pool. Reese and additional investors incorporated as Basic City Mining, Manufacturing and Land Company. The area was slated as an industrial center but after a legal fight with the Bessemer Company over patent rights, the first and major construction project planned, a blast furnace, was stopped. Many of the industries planned for the city included the Basic City Car Works, a knitting mill, a playing card manufacturing factory, a school furniture factory, a match factory and a hardware company. Most of these industries failed after the Panic of 1893. Despite the failure of the earlier industries, the area became a major economic center for the region. For some time, Basic City had a higher population than neighboring Waynesboro. In 1918, the Klann Organ and Supply Company moved to Basic City and occupied the still-extant building at 301 4th Street. Additionally, because of its location near the railroad, the area attracted several hotels, including the Mountain View Motel (later renamed the Belmont), which is still extant along the west side of Commerce Street. The Brandon Hotel (previously listed in the National Register as Fairfax Hall) was constructed in 1890 along North Winchester Ave. Central Hotel was located in the Jordon Building at the corner of Augusta Avenue and 4th streets.

The Basic City Historic District was evaluated at the local level of significance under Criterion A (Community Planning and Development, Commerce, Industry, Transportation) and Criterion C (Architecture) with a period of significance of 1890-1969, beginning when Basic City Mining, Manufacturing Land Company developed the original plan of Basic City and ending in 1969 with the traditional 50-year end date for properties where significant activities have continued into the more recent past. The committee recommended the property proceed to listing with a score of 35 points. This property has been recorded as a historic district in VCRIS.

Event Type: PIF

Project Review File Number: *No Data*

Investigator: Aubrey Von Lindern
Organization/Company: DHR
Photographic Media: Digital
Survey Date: 11/19/2019
Dhr Library Report Number: *No Data*
Project Staff/Notes:

No Data

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Event Type: DHR Staff: Potentially Eligible

DHR ID: 136-0007
Staff Name: Marc Holma
Event Date: 3/31/2011
Staff Comment

DHR Project No. 2010-2012

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2010-2012
Investigator: CRI - Sandra DeChard
Organization/Company: Unknown (DSS)
Photographic Media: Film
Survey Date: 2/1/2011
Dhr Library Report Number: AU-099
Project Staff/Notes:

Name: CRI
DHR CRM Report Number: AU-099
Record Type: Report
Bibliographic Notes: AU-099: An Architectural Survey of N. Delphine Avenue/Route 340, Waynesboro, Virginia: Final Management Summary, February 22, 2011. #2010-2012

VDOT Project Nos. 0340-136-325, C501; iMP 87504 and 0340-136-326, C501; iMP 87505.

Surveyed by: Sandra DeChard
Architectural Description and Data Entry by: Sandra DeChard

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Event Type: DHR Staff: Eligible

DHR ID: 136-0007
Staff Name: DHR Evaluation Committee
Event Date: 9/25/1997
Staff Comment

Jim Hill Presenting:
Basic City Historic District, City of Waynesboro (VDOT Survey), VDHR Number 136-7. The resource, considered for its local architectural, transportation and commercial significance, was found eligible with a score of 30 points.

Event Type: Survey:Windshield

Project Review File Number: 1996-1448
Investigator: Kitty Houston
Organization/Company: Virginia Department of Transportation
Photographic Media: Film
Survey Date: 1/1/1997
Dhr Library Report Number: *No Data*
Project Staff/Notes:

VDOT Project 0340-136-102,PE101,RW201,C501
DHR Project No. 1996-1448

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Event Type: Survey:Phase II/Intensive

Project Review File Number: *No Data*
Investigator: Ann McCleary
Organization/Company: VA Dept. of Historic Resources
Photographic Media: Film
Survey Date: 12/1/1981
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data
Project Bibliographic Information:
No Data
Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Bibliographic Information

Bibliography:

Record Type: Photograph
Bibliographic Notes: Historic Basic City Photographs from files of Waynesboro Public Library
---
Record Type: Map
Bibliographic Notes: 1930 Sanborn Insurance Map of Basic City

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Historic	Brandon Hotel
Historic	Fairfax Hall School
Historic	Hotel Brandon
Current	Fairfax Hall

Property Evaluation Status

NRHP Listing
VLR Listing

Property Addresses

Current - Winchester Avenue

County/Independent City(s): Waynesboro (Ind. City)
Incorporated Town(s): *No Data*
Zip Code(s): *No Data*
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): WAYNESBORO EAST

Additional Property Information

Architecture Setting: *No Data*
Acreage: *No Data*
Site Description:
No Data
Surveyor Assessment:
No Data
Surveyor Recommendation: *No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Hotel/Inn
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction: 1890
Date Source: Site Visit
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Commerce/Trade
Other ID Number: *No Data*
Architectural Style: Victorian, Queen Anne
Form: *No Data*
Number of Stories: 2.5
Condition: *No Data*
Threats to Resource: *No Data*
Cultural Affiliations: *No Data*
Cultural Affiliation Details:
No Data
Architectural Description:
No Data

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Other	*No Data*	*No Data*

Roof	Other	*No Data*	Shingle
Structural System and Exterior Treatment	Frame	Wood	*No Data*
Structural System and Exterior Treatment	Other	*No Data*	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Social/Recreational
Resource Type: Gymnasium
Date of Construction: 1926
Date Source: Site Visit
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Commerce/Trade
Architectural Style: Italian Renaissance Revival
Form: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*
Cultural Affiliations: *No Data*
Cultural Affiliation Details:
No Data
Architectural Description:
No Data
Number of Stories: *No Data*

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Rehabilitation Tax Credit

DHR ID: 136-0010
Staff Name: DHR
Event Date: 9/14/1998
Staff Comment
No Data

Event Type: NRHP Listing

DHR ID: 136-0010
Staff Name: *No Data*
Event Date: 9/9/1982
Staff Comment
No Data

Event Type: VLR Listing

DHR ID: 136-0010
Staff Name: *No Data*
Event Date: 7/20/1982
Staff Comment
No Data

Event Type: NRHP Nomination

DHR ID: 136-0010
Staff Name: VDHR
Event Date: 7/1/1982
Staff Comment
No Data

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 1040 Reservoir St.

Property Addresses

Current - 1040 Reservoir Street

County/Independent City(s): Waynesboro (Ind. City)
Incorporated Town(s): *No Data*
Zip Code(s): 22980
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): WAYNESBORO EAST

Property Evaluation Status

Not Evaluated

Additional Property Information

Architecture Setting: *No Data*
Acreage: *No Data*
Site Description:

No Data

Surveyor Assessment:

No Data

Surveyor Recommendation: *No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction:
Date Source: *No Data*
Historic Time Period: *No Data*
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Number of Stories: 2.5
Condition: *No Data*
Threats to Resource: *No Data*
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

No Data

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	2/2
Chimneys	Interior	Brick	*No Data*
Porch	1-story, 3-bay	Wood	*No Data*
Roof	Hipped	*No Data*	Shingle

Structural System and Exterior Treatment	Other	*No Data*	*No Data*
Roof	Gable	Brick	Other
Structural System and Exterior Treatment	Masonry	Brick	Bond, Flemish

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: *No Data*
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 1/8/1990
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Historic/Current	Frazier-McCutcheon House

Property Addresses

Current - 1923 Main Street East

County/Independent City(s): Waynesboro (Ind. City)
Incorporated Town(s): *No Data*
Zip Code(s): 22980
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): WAYNESBORO EAST

Property Evaluation Status

DHR Board: Not Eligible

Additional Property Information

Architecture Setting: Urban
Acreage: *No Data*
Site Description:

1999: The house is an unassuming small frame dwelling located at 1923 East Main Street at the western foot of the Blue Ridge Mountains.

1999: None.

Surveyor Assessment:

1999: It is believed to be the oldest known African-American residence still standing in Waynesboro, Va.

Andrew Frazier was born in 1934. He and his wife Julia had seven children. Frazier was an active trustee and one of the founders of the Union Baptist Church which was organized in 1892.
On 10 October, 1878, Frazier paid Thorton Jackson $100 for the parcel of land. It is supposed that Frazier and Jackson were both freedmen.

2000: Other African-American dwellings of the same period have been altered to such a degree inside and out, that an average person would be unable to recognize the as “historic buildings.”
Two men, Thornton Jackson and Andrew Frazier were early involved in purchasing the property and building the Frazier-McCutcheon House. In 1867 Thornton Jackson purchased a ten-acre parcel of land from John Bush in 1867. It had been purchased by James Terrell in 1864 and he had erected a building on it in 1865. That same year he sold it to John Bush. Jackson did not erect another building on his land until 1876 when he shaved off 1acre2rods16poles and sold it to Andrew Frazuer; keeping for himself the 8 acres that contained the two buildings.

See PIF for additional information

Surveyor Recommendation: Legacy

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction: Ca 1885
Date Source: Local Records, Tax
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Domestic, Ethnic/Immigration
Other ID Number: *No Data*

Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: Deterioration
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

1999: The house is 26ft. 8in. long by 12 ft. 6 in. wide. It has four rooms, a very low front and back door and five windows. The original house was roughly half of its present size and it had one room downstairs and one room upstairs. A narrow stair case provided access to an upstairs room. A 2.5ft. by 5 ft. exterior rubblestone chimney was located on the East end of the house. A later addition doubled the house to its present size. The East wall of the original house was used as the dividing wall between the original house and the new addition. It is not known when the addition occurred but it is believed to have been in the early 1900s. The original end chimney is now a central chimney.
The house currently has horizontal pine siding on the exterior. The original small house has vertical board and batten siding.
The chimney was replaced by Pyramid Masonary & Chimney C. of Churchville in the 1990s. The brick used was given to Mr. McCutcheon by the owner of two old houses in Staunton which were being torn down. Carl E. McCutcheon oversaw the work to assure the replacement chimney was as true as possible to the original.
Replacement windows were installed by Mr. Ware, but they could be easily removed.

2000: The form and plan of the original portion of the house are consistent with this building type of that period. Some original framing and cladding was visible and are consistent with construction techniques common in 1885. Circular sawn board and batten siding, circular sawn rafters, and wire-cut nails were visible. The wire-cut nails might be from later work since they were in the area of the originial stair which is now boarded over. It's possible that fully mature machine cut nails were used for framing. In either case, the 1885 date is consistent.

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: DHR Board: Not Eligible

DHR ID: 136-5047
Staff Name: State Review Board
Event Date: 9/28/2000
Staff Comment

No Data

Event Type: DHR Staff: Not Eligible

DHR ID: 136-5047
Staff Name: DHR Evaluation Committee
Event Date: 7/19/2000
Staff Comment

No Data

Event Type: PIF

Project Review File Number: *No Data*
Investigator: Davis Wood, Alice

Organization/Company:	Unknown (DSS)
Photographic Media:	*No Data*
Survey Date:	12/18/1999
Dhr Library Report Number:	*No Data*
Project Staff/Notes:	
Member-Waynesboro Historic Commission	
Surveyor's NR Criteria Recommendations:	A - Associated with Broad Patterns of History

Bibliographic Information

Bibliography:

No Data

Property Notes:

Name: Mr. Carl E. McCutcheon
Address 1: 1923 East Main Street
City: Waynesboro
State: Virginia
ZIP: 22980
Phone 1: 000-000-0000
Ext: 0000
Phone 2: 000-000-0000
Ext: 0000
Owner Relationship: Owner of property

Property Information

Property Names

Name Explanation	Name
Historic/Current	Waynesboro Battlefield

Property Addresses

- Route 250

Property Evaluation Status

DHR Staff: Not Eligible

County/Independent City(s): Augusta (County), Nelson (County), Waynesboro (Ind. City)

Incorporated Town(s): Fishersville

Zip Code(s): 22920, 22939, 22952, 22980

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): WAYNESBORO EAST, WAYNESBORO WEST

Additional Property Information

Architecture Setting: Urban

Acreage: 2,205.16

Site Description:

2009: The landscape and terrain have been altered beyond recognition since the period of significance. Commemorative opportunities only.

Surveyor Assessment:

Start Year: 1865
End Year: 1865
Date Source: Written Data
Type: Historical Event

Waynesboro
Other Names: None
Location: Augusta County
Campaign: Sheridan's Expedition to Petersburg (February-March 1865)
Date(s): March 2, 1865
Principal Commanders: Maj. Gen. Philip Sheridan [US]; Lt. Gen. Jubal Early [CS]
Forces Engaged:4,100 total (US 2,500; CS 1,600)
Estimated Casualties: 1,800 total
Description: On February 27, Maj. Gen. Philip Sheridan with two cavalry divisions rode from Winchester up the Shenandoah Valley to Staunton. Turning east, the Federals encountered the last remnant of Lt. Gen. Jubal Early's Valley army at Waynesboro on March 2. After a brief stand-off, a Federal attack rolled up Early's right flank and scattered his small force. More than 1,500 Confederates surrendered. Early and a few of his staff evaded capture. Sheridan crossed the Blue Ridge to Charlottesville and then raided south, destroying the James River Canal locks near Goochland Court House. He joined forces with the Army of the Potomac near Petersburg on March 26 for the opening of the Appomattox Campaign.
Result(s): Union victory
CWSAC Reference #:VA123
Preservation Priority: IV.2 (Class B)

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*
Public - Local	*No Data*

Primary Resource Information

Resource Category: Defense

Resource Type: Battle Site

NR Resource Type: Site

Historic District Status: *No Data*

Date of Construction: 1865
Date Source: Written Data
Historic Time Period: Civil War (1861 - 1865)
Historic Context(s): Military/Defense
Other ID Number: *No Data*
Architectural Style: No Discernable Style
Form: *No Data*
Number of Stories: *No Data*
Condition: *No Data*
Threats to Resource: None
Cultural Affiliations: *No Data*
Cultural Affiliation Details:
No Data
Architectural Description:
No Data

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: NPS
Organization/Company: National Park Service
Photographic Media: *No Data*
Survey Date: 1/1/2009
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data
Project Bibliographic Information:
DHR CRM Report Number: VA-093
Record Type: Report
Bibliographic Notes: Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields. 1993. National Park Service, American Battlefield Protection Program.

Name: National Park Service
DHR CRM Report Number: VA-083
Record Type: Report
Bibliographic Notes: Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields: Commonwealth of Virginia. 2009. Joseph Brent, David Lowe, Tanya Gossett, Kathleen Madigan, Lisa Rupple.

Event Type: DHR Staff: Not Eligible

DHR ID: 136-5057
Staff Name: ABPP
Event Date: 1/24/2007

Staff Comment

Preliminary survey data from the American Battlefield Protection Program (ABPP) indicates that this historic Civil War battlefield is likely not eligible for listing in the National Register of Historic Places. This survey information should be reassessed during future Section 106/NEPA compliance reviews.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: NPS
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 1/1/1993
Dhr Library Report Number: VA-093
Project Staff/Notes:

No Data

Project Bibliographic Information:

DHR CRM Report Number: VA-093
Record Type: Report
Bibliographic Notes: Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields. 1993. National Park Service, American Battlefield Protection Program.

Name: National Park Service
DHR CRM Report Number: VA-083
Record Type: Report
Bibliographic Notes: Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields: Commonwealth of Virginia. 2009. Joseph Brent, David Lowe, Tanya Gossett, Kathleen Madigan, Lisa Rupple.

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Historic	Virginia Metalcrafters
NRHP Listing	Virginia Metalcrafters Historic District

Property Addresses

Current - 1010 Main Street East

County/Independent City(s):	Waynesboro (Ind. City)
Incorporated Town(s):	*No Data*
Zip Code(s):	22980
Magisterial District(s):	*No Data*
Tax Parcel(s):	*No Data*
USGS Quad(s):	WAYNESBORO EAST, WAYNESBORO WEST

Property Evaluation Status

NRHP Listing
VLR Listing

This Property is associated with the Virginia Metalcrafters Historic District.

Additional Property Information

Architecture Setting: Urban

Acreage: 9.41

Site Description:

2014 PIF: The Virginia Metalcrafters site is located in Waynesboro, in the Shenandoah Valley near the Blue Ridge Mountains of Virginia. The site is located at 1010 East Main Street and is oriented along the road. The property is bound by East Main Street to the northeast, S. Winchester Avenue to the northwest, Hunter Street to the southeast, and the Rockfish Run creek lined with trees to the southwest. The northwest section of the property consists of a parking lot followed by an open grassy area. There are six main buildings on the site, two outbuildings, and an open shed. Three buildings: A, B, and D, were connected resulting in one long building parallel to East Main Street.

2015 NRHP Narrative Description -- Setting:
The long rectangular site of the Virginia Metalcrafters' complex is located on the edge of Waynesboro on U.S. Route 250 (Main Street) as it curves down from the Blue Ridge Mountains to become the major eastern gateway into the historic downtown. This industrial site comprises 9.41 acres on the south side of East Main Street and the façade of the one-story brick structure extends over 620 feet with a minimal setback from the sidewalk along this thoroughfare.

The property slopes to the south creating a basement level of the building that opens to the rear of the site. This part of the property is typical for an industrial site and contains several smaller structures, gravel and asphalt roads, parking areas and loading docks. Many of its features are deteriorating from a lack of maintenance and weeds and miscellaneous vegetation are scattered throughout this part of the site. It is bordered by Rockfish Run Creek to the south and the site's eastern end contains an open lawn area with large evergreen trees. A chain-link fence surrounds the rear of the property and ties into the east and west ends of the building.

A vacant tiered parking lot is located beyond the chain-link fence at the western end of the site where a sidewalk connects to the northern main entrance as well as a west side entry door. The primary entrance to the property from Hunter Street on the east leads through large gates to the rear main open area of the complex. This gravel road continues through the back of the property around to the gate at the northwest corner of the property. An additional smaller parking area is located near the former showroom (a converted dwelling) of the facility at the eastern end of the front of the property.

Verbal Boundary Description:
The Virginia Metalcrafters site is located in Waynesboro, in the Shenandoah Valley near the Blue Ridge Mountains of Virginia. The site is located at 1010 East Main Street and is oriented along the road. The property is bound by East Main Street to the north, S. Winchester Avenue to the west, Hunter Street to the east, and the Rockfish Run creek lined with trees to the south.

Boundary Justification:
The boundary includes all buildings associated with Virginia Metalcrafters at the time of the company's close in 2006. The city lot retains the original property lines of the Virginia Metalcrafters Site and conforms to the current plot boundaries of the current owner. Fixed features, such as roads and a creek, further justify the site boundary.

Surveyor Assessment:

2014 PIF Significance Statement:
The Virginia Metalcrafters site is significant under criterion A for the company's level of craftsmanship, reproduction of historic objects, contribution to monumental artwork and buildings, as well as impact on the surrounding community and employment. The company's use of historic workmanship throughout the one hundred and fifteen years of business is particularly unique and valuable.

The site is also architecturally significant as a relatively well-preserved example of a manufacturing site and its evolution. Furthermore, the presence of certain details such as a saw-tooth roof, decorative metal panels for siding, and original industrial metal pivot windows are unique and significant features. The site also demonstrates a wide variety of twentieth century materials.

History of the Virginia Metalcrafters
The Virginia Metalcrafters' history began in 1890 at the 11th Street location, then known as 1st Street, between Arch Avenue and the

South River. William Jefferson Loth started his company, then known as the W.J. Loth Stove Company, by making cast iron stoves and wood and coal heaters. Less than ten years later, the company expanded to include frying pans, waffle irons, teakettles, and other cookware. Unfortunately, William J. Loth died in 1904, and his son Frank Percival "Percy" Loth took over the company. By end of World War I, Percy Loth's health was failing, and therefore he hired his cousin, Captain Richard Clemmer to help him run the company.

In 1922 Captain Richard Clemmer hired a Canadian electrical engineer, Mr. Fred Cuffe, to help him design an electric stove. They designed what Clemmer called Hotpoint Range, and it was a huge success for the company. In 1925, F. Percy Loth had the company incorporated with an authorized capitalization of $400,000 required for business expansion. The company continued to grow, and in 1932 Clemmer began casting black iron souvenir items. By 1938 the company installed equipment for melting brass and other non-ferrous metals and began operating under the name Virginia Metalcrafters. The Virginia Metalcrafters at this point, however, was only one out of three divisions of the larger company. The three divisions were Rife Ram and Pump Works, W.J. Loth Stove Company, and Virginia Metalcrafters. Virginia Metalcrafters would not be listed as a separate entity until 1941-1942.

During the 1940s, the company moved from its initial location on 11th Street between Arch Avenue and South River to the location of the Stehli Silk Corporation at 1010 East Main Street, which is the current location of the Virginia Metalcrafters site. The Stehli Silk Corporation had built the building, which is now the oldest building on the Virginia Metalcrafters site, in November 1925 at the peak of the company's production. The Stehli Silk Corporation vacated the East Main Street location in March 1941, and Virginia Metalcrafters occupied the site shortly after.

Throughout the 1930s into the mid-1960s, the company continued to expand and acquire other companies as part of their own. In 1946, the company started their gift line and retained an artist/sculptor to produce sculpted artwork for specific monuments. The first major commission was of the famous racehorse, Citation, and that sculpture was completed shortly before Citation won the Triple Crown in 1949. Another such commission included the massive angels featured at the Hoover Dam. Other such gift line products were continually produced, and due to its success, in 1951 the company decided to expand the gift line operation. The expansion took the form of a license with Colonial Williamsburg to produce brass and iron reproductions of historic objects found in colonial times in Williamsburg. The Virginia Metalcrafters' hand casting and finishing methods were the same as those used to form the original antiques, making them the ideal company for Colonial Williamsburg and other such organizations. Other licenses were later acquired with the Smithsonian Institute, Mount Vernon, Monticello, Historic Charleston, Historic Newport, Old Salem, The National Trust for Historic Preservation, and many others.

Shortly afterward the company expanded to include more trades once again. In 1953, the manufacturing of lawn mowers and tractors was added. Also in 1953, Charles Eckman purchased the company's assets and officially formed the "Virginia Metalcrafters", which up until this point had been a single division of the larger company. During the same year, he also acquired the company that made Colonial Williamsburg's reproduction chandeliers. In 1966, the company yet again acquired another responsibility with the framed picture and moldings business.

1990 marked the one hundred year anniversary of the company, which was celebrated with the acquisition of a historical marker and a ceremony dedicating the marker and recognizing the number of years the company had been in existence as well as its contribution to Waynesboro and the surrounding community. By the time of the company's closing in 2005, the company had been in existence for over one hundred years and had an enormous impact on metalworking and quality of historic object reproductions.

Before the company went out of business, it had artistically crafted a wide selection of gift products, decorative accessories, lamps and chandeliers, garden accessories, sculptures, kitchen accessories, and more. Products were hand cast in bronze, iron, aluminum, brass, and pewter using the same methods that had been employed since the company's beginning. The company's historic production methods were celebrated and remained in existence until the company's close in 2005.

2015 NRHP Statement of Significance Summary Paragraph:
The Virginia Metalcrafters Site is significant at the local and state levels under Criterion A for Commerce and Industry, and Criterion C for Architecture.

The Virginia Metalcrafters site is significant under Criterion A for the company's level of craftsmanship, reproduction of historic objects, contribution to monumental artwork and buildings, as well as impact on the surrounding community and employment. In addition, the Virginia Metalcrafters had a national impact on creating authentic reproductions for several of the nation's most important historic sites and museums that also resulted in positive economic impacts for the institutions.

The site is also architecturally significant as a relatively well-preserved example of an early-twentieth-century manufacturing site and its evolution as uses changed and manufacturing expanded. Furthermore, the presence of certain details such as a saw-tooth roof, original industrial metal pivot windows and industrial framing are distinctive and significant features along with more typical materials of the era.

See nomination for Historic Background.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Associate

Property Associate Name	Property Associate Role
J.C. Bowman	Architect

Primary Resource Information

Resource Category: Other

Resource Type: Historic District
NR Resource Type: District
Historic District Status: *No Data*
Date of Construction: 1925
Date Source: Written Data
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Commerce/Trade, Industry/Processing/Extraction
Other ID Number: *No Data*
Architectural Style: Other
Form: *No Data*
Number of Stories: *No Data*
Condition: Fair
Threats to Resource: Vacant
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

2014 PIF (Site Description Excerpt):
There are six main buildings on the site, two outbuildings, and an open shed. Three buildings: A, B, and D, were connected resulting in one long building parallel to East Main Street. Building A, labeled on the included 1977 site map as Main Building, was built in 1925. Building B, labeled as Addition, was built in 1945. Building D, labeled Warehouse, was built in circa 1960. Two other buildings, Buildings C and E, on the site are detached and oriented perpendicular to the complex of Buildings A, B, and D. Building C, labeled as Foundry, was built prior to Building D in circa 1946. Building E, labeled as No.1, was built in circa 1963, but was dismantled at its previous location on River Road in Waynesboro and was reassembled on the Virginia Metalcrafters site in 1971. Although it was built in circa 1890, the last building to become a part of the Virginia Metalcrafters site is the Showroom. The showroom consists of a previously existing residential building that was connected via a tunnel to the warehouse in the mid-1960s to early 1970s.

See PIF for detailed descriptions of the six buildings.

2015 NRHP Summary Paragraph:
The former Virginia Metalcrafters Site is located in Waynesboro, Virginia in the Shenandoah Valley near the Blue Ridge Mountains. The long one-story main building is located at 1010 East Main Street and its brick façade is oriented along this eastern entry to the downtown. The southern section of the property located behind the main building consists of a typical industrial space with parking areas and a gravel road through the site. Besides the main building (consisting of several additions and connections), there are two brick outbuildings, a partially collapsed brick and block former foundry and an open frame pavilion (non-contributing). The main building consists of three sections shown on the site map (original Building A, 1925; addition B, 1945, and addition D, circa 1963). Building C was the Foundry and was constructed circa 1946. Building E was erected in circa 1963 at its previous location on River Road but was dismantled and reassembled as a foundry on the Virginia Metalcrafters site in 1971. Although it was built around circa 1890, the last building to become a part of the site was a former dwelling that was connected via an enclosed hall to the warehouse and converted into the showroom in the early 1970s . The construction dates of the two Flammable Liquid Storage buildings are unknown but likely date when then factory expanded in the 1940s and added the foundry.

See nomination for Narrative Description.

Secondary Resource Information

Historic District Information

Historic District Name: Virginia Metalcrafters Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: NRHP Listing

DHR ID: 136-5090
Staff Name: NPS

Event Date: 11/16/2015

Staff Comment

VIRGINIA, WAYNESBORO INDEPENDENT CITY, Virginia Metalcrafters Historic District, 1010 E. Main St., Waynesboro (Independent City), 15000810, LISTED, 11/16/15

Event Type: VLR Listing

DHR ID: 136-5090
Staff Name: DHR
Event Date: 9/17/2015

Staff Comment

No Data

Event Type: NRHP Nomination

DHR ID: 136-5090
Staff Name: Victoria Leonard
Event Date: 5/29/2015

Staff Comment

Frazier Associates

Event Type: DHR Board: Eligible

DHR ID: 136-5090
Staff Name: State Review Board
Event Date: 3/19/2015

Staff Comment

Virginia Metalcrafters, City of Waynesboro, #136-5090, Criterion A and C
Mr. Lahendro asked that the property's industrial history be documented by explaining where the different manufacturing equipment was located throughout the complex and how products moved through the manufacturing process. Building D was evaluated as a contributing resource to the complex. The SRB recommended the nomination to proceed.

Event Type: Rehabilitation Tax Credit

DHR ID: 136-5090
Staff Name: Victoria Leonard
Event Date: 1/1/2015

Staff Comment

2015-004

Event Type: DHR Evaluation Committee: Eligible

DHR ID: 136-5090
Staff Name: DHR Evaluation Committee
Event Date: 12/19/2014

Staff Comment

A. Von Lindern presenting:
Virginia Metalcrafters, City of Waynesboro, DHR File Number 136-5090
The Virginia Metalcrafts complex includes six contributing buildings: A, B, C, and D. and two garages. Building A was constructed in 1925 by the Stehli Silk Corporation. Exterior features include rows of industrial pivot windows on both façade and rear walls; Colonial Revival door surround; and a saw tooth roof with clearstory windows. Interior features including wood flooring, steel columns, and exposed steel I-beams for the sawtooth roof. Brick on the rear elevation and some brick and windows on the basement level have been replaced due to a fire. Two liquid flammable garages, built ca. 1925, also are within the complex and demonstrate a vague Craftsman influence in their exterior design. Building B was constructed in 1945 and is almost identical in style to Building A, except that it has a flat roof and the bricks are lighter in color. Building C is a foundry and was constructed in 1946; the one story, concrete block building's roof has collapsed. Building D is a warehouse constructed in 1960. Stylistically, there was an attempt to match the earlier buildings in style and it was used in the manufacturing of their products, which were very popular during this era. Exterior features include cast stone pilasters framing the main entry and 6/6 windows. The interior has some office spaces and a loading dock area; the majority of the interior is open space with no columns. Non-contributing buildings include a ca. 1890 showroom that has been extensively altered and Building E, which was built in 1971 and postdates the period of significance.

In 1890, the Loth Stove Company, founded by W. J. Loth, began making cast iron stoves and wood coal heaters. Less than ten years later the company expanded into making frying pans, waffle irons, tea kettles and other cookware. In 1904, son Frank Loth took over the company, and was joined in 1922 by his cousin, Captain Richard Clemmer. In 1932, the firm began manufacturing cast iron souvenir items. In 1938, they purchased equipment to begin melting down brass. Virginia Metalcrafters (VMC) was established as one of three division of the Loth Stove Company. In 1941-1942, VMC was listed as a separate company and moved to its current location. In 1946, VMC started their gift line and retained artists/sculptors to produce artwork for specific monuments, such as a sculpture of racehorse Citation before he won the Triple Crown

and the Angel Sculpture for the Hoover Dam. In 1951, VMC expanded its gift line operations through a license with Colonial Williamsburg to produce brass and iron reproductions of Colonial-era objects such as candlesticks and inkwells. Their hand-casting and finishing methods were comparable to how the objects would have been made originally. The firm later acquired other licenses with the Smithsonian Institute, Mount Vernon, Monticello, Historic Charleston, Historic Newport , Old Salem, and the National Trust for Historic Preservation. The craftsmanship of VMC products became well-recognized by heritage tourism sites for their excellent brass replicas of everyday items used in colonial times and for the way they were manufactured and/or handcrafted.

The Virginia Metalcrafters complex was evaluated at the statewide level of significance under Criterion A (Commerce) and the local level of significance under Criterion C (Architecture) with a period of significance of 1941-1960, encompassing the company's establishment at its current location through construction of the most recent contributing resource. The committee recommended that the property proceed to listing with 36 points. This property will be entered as a historic district in V-CRIS.

Event Type: PIF

Project Review File Number: 0136-5090
Investigator: Victoria Leonard
Organization/Company: Frazier Associates
Photographic Media: Digital
Survey Date: 12/10/2014
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Data entry by Aubrey Von Lindern, DHR's Northern Region Preservation Office architectural historian.

Submitted by Frazier Associates on behalf of Endless Horizons.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

G

Appendix G

Fiscal Impacts Analysis

WAYNESBORO B SOLAR

ECONOMIC AND FISCAL CONTRIBUTION TO AUGUSTA COUNTY, VIRGINIA

Prepared for

RWE

JUNE 2023

MANGUM economics

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About Mangum Economics, LLC

Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Information Technology:** Working with some of the largest names in the industry, to date the Mangum Team has produced analyses of the economic and fiscal impact of data centers at the state and local level across the country.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 18.5 GW of proposed solar, wind, battery storage, and hydro projects spanning nineteen states. Among those projects was Dominion Energy's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. Most recently, we were called upon by Henrico County to provide an analysis of the proposed $2.3 billion Green City "net-zero eco district." The Mangum Team has also authored multiple economic development plans, including identifying industries that were likely recruitment targets because of the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Policy Analysis:** The Mangum Team also has extensive experience in identifying and quantifying the intended and unintended economic consequences of proposed legislative and regulatory initiatives.

The Project Team

Martina Arel, M.B.A.
Director – Economic Development & Energy Research

Rebecca Kyle
Research Analyst

A. Fletcher Mangum, Ph.D.
Founder and CEO

Table of Contents

Executive Summary

This report assesses the economic and fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County, Virginia. The primary findings from that assessment are as follows:

1) **Waynesboro B Solar is a proposed 3-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located southeast of May Avenue and 3rd Street in Augusta County, Virginia. The total acreage for the project encompasses approximately 30 acres of vacant land. The actively used, fenced-in solar site would be approximately 28 acres.**

2) **The proposed Waynesboro B Solar project would make an economic contribution to Augusta County:**

   - The proposed Waynesboro B Solar project would provide an estimated one-time pulse of economic activity to Augusta County during its construction phase supporting approximately:
     - 9 direct, indirect, and induced jobs.
     - $0.5 million in associated wages and benefits.
     - $1.5 million in economic output.
   - The proposed Waynesboro B Solar project would provide an estimated annual economic impact to Augusta County during its ongoing operational phase supporting approximately:
     - < 1 direct, indirect, and induced job.
     - $25,300 in associated wages and benefits.
     - $73,900 in economic output.

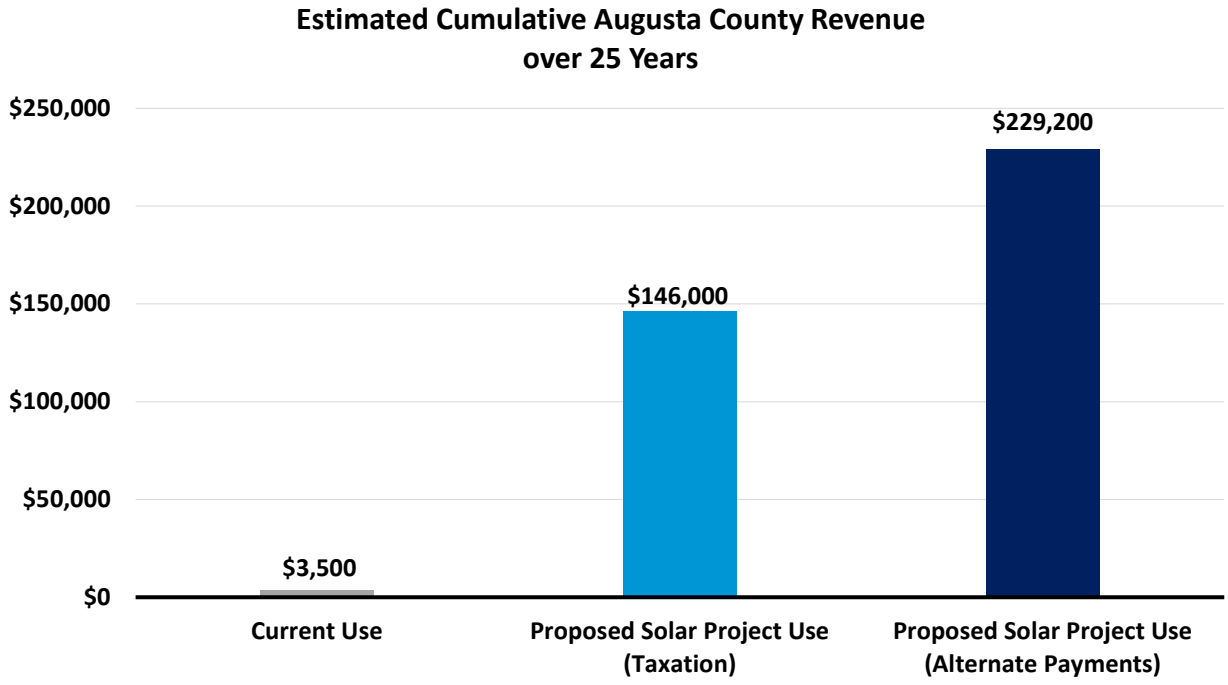
3) **The proposed Waynesboro B Solar project would also make a fiscal contribution to Augusta County. The proposed project would generate approximately:**

   - $34,200 in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
   - $146,000 in cumulative county revenue over the facility's anticipated 25-year operational life assuming revenues are generated from the reassessment of the real property and from taxation of the capital investments in machinery and tools.
   - $229,200 in cumulative county revenue over the facility's anticipated 25-year operational life assuming revenues are generated from the reassessment of the real property and payments in conjunction with granting a conditional use permit under the

Virginia Code §15.2-2288.8. The payments would be based on the project's generation capacity and would include an annual 2 percent escalator.[1]

4) **The proposed Waynesboro B Solar project would have a significantly greater fiscal impact on Augusta County than the property generates in its current use:**

   - The proposed Waynesboro B Solar project would generate approximately between $146,000 and $229,200 in cumulative county revenue over the facility's anticipated 25-year operational life, as compared to approximately $3,500 in cumulative county revenue in the property's current use – this constitutes a 42- to 65-fold increase over current revenues.



The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

[1] Data Source: RWE.

Introduction

This report assesses the economic and fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County, Virginia. This report was commissioned by RWE and produced by Mangum Economics.

The Project

Waynesboro B Solar is a proposed 3-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located southeast of May Avenue and 3rd Street in Augusta County, Virginia. The total acreage for the project encompasses approximately 30 acres of vacant land. The actively used, fenced-in solar site would be approximately 28 acres.

Economic and Fiscal Impact

This section quantifies the economic and fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County. The analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operations phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Waynesboro B Solar project, the analysis employs a regional economic impact model called IMPLAN.[2] The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S., and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Waynesboro B Solar project purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area

[2] IMPLAN is produced by IMPLAN Group, LLC.

that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Waynesboro B Solar project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Waynesboro B Solar project would have on Augusta County.

Assumptions

The analysis is based on the following assumptions:

- Total capital investment associated with the Waynesboro B Solar project is estimated to be approximately $11.7 million.[3]
- Of that total:
    - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately $5.0 million.[4]
    - Capital equipment costs are estimated to be approximately $6.6 million.[5] It is anticipated that no capital equipment would be purchased from vendors in Augusta County.[6]
- All construction expenditures are assumed to take place during a six-month period.[7]

Results

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Waynesboro B Solar

[3] Data Source: RWE.
[4] Data Source: RWE.
[5] Data Source: RWE.
[6] Data Source: IMPLAN Group LLC.
[7] Data Source: RWE.

project would directly provide a one-time pulse supporting approximately: 1) 7 jobs, 2) $0.4 million in wages and benefits, and 3) $1.2 million in economic output to Augusta County.[8]

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on Augusta County would support approximately: 1) 9 jobs, 2) $0.5 million in wages and benefits, 3) $1.5 million in economic output, and 4) $34,200 in state and local tax revenue.

Table 1: Estimated One-Time Economic and Fiscal Impact on Augusta County from Construction of the Waynesboro B Solar Project

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	7	$432,600	$1,200,000
2nd Round Indirect and Induced Economic Activity	2	$78,900	$266,400
Total Economic Activity	**9**	**$511,500**	**$1,466,400**
Fiscal Impact			
State and Local Tax Revenue			**$34,200**

**Totals may not sum due to rounding.*

Ongoing Operations Phase

This portion of the section assesses the annual economic and fiscal impact that the proposed Waynesboro B Solar project would have on Augusta County during its anticipated 25-year operational phase.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- The Waynesboro B Solar project would spend approximately $40,000 each year for maintenance and repair, vegetative control, and other operational expenditures.[9]
- The Waynesboro B Solar project would make confidential lease payments to landowners.[10]

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 2, annual operation of the proposed Waynesboro B Solar project would directly support approximately: 1) < 1 job, 2) $14,200 in wages and benefits, and 3) $37,000 in economic output to Augusta County.

[8] It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project.
[9] Data Source: RWE.
[10] Data Source: RWE.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on Augusta County would be approximately: 1) < 1 job, 2) $25,300 in wages and benefits, and 3) $73,900 in economic output.

Table 2: Estimated Annual Economic Impact on Augusta County from the Ongoing Operation of the Waynesboro B Solar Project

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	< 1	$14,200	$37,000
2nd Round Indirect and Induced Economic Activity	< 1	$11,100	$36,900
Total Economic Activity	**< 1**	**$25,300**	**$73,900**

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- Total capitalized investment in machinery and tools in the Waynesboro B Solar project is estimated to be approximately $9.0 million.[11]
- The entire leased acreage of the Waynesboro B Solar project would encompass approximately 30 acres located in Augusta County.[12]
- The approximately 28 actively used, fenced-in acres would be removed from the land use program and reassessed at a solar use assessment value of $10,000 per acre.[13]
- The approximately 2 residual acres would be removed from the land use program and assessed at market value.[14]
- The initial interconnection request for Waynesboro B was filed in 2021.[15]
- Tax rates are assumed to remain constant throughout the analysis.
- The Waynesboro B Solar project's total generation capacity would be 3 MW AC.[16]
- The Waynesboro B Solar project would become operational in 2024.[17]

[11] Data Source: RWE.
[12] Data Source: RWE.
[13] Data Source: Actual future assessment value for solar projects in Augusta County is currently unknown. The potential future assessment value of $10,000 per acre is an estimate based on experience with comparable solar projects in Virginia.
[14] Data Source: Actual assessment for residual acreage in Augusta County is currently unknown. Assumed assessment based on experience with comparable projects in Virginia.
[15] Data Source: RWE.
[16] Data Source: RWE.
[17] Data Source: RWE.

Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County. The analysis considers two scenarios. Both scenarios include the additional revenue that the Waynesboro B Solar project would generate for Augusta County over a 25-year period from the increased property assessments associated with reassessing the site as solar use property. Scenario 1 then describes the additional revenue Waynesboro B would generate for Augusta County from taxes levied on the capital investment in machinery and tools, while Scenario 2 assumes tax revenue generated from the capital investment will be replaced with payments in conjunction with granting a conditional use permit under the Virginia Code §15.2-2288.8.[18]

Reassessment of Property

Table 3 details the increased tax revenue associated with reassessing the 28-acre solar site as solar use property and the residual 2 acres at market value. The county real estate tax revenue from the fenced-in acreage after reassessment is estimated to be approximately $1,760 per year and the county real estate tax revenue from the residual acreage after removal from the land use program is estimated to be approximately $50 per year for an annual total of approximately $1,810, and a cumulative total of approximately $45,300 over the project's anticipated 25-year operational life expectancy. Adding one-time rollback taxes of approximately $4,340 increases that cumulative total to approximately $49,700. In contrast, the property currently generates approximately $140 per year for the county, for a cumulative total of approximately $3,500 over 25 years.

Table 3: Estimated County Revenue Generated by the Proposed Waynesboro B Solar Project over 25 Years from Real Estate Taxes

	Solar Use	Residual Acreage	Total
Estimated Increased Appraised Value of Property[19]	$280,000	$7,800	$287,800
Augusta County Real Estate Tax Rate[20]			0.0063
Annual County Real Estate Tax – Solar Use	$1,760	$50	$1,810
Revenue over 25 Years	**$44,100**	**$1,230**	**$45,300**
One-time Rollback Taxes[21]			**$4,340**
Total Cumulative Revenue over 25 Years			**$49,700**

**Totals may not sum due to rounding.*

[18] Data Source: RWE.
[19] Calculated as 28 acres times $10,000 per acre and as 2 acres times the average market value per acre.
[20] Data Source: Augusta County website.
[21] Rollback taxes are computed as the difference between the current land use value assessment tax and the tax on the fair market value for the affected acreage for five complete tax years plus the current year. Does not account for changes in assessment values over time. Includes simple interest.

Scenario 1: Taxation of Capital Investment in Machinery and Tools

Table 4 separately details the additional annual revenue that the proposed Waynesboro B Solar project would generate for Augusta County over a 25-year period from taxes levied on capital investment in machinery and tools. 1) the taxable portion of capital investments based on the stepdown local tax exemption pursuant to Virginia Code §58.1-2606.1[22], times 2) Augusta County's depreciation guidelines for machinery and tools[23], times 3) Augusta County's real estate tax rate of $0.63 per $100 of assessed value pursuant to Virginia Code §58.1-2606.1.[24]

As the data in Table 4 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Waynesboro B Solar project would be approximately $2,270 in the project's first year of operation, with that figure projected to increase to approximately $4,530 in year 11 of the project as the value of the exemption is reduced for a cumulative total of approximately $96,400 over 25 years.

Table 4: Estimated County Revenue by Proposed Solar Investment Over 25 Years

Year	Total Capital Investment Subject to Exemption[25]	Depreciated Value of Taxable Capital Investment[26]	Additional Annual County Tax Revenue Solar Investment[27]
1	$8,996,900	$359,876	$2,270
2	$8,996,900	$359,876	$2,270
3	$8,996,900	$359,876	$2,270
4	$8,996,900	$359,876	$2,270
5	$8,996,900	$359,876	$2,270
6	$8,996,900	$539,814	$3,400
7	$8,996,900	$539,814	$3,400
8	$8,996,900	$539,814	$3,400
9	$8,996,900	$539,814	$3,400
10	$8,996,900	$539,814	$3,400

[22] Virginia Code §58.1-2606.1 stipulates that solar facilities 5MW or less are subject to a stepdown exemption from local property taxes if the project is approved by the locality on or after July 1, 2022. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

[23] Because Waynesboro B Solar would be independently owned and does not meet the definition of an "Electric Supplier" because it is under 25 MW, it would be assessed locally. Although the actual potential local assessment methodology is not known, the analysis presented is based on the assumption that the investment would be assessed as machinery and tools because of the Virginia Department of Taxation Tax Ruling 14-37, which determined that production of electricity for sale or resale by a private entity is eligible for the industrial manufacturing processing exemption from sales and use taxes.

[24] Data Source: Augusta County's website. Pursuant to Virginia Code §58.1-2606.1, Waynesboro B Solar would be taxable at a rate not exceeding the county's real estate tax rate.

[25] Data Source: RWE.

[26] Accounts for Augusta County's depreciation guidelines for Machinery and Tools. Also accounts for the stepdown exemption from local property taxes pursuant to Virginia Code §58.1-2606.1 for projects 5 MW or less and approved by a locality after July 1, 2022. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

[27] Calculated pursuant to Virginia Code §58.1-2606.1. Because Waynesboro B Solar would be independently owned and does not meet the definition of an "Electric Supplier" because it is under 5 MW, it would be taxed at the Augusta County real estate tax rate of $0.63 per $100.

Year	Total Capital Investment Subject to Exemption[25]	Depreciated Value of Taxable Capital Investment[26]	Additional Annual County Tax Revenue Solar Investment[27]
11	$8,996,900	$719,752	$4,530
12	$8,996,900	$719,752	$4,530
13	$8,996,900	$719,752	$4,530
14	$8,996,900	$719,752	$4,530
15	$8,996,900	$719,752	$4,530
16	$8,996,900	$719,752	$4,530
17	$8,996,900	$719,752	$4,530
18	$8,996,900	$719,752	$4,530
19	$8,996,900	$719,752	$4,530
20	$8,996,900	$719,752	$4,530
21	$8,996,900	$719,752	$4,530
22	$8,996,900	$719,752	$4,530
23	$8,996,900	$719,752	$4,530
24	$8,996,900	$719,752	$4,530
25	$8,996,900	$719,752	$4,530
CUMULATIVE TOTAL			**$96,400**

**Totals may not sum due to rounding.*

Scenario 1: Total Fiscal Impact

Table 5 combines the results from the calculations depicted in Tables 3 and 4 to provide an estimate of the cumulative fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County over its 25-year anticipated operational life under Scenario 1. As these data indicate, that cumulative total is approximately $146,000.

Table 5: Estimated Cumulative County Tax Revenue from the Proposed Waynesboro B Solar Project over 25 Years under Scenario 1

County Real Estate Tax Revenue	$49,700
County Revenue from Taxation of Capital Investments	$96,400
TOTAL Cumulative Revenue over 25 Years	**$146,000**

Scenario 2: Alternative Payments Associated with Conditional Use Permit

Table 6 details the payments in conjunction with granting a conditional use permit (CUP) under the Virginia Code §15.2-2288.8. The payments would be based on the project's total generation capacity and would include a 2 percent annual escalator. Additionally, the payments would include an up-front payment of $15,000 per MW.[28]

As shown in Table 6, based on a total generation capacity of 3 MW AC and an assumed commissioning date in 2024, the payments associated with a conditional use permit would generate approximately $179,500 over the anticipated 25-year operational life of the project.

Table 6: Estimated County Revenue Generated from Payments in Conjunction with a CUP over 25 Years[29]

Year	MW	Payment per MW with Escalator	Annual County Revenue
Upfront	3	$15,000	$45,000
1	3	$1,400	$4,200
2	3	$1,428	$4,280
3	3	$1,457	$4,370
4	3	$1,486	$4,460
5	3	$1,515	$4,550
6	3	$1,546	$4,640
7	3	$1,577	$4,730
8	3	$1,608	$4,820
9	3	$1,640	$4,920
10	3	$1,673	$5,020
11	3	$1,707	$5,120
12	3	$1,741	$5,220
13	3	$1,776	$5,330
14	3	$1,811	$5,430
15	3	$1,847	$5,540
16	3	$1,884	$5,650
17	3	$1,922	$5,770
18	3	$1,960	$5,880
19	3	$2,000	$6,000
20	3	$2,040	$6,120
21	3	$2,080	$6,240
22	3	$2,122	$6,370
23	3	$2,164	$6,490
24	3	$2,208	$6,620
25	3	$2,252	$6,760
Cumulative Total			**$179,500**

**Totals may not sum due to rounding.*

[28] Data Source: RWE.
[29] Data Source: RWE.

Scenario 2: Total Fiscal Impact

Table 7 combines the results from the calculations depicted in Tables 3 and 6 to provide an estimate of the cumulative fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County over its 25-year anticipated operational life. As these data indicate, that cumulative total is approximately $229,200.

Table 7: Estimated Cumulative County Revenue from the Proposed Waynesboro B Solar Project over 25 Years under Scenario 2

	Total Revenue
County Real Estate Tax Revenue	$49,700
County Revenue from Payments in Conjunction with a CUP	$179,500
TOTAL Cumulative Revenue over 25 Years	**$229,200**

Current Use

This section provides a benchmark for the previous estimates of the fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County by estimating the fiscal contribution that the site makes to the county in its current use.

Economic Impact

The project site would be approximately 30 acres of vacant land. Therefore, it currently generates no economic activity for the county.[30]

Fiscal Impact Assumptions

- The current assessment value of the affected acreage is approximately $22,300.[31]

Fiscal Impact

Table 8 details the estimated tax revenue that the proposed Waynesboro B Solar site generates for Augusta County in its current use. As the data in Table 8 indicate, the current county real estate tax revenue from the project site is estimated to be approximately $140 per year, for a cumulative total of approximately $3,500 over 25 years.

Table 8: Estimated County Revenue Generated by the Proposed Waynesboro B Solar Project Site over 25 Years from Real Estate Taxes – Current Use

Estimated Assessed Value of Property – Current Use[32]	$22,300
Augusta County Current Real Estate Tax Rate	0.0063
Estimated Annual County Real Estate Tax – Current Use	$140
Total Cumulative Revenue over 25 years	**$3,500**

**Totals may not sum due to rounding.*

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

[30] Data Source: RWE.
[31] Data Source: Derived from Augusta County's property card database.
[32] Data Source: Derived from Augusta County's property card database.

Site Plans

Issued for	**Review**
Date Issued	**August 17, 2023**
Latest Issue	**August 17, 2023**

WAYNESBORO B SOLAR SPECIAL USE PERMIT

APPLICATION #: TBD

720 MAY AVENUE
WAYNESBORO, VA 22980

Land Owner:

Bradley Kenneth R. Jr.
720 May Ave
Waynesboro, VA 22980
Tax Map No: 077-32

Applicant / Developer:

Waynesboro VAB, LLC
100 Summit Lake Drive, Valhalla, NY 10595
Attn: Jeffrey Lord
Jeffrey.Lord@rwe.com
(802) 598-8295

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No.	Drawing Title	Latest Issue
C100	NOTES AND DETAILS	August 17, 2023
C200	EXISTING CONDITIONS	August 17, 2023
C300	SITE PLAN	August 17, 2023
C400	SITE PLAN WITH AERIAL	August 17, 2023

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ANTARES GROUP INC.

RWE

\\VHB.COM\GBL\PRO\WILLIAMSBURG\34124.33 ANTARES_WAYNESBORO_SOLAR\CAD\LD\PLANSET\SUP\3412433-COV 15 December 2023

VHB Project : 34124.33 Waynesboro B Solar
Issued for : Review 8/17/2023

PROJECT NOTES:

1. THE APPLICANT REQUESTS THE GRANTING OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR THE INSTALLATION OF A SMALL SOLAR ENERGY SYSTEM ON THE SUBJECT PROPERTY PER ARTICLE VI.D OF THE AUGUSTA COUNTY ZONING ORDINANCE.
2. THE SUBJECT PROPERTY IS IDENTIFIED AS THE FOLLOWING PARCEL TAX MAP NUMBERS PER THE AUGUSTA COUNTY ASSESSOR: 077-32. THIS PARCEL TOTAL 126.12 ACRES PER THE COUNTY TAX RECORDS.
3. THE APPLICANT IS WAYNESBORO VAB, LLC, 100 SUMMIT LAKE DRIVE, VALHALLA, NY 10595.
4. THE DEPICTED SUBJECT PROPERTY BOUNDARY, EASEMENT INFORMATION AND ADDITIONAL ADJOINER LINES AND EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AUGUSTA COUNTY GIS DATA.
5. TOPOGRAPHY, EXISTING BUILDINGS AND DRIVEWAYS ARE DERIVED FROM A PHOTOGRAMMETRIC SURVEY PREPARED BY NV5 DATED AUGUST 1, 2023. THE CONTOUR INTERVAL IS ONE (1) FOOT.
6. WETLANDS INFORMATION OBTAINED FROM A WATERS OF THE U.S. DELINEATION PREPARED BY VHB AND CONFIRMATION VIA AN APPROVED JURISDICTIONAL DETERMINATION IS PENDING FROM THE UNITED STATES ARMY CORPS OF ENGINEERS. WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE BUT WILL NOT BE DISTURBED.
7. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 51015C0561D, WITH AN EFFECTIVE DATE OF 9/28/2007, THERE ARE NO SPECIAL FLOOD HAZARD AREAS. THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
8. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THIS APPLICATION CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
9. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED ON THIS SITE IN FEBRUARY 2023 BY MERIDIAN ENVIRONMENTAL COMPANY. THE ASSESSMENT DID NOT INDICATE THE PRESENCE OF ANY POTENTIAL OR RECOGNIZED ENVIRONMENTAL CONDITION AND RECOMMENDED NO FURTHER EVALUATION WAS WARRANTED.
11. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
12. THE SOLAR PANEL LAYOUT PROVIDED ON THIS SPECIAL USE PERMIT PLAN IS APPROXIMATE AND THE FINAL LOCATION OF THE PROPOSED SOLAR PANELS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
13. PROJECT SIGNAGE SHALL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY SIGN REGULATIONS. REQUIRED WARNING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.
14. NOISE LEVELS FROM THE SOLAR ENERGY FACILITY WILL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY NOISE REGULATIONS.
15. EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

PROJECT NARRATIVE:

WAYNESBORO VAB, LLC (APPLICANT) PROPOSES TO CONSTRUCT AND OPERATE THE WAYNESBORO B SOLAR FACILITY (PROJECT) AT 720 MAY AVENUE IN WAYNESBORO, VA 22980. THE PROJECT IS A SMALL SOLAR ENERGY FACILITY WITH SINGLE-AXIS TRACKING, GROUND-MOUNTED PHOTOVOLTAICS (PV), AND AN ELECTRIC POWER GENERATING CAPACITY OF APPROXIMATELY 3.0 MEGAWATTS (MW) OF ALTERNATING CURRENT (AC) WITHIN A FENCE SECURED AREA OF APPROXIMATELY 23.5 ACRES. THE 23.5-ACRE FENCED DEVELOPMENT AREA IS LOCATED WITHIN PARCEL TAX MAP NO. 077-32 WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 48-2-1 AND CONNECTS TO MAY AVENUE. THE PROJECT PARCEL (PROPERTY) IS APPROXIMATELY 126.12 ACRES AND IS PRIVATELY OWNED BY KENNETH R BRADLEY JR. THE LOCATION AND ORIENTATION OF THE SOLAR ARRAY WITHIN THE PROPERTY WAS DESIGNED SO TO MINIMIZE VISIBILITY FROM NEARBY RESIDENTS AND PUBLIC ROADWAYS, MINIMIZE EXCAVATION AND GRADING ASSOCIATED WITH PROJECT CONSTRUCTION, AND MAXIMIZE EXPOSURE TO SOLAR RADIATION THROUGHOUT THE YEAR. THE FACILITY SETBACKS FROM THE SURROUNDING RESIDENTIAL PARCELS MEET OR EXCEED COUNTY REQUIREMENTS.

PURPOSE AND NEED

THE PURPOSE OF THE PROPOSED PROJECT IS TO GENERATE LOCAL, CLEAN, AND RENEWABLE SOLAR POWER, WITH THE ELECTRICITY GENERATION TO BE SOLD TO DOMINION ENERGY. PROJECT SITE CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2024. LOCAL SOLAR PROJECTS ARE PART OF THE ENERGY MIX, REDUCING THE DEPENDENCE ON ANY SINGLE SOURCE OF ELECTRICITY GENERATION. PROJECTS LIKE THESE ARE BEING PROPOSED IN RESPONSE TO THE VIRGINIA CLEAN ECONOMY ACT OF 2020 (VCEA). AS PART OF THE VCEA, DOMINION ENERGY IS REQUIRED TO IMPLEMENT SIGNIFICANT DEVELOPMENT OF VIRGINIA-BASED ZERO-CARBON RENEWABLE ELECTRICITY GENERATION (SOLAR, ON-SHORE WIND POWER, OFF-SHORE WIND POWER, ETC.) ON A PRESCRIBED SCHEDULE THROUGH THE YEAR 2036. AS PART OF THE LAW'S REQUIREMENTS, 1,100 MW OF DISTRIBUTED ENERGY RESOURCE (DER) SOLAR PROJECTS ARE SCHEDULED FOR CONSTRUCTION BY THE YEAR 2036. THE LAW DEFINES A DER SOLAR PROJECT AS LESS THAN OR EQUAL TO 3 MWAC (THE SIZE OF THE PROPOSED PROJECT). A PORTION OF THOSE PROJECTS (ABOUT 80 PERCENT) WILL BE FOR DER SOLAR PROJECTS THAT SELL POWER DIRECTLY TO DOMINION ENERGY FOR GENERAL ELECTRIC GRID SUPPORT AND LOCAL CUSTOMER ELECTRICITY NEEDS. THESE LOCAL POWER GENERATION PROJECTS ALSO BENEFIT THEIR HOST COMMUNITIES BY IMPROVING THE RESILIENCY OF THE LOCAL ELECTRIC GRID, SUPPLYING POWER LOCALLY AND OFFSETTING POWER SUPPLIES THAT WOULD OTHERWISE BE REQUIRED FROM DISTANT POWER PLANTS.

BASED ON ITS COMMITMENT TO PROVIDING RENEWABLE ENERGY, THE APPLICANT PROPOSES TO DEVELOP THE SITE DESCRIBED BELOW TO MAXIMIZE ITS SOLAR ENERGY POTENTIAL WITHIN THE PROJECT'S SECURED FENCED AREA. TO BEST DETERMINE OPTIMAL LOCATION WITHIN THE SITE, THE FOLLOWING FACTORS HAVE BEEN ANALYZED:

- SIGNIFICANT SOLAR RADIATION (INSOLATION)
- SITE ACCESSIBILITY FOR SERVICE AND CONSTRUCTION VEHICLES
- AVOIDANCE OF ENVIRONMENTALLY SENSITIVE AREAS
- LIMITED TREE AND VEGETATIVE CLEARING
- LIMITED VISIBILITY FROM OFFSITE LOCATIONS
- REQUIRED SETBACKS FROM ADJACENT PROPERTIES AND PUBLIC ROADS

SITE SETTING

THE PROPOSED PROJECT SITE IS LOCATED AT 720 MAY AVENUE IN WAYNESBORO, VIRGINIA. THE FENCED PORTION OF THE PROJECT AREA IS APPROXIMATELY 23.5 ACRES IN SIZE AND WILL BE INSTALLED WITHIN PARCEL TAX MAP NO. 077-32 (APPROXIMATELY 126.12 ACRES) WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL (TAX MAP NO. 48-2-1) AND CONNECTS TO MAY AVENUE. THE PROPERTY IS PRIVATELY OWNED BY KENNETH R BRADLEY JR. APPROXIMATELY 107 ACRES (85%) OF THE PROPERTY EXISTS AS FORESTED (TIMBER) AREA, OF WHICH APPROXIMATELY 0.15 ACRES ARE WETLANDS TO BE CONSERVED AND PROTECTED. THE REMAINING ACREAGE IN THE PROJECT PARCEL EXISTS AS MANAGED TURF WITH A PORTION OCCUPIED BY RESIDENTIAL STRUCTURES AND AN OVERHEAD POWER EASEMENT.

THE PROPOSED 23.5-ACRE FENCED PROJECT SITE IS BORDERED AS FOLLOWS:

- BORDERED TO THE NORTH BY ONE (1) TRADITIONAL RESIDENTIAL (RG-5) ZONED PARCEL (TAX MAP NO. 48-2-1) THAT IS OWNED BY THE PROJECT PARCEL OWNER AND ONE (1) GENERAL AGRICULTURE (GA) ZONED PARCEL (TAX MAP NO. 077-35).
- BORDERED TO THE EAST BY A MINIMUM OF 190 FEET WIDE PORTION OF THE HOST PARCEL; THE NEXT ADJACENT PARCEL (TAX MAP NO. 077-31) IS ALSO ZONED GA.
- BORDERED TO THE SOUTH BY A MINIMUM OF 1,300 FEET WIDE PORTION OF THE HOST PARCEL; THE NEXT ADJACENT PARCEL (TAX MAP NO. 077-31) IS ALSO ZONED GA.
- BORDERED TO THE WEST BY A DOMINION ENERGY OVERHEAD POWER TRANSMISSION LINES RIGHT-OF-WAY, WHICH IS LOCATED PARALLEL AND ADJACENT TO THE PROPOSED PROJECT FENCE. THE TRANSMISSION RIGHT-OF-WAY IS BORDERED ALONG ITS WEST SIDE BY EXISTING FOREST VEGETATION PROVIDING ADDITIONAL VISUAL BUFFER. THE NEAREST PARCELS, NOT OWNED BY THE PROJECT HOST, ARE THREE (3) RG-5 ZONED PARCELS (TAX MAP NO. 57-2-C, 57-2-2 AND 57-2-1A) LOCATED MORE THAN 350 FEET WEST OF THE PROPOSED PROJECT FENCE.

THE SPECIFIC LOCATION OF THE PROPOSED SOLAR ARRAY WITHIN THIS PROPERTY WAS CAREFULLY DESIGNED SO TO MINIMIZE VISIBILITY AND MAXIMIZE SETBACKS FROM NEARBY RESIDENTS. VIEWSHED BUFFERING/SCREENING IS ACCOMPLISHED BY PRESERVING A 25-FOOT OR GREATER WIDTH BUFFER OF EXISTING VEGETATION FOR ADHERENCE TO THE ALTERNATIVE 2 BUFFERING COMPLIANCE IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.C.9. ADDITIONALLY, BY PLACING THE 23.5 ACRE FENCED AREA INTERNAL TO A LARGER PARCEL, SCREENING IS LARGELY ACCOMPLISHED THROUGH EXISTING TOPOGRAPHY AND LAND COVER WITHIN THE 126.12 PARCEL. TO THE WEST, THE PROJECT BORDERS AN EXISTING DOMINION ENERGY TRANSMISSION RIGHT-OF-WAY FOLLOWED BY EXISTING VEGETATION WITHIN THE PROJECT PARCEL. TO THE SOUTH AND EAST THERE ARE SUBSTANTIAL SETBACKS WITHIN THE HOST PARCEL THAT CONCEAL THE FACILITY FROM NEIGHBORING PARCELS.

A WETLAND DELINEATION WAS COMPLETED BY VHB IN FEBRUARY 2023 AND IS PENDING CONFIRMATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS. THERE ARE WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT FOUND ON THE PROJECT SITE, HOWEVER, ARE NO PROPOSED IMPACTS TO THESE WETLANDS/WATERS. A 35-FOOT BUFFER TO THESE WETLANDS/WATERS WILL BE PRESERVED WITH THE PROJECT AND ARE SHOWN ON THE PLANS.

KEY COMPONENTS

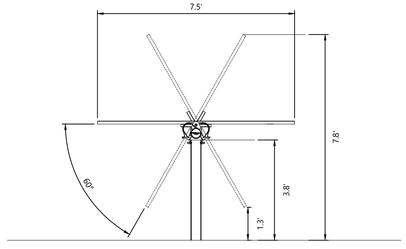
THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING KEY COMPONENTS:

- SOLAR MODULES AND RACKING
- UNDERGROUND ELECTRICAL CONDUCTORS
- BALANCE OF SYSTEM EQUIPMENT
- GRAVEL ACCESS ROAD
- SECURITY FENCING & OPAQUE PRIVACY FENCE

FOR ADDITIONAL INFORMATION PLEASE REFERENCE THE COMPLETE PROJECT NARRATIVE AND OTHER SUPPORTING DOCUMENTS THAT ACCOMPANY THIS PRELIMINARY SITE PLAN AND SUP APPLICATION.

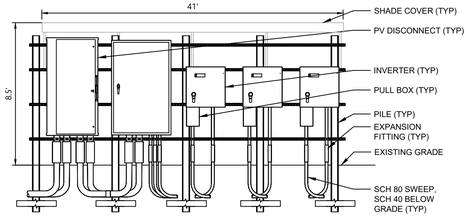
ZONING TABULATIONS

	REQUIREMENT / EXISTING	PROPOSED / PROVIDED
ZONING DISTRICT	GENERAL AGRICULTURE (GA)	NO CHANGE
LAND USE	SINGLE-FAMILY DETACHED HOME / AGRICULTURE	SMALL SOLAR ENERGY SYSTEM (SEE NOTE #1)
MINIMUM LOT AREA (CONVENTIONAL)	ONE (1) ACRE	±23.48 ACRES (ZONED GA)
MINIMUM LOT WIDTH (CONVENTIONAL)	150 FEET	NO CHANGE
MINIMUM LOT FRONTAGE	50 FEET	NO CHANGE
MINIMUM SETBACKS (SEE NOTE #1)		
RIGHT-OF-WAY	50 FEET	50 FEET (±775 FEET TO SECURITY FENCE)
SIDE / REAR	25 FEET	25 FEET
MAXIMUM HEIGHT	75 FEET	10 FEET
MINIMUM BUFFER (SEE NOTE #2)	BUFFER ALTERNATIVES 1 & 2 PER SECTION 25-70.4.C.9; ALTERNATIVE COMPLIANCE PER SECTION 25-70.4.F	BUFFER ALTERNATIVE 2. SEE SHEET C300 AND NOTE #2 BELOW.
NOTES:	1. SETBACKS MAY VARY SLIGHTLY WITH FINAL PLAN BUT ARE SUBJECT TO THE MINIMUM DISTANCES AS REQUIRED BY ARTICLE VI.D OF THE ZONING ORDINANCE. 2. BUFFERING IS PROPOSED ALONG THE NORTH, WEST AND EAST SIDES OF THE PROJECT SITE PROPERTY BOUNDARY PER THE ALTERNATIVE 2 COMPLIANCE SPECIFIED IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.C.9.	

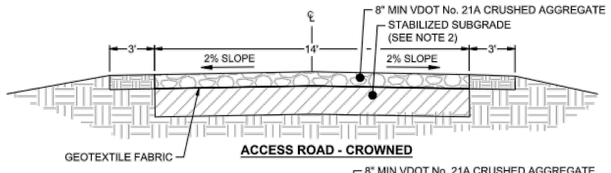


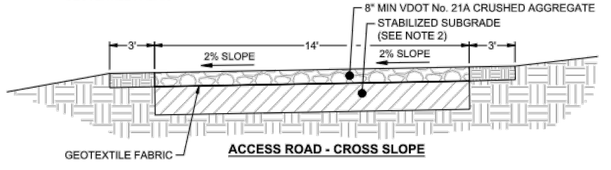
SINGLE-AXIS TRACKER WITH PV MODULE - TYPICAL SECTION
NTS

NOTE: TYPICAL SECTION DETAIL REPRESENTATIVE OF A SINGLE-AXIS TRACKING SYSTEM FOR GROUND MOUNTED PV. THE SELECTED TRACKER SYSTEM WILL BE SPECIFIED WITH THE FINAL SITE PLAN SUBMITTAL TO THE COUNTY.



INVERTER - TYPICAL SECTION
NTS





NOTES:
1. GEOTEXTILE FABRIC SHALL BE MIRAFI HP370 OR PROJECT ENGINEER APPROVED EQUIVALENT.
2. SUBGRADE MATERIALS SHALL CONFORM TO VDOT "ROAD AND BRIDGE SPECIFICATIONS". SUBGRADE SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. SOIL MOISTURE CONTENT DURING COMPACTION SHALL BE MAINTAINED WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
3. SHOULDERS SHALL BE COMPACTED NATIVE SOIL.
4. ROAD GRAVEL WIDTH MAY BE EXPANDED TO 20 FEET WIDE AT ENTRANCE OR WHERE SPECIFIED ON PLAN.

ACCESS ROAD TYPICAL SECTION
NTS

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ANTARES GROUP INC.

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Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.
1	Added Inverter Detail	12/15/23	SCQ

Designed by JRN | Checked by SCQ

Issued for: Conditional Use Permit — Date: 08/17/2023

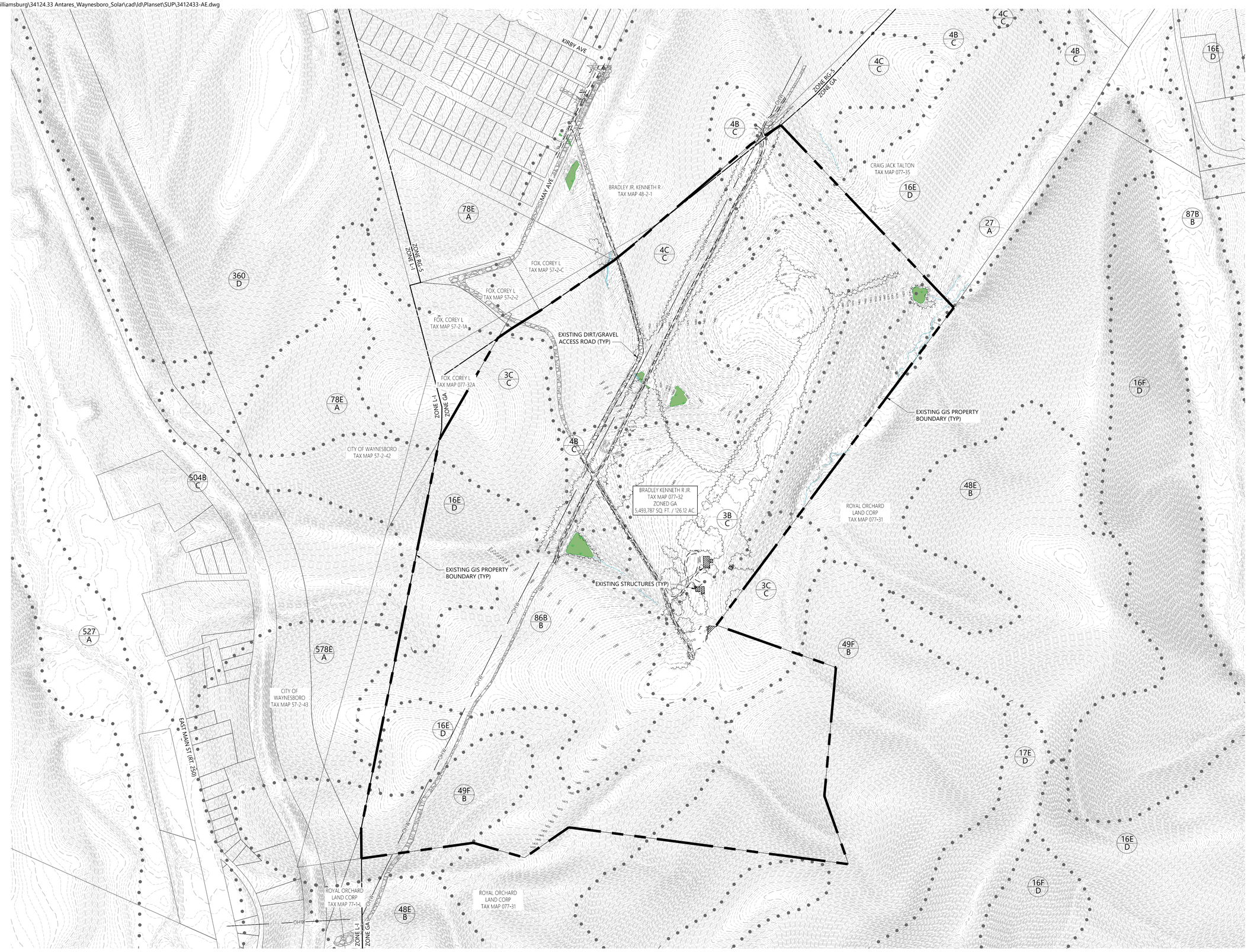
Not Approved for Construction

Drawing Title: NOTES AND DETAILS

Drawing Number: C100

Sheet 2 of 4

Project Number: 34124.33



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LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS (GIS)
- EXISTING ZONING DIVIDE
- EXISTING WETLAND
- EXISTING STREAM
- PROJECT BOUNDARY
- EXISTING SOILS BOUNDARY
- X / XX — SOIL GROUP INFORMATION

0 100 200 400 Feet

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.

Designed by JRN | Checked by SCQ

Issued for: Conditional Use Permit — Date: 08/17/2023

Not Approved for Construction

Drawing Title: EXISTING CONDITIONS

Drawing Number: C200

Sheet 3 of 5

Project Number: 34124.33

MAY AVE
BRADLEY JR. KENNETH R
TAX MAP 48-2-1
ZONED RG-5
SITE ACCESS EASEMENT AREA
FOX, COREY L
TAX MAP 57-2-C
ZONED RG-5
FOX, COREY L
TAX MAP 57-2-2
ZONED RG-5
FOX, COREY L
TAX MAP 57-2-1A
ZONED RG-5
FOX, COREY L
TAX MAP 077-32A
ZONED GA
ZONE L-1
ZONE GA
ZONE RG-5
ZONE GA
CRAIG JACK TALTON
TAX MAP 077-35
ZONED GA
ROYAL ORCHARD
LAND CORP
TAX MAP 077-31
ZONED GA
BRADLEY KENNETH R JR.
TAX MAP 077-32
ZONED GA
5,493,787 SQ. FT. / 126.12 AC.
POINT OF INTERCONNECTION
(38.063088, -78.864571)
25' SETBACK
SWM BASIN (TYP)
SWM DITCH (TYP)
SWM BASIN OUTLET PIPE (TYP)
SWM BASIN DISCHARGE LOCATION (TYP)
EXISTING DIRT/GRAVEL
ACCESS ROAD (TYP)
35' WETLAND SETBACK
TO BE TIMBERED
(NO GRUBBING)
SWM DIVERSION DITCH (TYP)
EXISTING GIS PROPERTY
BOUNDARY (TYP)
UNDERGROUND INTERCONNECTION
INVERTER ON CONCRETE PAD (TYP)
UTILITY POINT OF DISCONNECTION
UTILITY POLE MOUNTED METER
CUSTOMER POLE MOUNTED GOAB
CUSTOMER POLE MOUNTED RECLOSER
CUSTOMER POLE MOUNTED METER AND RISER
ACCESS GATE
PROPOSED CULVERT
EXISTING TREELINE (TYP)
20' ACCESS ROAD
SECURITY FENCE
EXISTING STRUCTURES (TYP)
EXISTING GIS PROPERTY
BOUNDARY (TYP)

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LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
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- EXISTING ADJOINING PARCELS (GIS)
- EXISTING ZONING DIVIDE
- EXISTING WETLAND
- EXISTING STREAM
- PROJECT BOUNDARY
- PROJECT BOUNDARY SETBACK
- 35' WETLAND SETBACK
- PROPOSED FENCE
- PROPOSED STORMWATER DITCH
- PROPOSED TREELINE
- PROPOSED SOLAR PANEL
- PROPOSED ACCESS ROAD
- ALTERNATIVE #2 VEGETATIVE BUFFER

NOTES:

1. SWM IS AN ACRONYM FOR STORM WATER MANAGEMENT.
2. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISIONS TO BE COORDINATED WITH SITE PLAN REVIEW.

0 50 100 200 Feet

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.
1	Defined buffering & added min. setbacks	12/15/23	SCQ

Designed by JRN
Checked by SCQ

Issued for
Conditional Use Permit
Date 08/17/2023

Not Approved for Construction

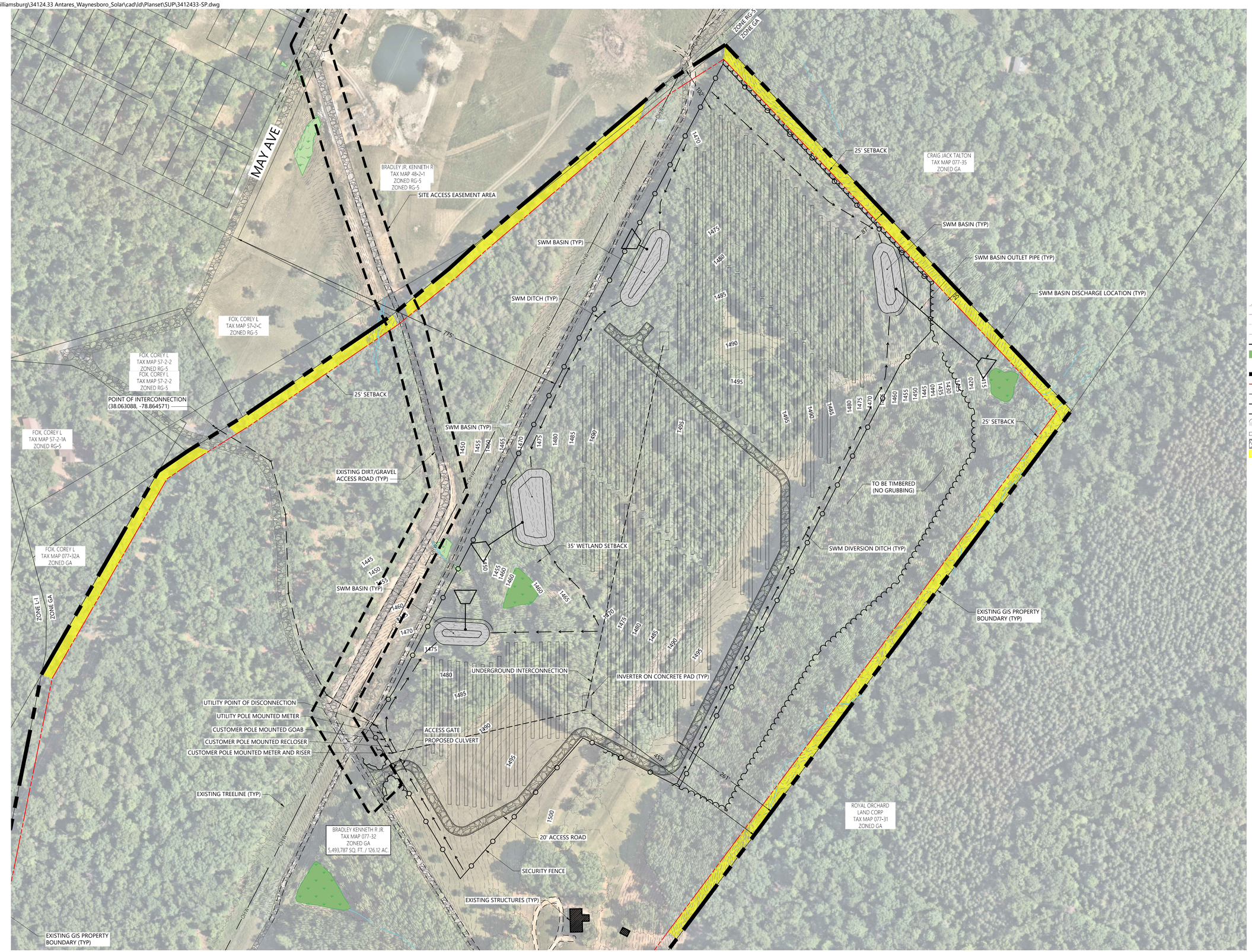
Drawing Title
SITE PLAN

Drawing Number
C300

Sheet 4 of 5

Project Number
34124.33

Saved Friday, September 22, 2023 12:46:47 PM JNICKEL Plotted Friday, December 15, 2023 1:13:55 PM Jackson Nickel



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LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
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- EXISTING ADJOINING PARCELS (GIS)
- EXISTING ZONING DIVIDE
- EXISTING WETLAND
- EXISTING STREAM
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Waynesboro B Solar

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Designed by JRN | Checked by SCQ

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Not Approved for Construction

Drawing Title
OVERALL SITE PLAN
WITH AERIAL

Drawing Number
C400

Sheet 5 of 5

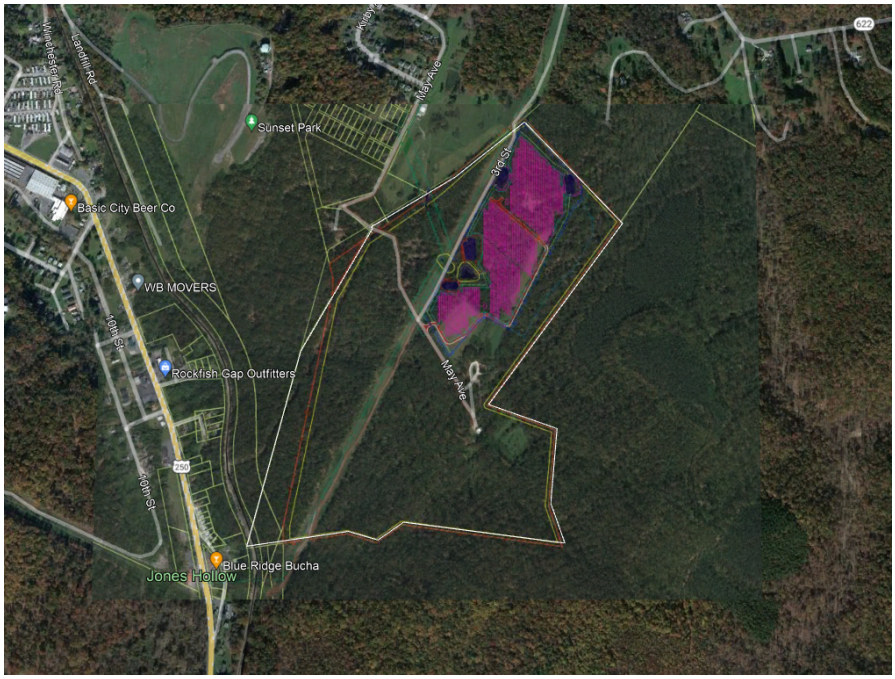
Project Number
34124.33

Saved Friday, December 15, 2023 1:29:43 PM JNICKEL Plotted Friday, December 15, 2023 1:53:31 PM Jackson Nickel

Facility Decommissioning Plan

Waynesboro Solar

720 May Ave, Augusta County, VA



Prepared for:
Augusta County
Community Development Department
18 Government Center Lane
Verona, VA 24482

Prepared by:
RWE Clean Energy Asset Holdings, Inc.
100 Summit Lake Drive, Suite 210
Valhalla, NY 10595

Preparation Date: 11/29/2023

Contents

Introduction

Waynesboro VAB, LLC is developing a 3MWac solar photovoltaic (PV) power generating facility on a portion of Parcel Tax Map No. 077-32, with an approximate project area of 25 acres (approximately 24 acres fenced). The project site is located at 720 May Avenue in Augusta County, VA. The project is being developed under a Special Use Permit through Augusta County. The following decommissioning plan is proposed for compliance with the *Augusta County Zoning Ordinance, Article VI.D Section 25-70.10 for Small Solar Energy Systems*:

1. *The applicant shall provide a detailed decommissioning plan that provides procedures and requirements for removal of all parts of the solar energy generation facility and its various structures at the end of the useful life of the facility or if it is deemed abandoned or unsafe. The plan shall include the anticipated life of the facility, the estimated overall cost of decommissioning the facility in current dollars, the methodology for determining such estimate, and the manner in which the project will be decommissioned. The decommissioning plan and the estimated decommissioning cost shall be updated every five (5) years, from the date of the certificate of occupancy or upon request of the Zoning Administrator; however, the updated costs shall be no more than twice every ten (10) years.*

2. *Prior to receiving a certificate of occupancy to begin operation, the applicant must provide security in the amount of the estimated cost of the decommissioning. Options for security shall include a cash escrow, a performance surety bond, or an irrevocable letter of credit. The security must remain valid until the decommissioning obligations have been met. The security may be adjusted up or down by the county if the estimated cost of decommissioning the facility changes. The security must be renewed or replaced, if necessary, to account for any changes in the total estimated cost of decommissioning if deemed by the updated estimates. Security is a mandatory condition of all conditional use permits for utility scale solar energy farms.*

3. *The decommissioning plan, cost estimates, and all updates to plans and estimates shall be sealed by a professional engineer licensed to do business in the Commonwealth of Virginia.*

§19.6-97.6 Unsafe or Abandoned Projects; Decommissioning

If the utility scale solar energy facility is determined to be unsafe by the Building Official, then the facility shall be required to be repaired by the facility owner, site owner, or operator. Repairs shall be made in a timely manner as established by the Building Official. Should the repairs not be completed in the timeframe provided, then the owners or operators will be instructed to commence decommissioning in accordance with the approved decommissioning plan.

If the facility is not operated for a continuous period of twelve (12) months, then the county may notify the owner/operator by registered mail and provide forty-five (45) days for the owner/operator to respond. If no response is provided, then the owner/operator will be instructed to commence decommissioning in accordance with the approved decommissioning plan.

If the facility is abandoned, the owner/operator is required to notify the Zoning Administrator in writing.

Within one (1) year of the date of said notification, or if determined to be abandoned by the Zoning Administrator in accordance with the above subsections, then the county may pursue legal action to have

the facility removed at the expense of the facility owner, site owner, or operator, each of whom shall be jointly and severally liable for the expense of removing or repairing the facility. The county may also call upon the decommissioning security to remove the facility. This plan will outline the responsible party, timeframes, and an estimated cost for decommissioning and removal of the project facility in accordance with the Augusta County Zoning Ordinance. The cost estimate will be used to identify the guarantee shown in item 2, above.

Project Components

Photovoltaic power generating facilities consist of arrays of solar panels that convert solar radiation into direct current (DC) electricity. The Waynesboro facility utilizes inverters to convert direct current into alternating current, which is then transferred to the power grid.

The Waynesboro project will consist of solar photovoltaic modules. These modules will be attached to a low-profile, single axis, tracking system. The racking system for the modules consists of "rammed post" techniques that allows for the installation of steel posts directly into the ground, which will eliminate the need for concrete footings. The facility will utilize different cabling techniques which include affixing to the underside of the PV panels, running cable tray or above ground cable systems, and utilizing direct buried conduit that connects the solar panels to the grid.

All the PV modules will be mounted on their associated racking along the north/south axis, where the drive system will be utilized to rotate the panels based upon the orientation of the sun. Other electrical components on site, including inverters and transformers, are grouped in various sections of the arrays. Inverters are utilized to convert the direct current (DC) electricity to alternating current (AC) electricity. The transformers are utilized to step up the voltage of the alternating current electricity to match the electrical grid voltage. A medium voltage, underground AC circuit will connect the project transformers to the electrical grid.

Access

The site will utilize one common access point from 3rd Street with an entry address stated above. This access road will be 20'wide. The access road will consist of gravel placed over a woven geotextile. The site access road provides access to the entire site and includes large radii to facilitate movement of vehicles and equipment. The perimeter of the site will contain fencing that will have access gates located at the entrance of the site along the access road.

The Waynesboro facility will be unmanned locally—performance and project operations will be monitored daily from remote locations. The internal roads are designed to accommodate a vehicular load of 75,000 pounds and will be finished with an all-weather gravel surface.

Fencing and Racking

The proposed solar array racking will include rammed galvanized steel piles embedded into the ground. The steel piles will typically be embedded approximately 7 feet into the ground. The proposed access fence will be seven feet tall to ensure public safety and security. Access gates will be provided for vehicular access to the site.

Decommissioning Plan

When the project permanently ceases to operate, Waynesboro VAB, LLC (the "Owner") will perform decommissioning activities to remove all equipment and materials related to the operation of the solar energy facility to restore the property to its condition prior to construction of the facility.

Planning and Permitting

Given the timeframe for decommissioning and lifetime of the facility, government regulations at the time may require specific plans and permits to be in place prior to decommissioning of the solar energy facility. The owner will develop a comprehensive plan based upon this decommissioning plan to follow during decommissioning. The owner will be responsible for identifying and acquiring all local, state, and federal permits required for this work. The owner will identify subcontractor(s) and waste / recycling companies during the planning phase.

Removal of PV Equipment

1. All PV modules will be removed and disposed of at a licensed disposal facility that recycles or safely deconstructs PV modules, if such a facility is available at the time or will be returned to the PV module supplier via any available take-back or manufacturer recycling program. If such a recycling facility or take-back program is not available, PV modules will be disposed of according to all applicable laws and environmental standards.
2. Above ground racking and support structures will be removed. All below ground piles will be removed entirely where practical. Any piles that cannot be practically pulled out will be cut three feet below grade, left in place, and covered. This will facilitate agricultural use over top of the material.
3. All power collection equipment including cabling, combiner boxes, inverters, transformers, control cabinets, and switchgear will be removed from the site and disposed of at a licensed disposal facility or recycling facility.
4. Any underground cables buried at least 30" below grade will remain in place. All above ground cables will be removed from the site. This will allow any agricultural activities to resume on site.
5. All concrete foundation will be broken up and debris removed from the site.

Site Restoration

1. The site fence will be pulled out and removed from the site.
2. Gravel access roads and staging areas will remain until all other materials have been removed from the site to facilitate decommissioning activities. Once equipment removal is concluded the road material will be removed from the site and replaced with fill. The fill will be graded to follow the contours of the site.
3. All stormwater management facilities will be returned to existing grade.
4. Any disturbed areas will be covered with a minimum of 2 inches of topsoil, which is consistent with the composition of the soil prior to construction of the project. Topsoil will be treated with fertilizers needed for establishment of vegetation and will be covered with grass seed and straw mulch.

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Decommissioning Estimate and Guarantee

Limited current data exists on the actual costs associated with decommissioning a solar facility due to the rarity of decommissioned facilities and given their average 35-year lifespan. Therefore, expertise within the solar industry were consulted in estimating demolition and sitework restoration construction costs to develop quantifiable and defensible unit costs for decommissioning. The estimates for decommissioning costs were derived by projecting quantities using the project specific SUP site plan. Stark Tech and VHB performed the decommissioning cost estimate as third-party consultants licensed in the Commonwealth of Virginia for electrical and civil engineering, respectively. Prior to County issuance of the final site for land disturbance, the owner will submit a performance security bond, an irrevocable letter of credit or other County acceptable financial surety to cover the certified decommissioning cost estimate for dismantling the facility and restoring the site to its original state. Although materials from the dismantled system may find reuse or recycling avenues, the decommissioning estimate assumes responsible disposal in an appropriate landfill and salvage value is not included in the cost estimate total.

The cost estimate for decommissioning will be updated every five (5) years by the facility owner, assuming an increase of 2% per year to adjust for inflation and current market prices. This estimate update will be performed and certified by a third-party engineer licensed in the Commonwealth of Virginia. The owner will engage the Zoning Administrator, prior to updating the estimate, if market conditions do not justify an annual increase of 2%. When this estimate is updated, the amount of the financial guarantee will also be increased consistent with the revised cost.

Decommissioning Schedule

The intent of the project is to operate for 30-40 years. The project will lease the property for a term of up to 40 years. At the end of the lease term or if the facility does not generate electricity for a period of twelve (12) consecutive months, the owner will cease operation of the project and execute this decommissioning plan in accordance with the Augusta County Zoning Ordinance. The approximate duration of decommissioning will be three months.

If the solar facility is not operating for a continuous period of twelve (12) consecutive months it will be subject to decommissioning notice from the County, requesting the initiation of decommissioning activities. If the decommissioning activities have not commenced within 365 calendar days of the dated decommissioning notice from the County, the County reserves the right to engage the surety to eliminate the system from the site. Within six (6) months of the date of abandonment or discontinuation, the owner will complete the physical removal of the solar facility and commence site restoration. This period may be extended at the request of the owner, upon approval of the County Board of Zoning Appeals. Periods during which the facility is not operational for maintenance, repair or due to catastrophic events, beyond the owner's control, will not trigger decommissioning requirements if owner is working diligently to return the facility to operating status. The owner will provide written notice documenting the date of operational failure and evidence of diligent maintenance/repair to the Zoning Administrator during the period in which the solar facility is not operational. The solar facility will be returned to operational capacity within 24 consecutive months or less following a catastrophic

Decommissioning Cost Estimate

Decomissioning Cost Estimate				
Item	**Quantity**	**Units**	**Unit Cost**	**Total**
Disassembly / Removal / Demo				
Mobilization	1	LS	$ 10,000.00	$ 10,000.00
Erosion Control Measures (CE, SF, etc.)	23.5	AC	$ 700.00	$ 16,450.00
Road Base Material	3,897	SY	$ 0.50	$ 1,948.50
Concrete Pads	2	EA	$ 1,050.00	$ 2,100.00
Posts	1,073	EA	$ 8.00	$ 8,584.00
Racking	105	EA	$ 11.00	$ 1,155.00
Modules	7,506	EA	$ 1.00	$ 7,506.00
Cable	104,950	LF	$ 0.25	$ 26,237.50
Transformers	1	EA	$ 425.00	$ 425.00
Inverters	24	EA	$ 425.00	$ 10,200.00
DC Combiner	24	EA	$ 250.00	$ 6,000.00
Stormwater Basin Structure Removal	4	EA	$ 6,000.00	$ 24,000.00
Grading, Decompaction & Seeding/Stabilization	23.5	AC	$ 4,000.00	$ 94,000.00
Fence	4,662	LF	$ 5.00	$ 23,310.00
Landscaping	0	AC	$ 1,000.00	$ -
Trucking / Hauling / Disposal				
Road Base Material	58	Trucks	$ 700.00	$ 40,600.00
Concrete	6	Trucks	$ 1,400.00	$ 8,400.00
Posts	6	Trucks	$ 500.00	$ 3,000.00
Racking	3	Trucks	$ 500.00	$ 1,500.00
Modules	12	Trucks	$ 1,400.00	$ 16,800.00
Cable	1	Trucks	$ 475.00	$ 475.00
Transformers	1	Trucks	$ 500.00	$ 500.00
Inverters & DC Combiners	2	Trucks	$ 1,400.00	$ 2,800.00
Fencing	1	Trucks	$ 500.00	$ 500.00
Landscaping	0	Trucks	$ 500.00	$ -
Module Landfill Fees	7,506	EA	$ 3.30	$ 24,769.80
Salvage - excluded from Net Cost				
Steel	125	Tons	$ 100.00	$ 12,500.00
Net Cost				
Disassembly / Removal / Demo			$	231,916.00
Trucking / Hauling / Disposal			$	99,344.80
Decomissioning Management (10%)			$	33,126.08
25% Contingency			$	91,096.72
2% Annual Inflation (5 years)			$	37,925.68
Total			**$**	**493,409.28**

RESPONSES TO WAYNESBORO VAB STAFF REPORT:

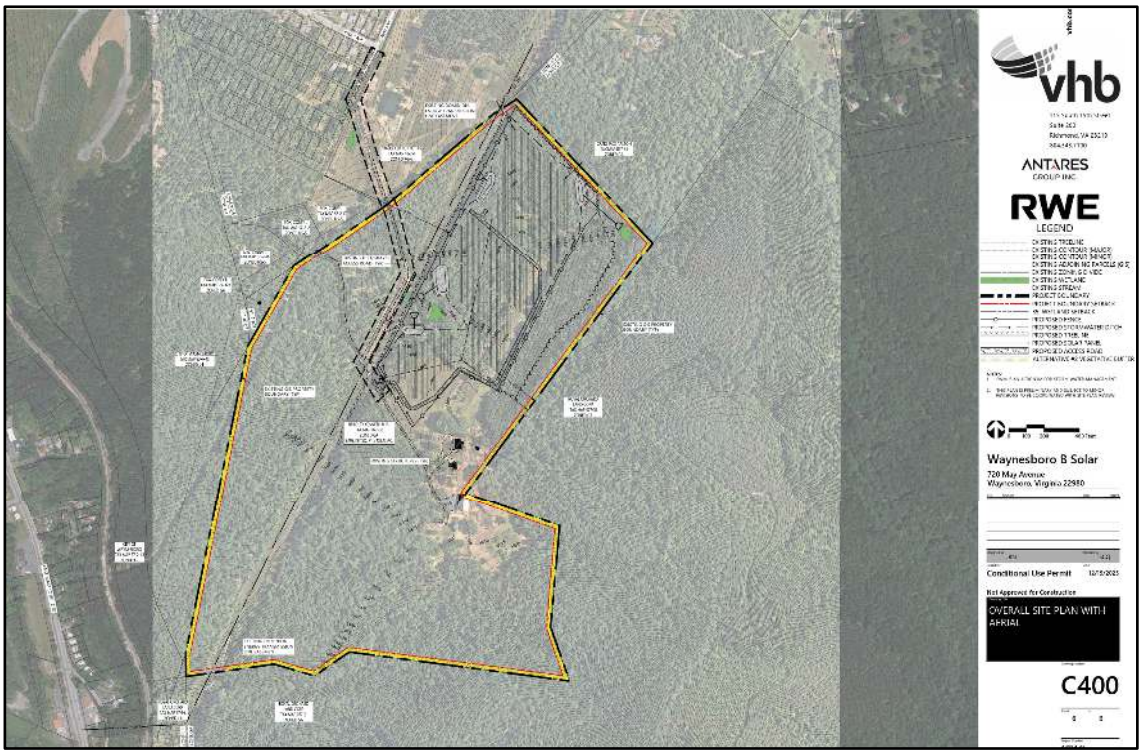
This document is intended to supplement the initially submitted project narrative that was provided as part of the Special Use Permit Application. This document provides responses to the staff report dated February 2, 2024. Responses are organized in the same order as topics are addressed in the staff report.

ISSUES THAT NEED TO BE ADDRESSED: (Pages 16 and 17 of Staff Report)

1. Size of project: Please specify in addition to the fenced area of 23.5 acres the breakdown of the project including: the acreage under panel and the acreage intended to be used for landscaping.

APPLICANT SUPPLEMENTAL RESPONSE:

The acreage under panel will vary depending on the tilt of the single-axis tracking system, based on the time of day or other programmed event response (e.g., based on wind or precipitation conditions). When the panels are tilted at the maximum tilt angle of 60 degrees, the area under panel will be approximately 2.5 acres. When the panels are oriented horizontal to the ground, as normally occurs at noon, the area under panel will be approximately 5 acres. Since this project (as shown in the Site Plan Exhibit below) will utilize existing forested areas that surround the project area as its visual buffering, no additional area for landscape buffering will be required. It should be noted that the existing forested areas that will serve as visual buffering around the project area exist within the project parcel and are owned and controlled by the cooperating landowner.



2. Policy 1: Economy. Staff would like clarification on the number of workers that will support this project during the construction phase.

APPLICANT SUPPLEMENTAL RESPONSE:

The construction labor estimates included in the Special Use Permit Application narrative and the submitted economics impacts report ("*WAYNESBORO B SOLAR ECONOMIC AND FISCAL CONTRIBUTION TO AUGUSTA COUNTY, VIRGINIA*", Mangum Economics, February, 2024) are based upon experience from similarly sized projects. Actual numbers will depend on detailed construction planning by the construction subcontractor who builds the project. As stated at the bottom of page 4 of the above report (see attached Appendix A), "the analysis is modeled based on full-time equivalent jobs over a 12-month period. Actual construction is anticipated to take approximately six months with approximately 50 construction workers, which is equivalent to 25 full-time workers over a 12-month period." This is also consistent with the estimated 50 construction workers as cited in the project narrative submitted with the Special Use Permit Application.

3. Policy 2 and 5: Staff do not see an issue with the buffering or the alternative compliance, but do want to note that any request for alternative compliance needs to be made to the Board of Zoning Appeals.

APPLICANT SUPPLEMENTAL RESPONSE:

Based on recent conversations with County staff, we understand this requirement and process.

4. Policy 3: Agricultural Economy. Is the property currently being used for agriculture? Staff recommend clarifying what the current use of the property is as it is currently in the land use program.

APPLICANT SUPPLEMENTAL RESPONSE:

The property is currently being used primarily for timber/forestry. There is also a small pasture area that is currently being used for hay production and/or for grazing cattle.

5. Policy 4: Prime Farmland. Staff would like a detailed narrative of how the site will be restored to its current use, including: how much grading will be done during construction phase; how many acres of forest will be cut down; how the site will be restored to a forested use; and if the original topsoil will be placed back onto the site during the decommissioning stage.

APPLICANT SUPPLEMENTAL RESPONSE:

A detailed grading plan will be developed in coordination with County staff as part of the Site Plan approval process, if the project is approved by the Board of Zoning Appeals. Grading activities will be minimized at the site, and no topsoil will be removed from the site during the construction process. In areas where grading may be required, topsoil will be re-distributed on site during the construction process, eliminating the need for re-application of top soil during decommissioning. There are approximately 18 acres of forested land that will need to be cleared during the construction process. To the extent that the timber from those acres is marketable, the landowner intends to perform that clearing and sell the timber in coordination with the construction process for the solar project. General plans for site restoration have been provided at the bottom of page 26 of the Special Use Permit Application narrative in the Facility Decommissioning Plan / Site Restoration section of the narrative. At the end of the project's operational period, the project owner will collaborate with the landowner to determine the landowner's desired restoration of the solar project area. The landowner's preference may be to return the project area to forested land, an agricultural use, or some other land use. The project owner will work with the landowner to establish the desired future land use in the project area, at the expense of the project owner within the bounds of re-establishing forest, pasture, or another agricultural use.

Appendix A

"Economic & Fiscal Contribution Report" prepared by Mangum Economics (minor updates included in a revised February 2024 version of the report)

WAYNESBORO B SOLAR

ECONOMIC AND FISCAL CONTRIBUTION TO AUGUSTA COUNTY, VIRGINIA

Prepared for

RWE

FEBRUARY 2024

MANGUM economics

4198 COX ROAD, SUITE 104
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About Mangum Economics, LLC

Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. One recent example was an analysis of the proposed $2.3 billion Green City "net-zero eco district." The Mangum Team has also authored multiple economic development plans, including identifying industry recruitment opportunities created by the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 28 GW of proposed solar, wind, battery energy storage, and hydro projects spanning twenty-five states. Among those projects was Dominion's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Advanced Applied Technology:** The Mangum Team specializes in analyzing how advanced technology developments (like data centers, fiber networks, and advanced manufacturing plants) contribute to the state and local economies. We have worked with local governments, trade associations, developers, and operating firms across the country to show how investments in advanced critical infrastructure transform local economies across the country.
- **Policy Analysis:** The Mangum Team also has extensive experience in identifying and quantifying the intended and unintended economic consequences of proposed legislative and regulatory initiatives.

The Project Team

Martina Arel, M.B.A.
Director – Economic Development & Energy Research

Rebecca Kyle
Senior Research Analyst

A. Fletcher Mangum, Ph.D.
Founder and CEO

Table of Contents

Executive Summary

This report assesses the economic and fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County, Virginia. The primary findings from that assessment are as follows:

1) **Waynesboro B Solar is a proposed 3-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located southeast of May Avenue and 3rd Street in Augusta County, Virginia. The total acreage for the project encompasses approximately 30 acres of vacant land. The actively used, fenced-in solar site would be approximately 28 acres.**

2) **The proposed Waynesboro B Solar project would make an economic contribution to Augusta County:**
   - The proposed Waynesboro B Solar project would employ approximately 25 local and non-local full-time equivalent construction workers.[1]
   - The proposed Waynesboro B Solar project would provide an estimated one-time pulse of economic activity to Augusta County during its construction phase supporting approximately:
     - 7 direct and 2 indirect and induced local jobs.
     - $0.5 million in associated wages and benefits.
     - $1.5 million in economic output.
   - The proposed Waynesboro B Solar project would provide an estimated annual economic impact to Augusta County during its ongoing operational phase supporting approximately:
     - < 1 direct, indirect, and induced job.
     - $25,300 in associated wages and benefits.
     - $73,900 in economic output.

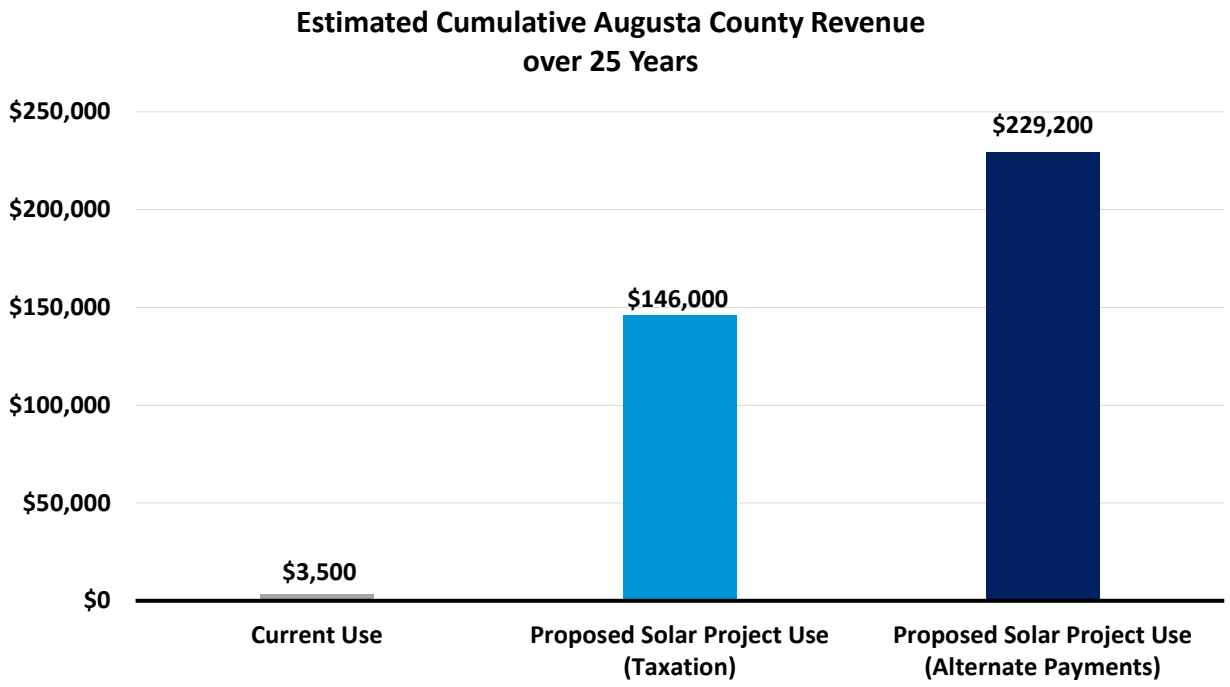
3) **The proposed Waynesboro B Solar project would also make a fiscal contribution to Augusta County. The proposed project would generate approximately:**
   - $34,200 in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
   - $146,000 in cumulative county revenue over the facility's anticipated 25-year operational life assuming revenues are generated from the reassessment of the real property and from taxation of the capital investments in machinery and tools.

[1] Please note that for ease of explication the analysis is modeled based on full-time equivalent jobs over a 12-month period. Actual construction is anticipated to take approximately six months with approximately 50 construction workers, which is equivalent to 25 full-time workers over a 12-month period.

- $229,200 in cumulative county revenue over the facility's anticipated 25-year operational life assuming revenues are generated from the reassessment of the real property and payments in conjunction with granting a conditional use permit under the Virginia Code §15.2-2288.8. The payments would be based on the project's generation capacity and would include an annual 2 percent escalator.[2]

4) **The proposed Waynesboro B Solar project would have a significantly greater fiscal impact on Augusta County than the property generates in its current use:**

    - The proposed Waynesboro B Solar project would generate approximately between $146,000 and $229,200 in cumulative county revenue over the facility's anticipated 25-year operational life, as compared to approximately $3,500 in cumulative county revenue in the property's current use – this constitutes a 42- to 65-fold increase over current revenues.



The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

[2] Data Source: RWE.

Introduction

This report assesses the economic and fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County, Virginia. This report was commissioned by RWE and produced by Mangum Economics.

The Project

Waynesboro B Solar is a proposed 3-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located southeast of May Avenue and 3rd Street in Augusta County, Virginia. The total acreage for the project encompasses approximately 30 acres of vacant land. The actively used, fenced-in solar site would be approximately 28 acres.

Economic and Fiscal Impact

This section quantifies the economic and fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County. The analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operations phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Waynesboro B Solar project, the analysis employs a regional economic impact model called IMPLAN.[3] The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S., and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Waynesboro B Solar project purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area

[3] IMPLAN is produced by IMPLAN Group, LLC.

that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Waynesboro B Solar project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Waynesboro B Solar project would have on Augusta County.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- Total capital investment associated with the Waynesboro B Solar project is estimated to be approximately $11.7 million.[4]
- Of that total:
    - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately $5.0 million.[5]
    - Capital equipment costs are estimated to be approximately $6.6 million.[6] It is anticipated that no capital equipment would be purchased from vendors in Augusta County.[7]
- The proposed Waynesboro B Solar project would employ approximately 25 local and non-local full-time equivalent construction workers.[8]

[4] Data Source: RWE.
[5] Data Source: RWE.
[6] Data Source: RWE.
[7] Data Source: IMPLAN Group LLC.
[8] Please note that for ease of explication the analysis is modeled based on full-time equivalent jobs over a 12-month period. Actual construction is anticipated to take approximately six months with approximately 50 construction workers, which is equivalent to 25 full-time workers over a 12-month period.

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Waynesboro B Solar project would directly provide a one-time pulse supporting approximately: 1) 7 jobs, 2) $0.4 million in wages and benefits, and 3) $1.2 million in economic output to Augusta County.

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on Augusta County would support approximately: 1) 9 jobs, 2) $0.5 million in wages and benefits, 3) $1.5 million in economic output, and 4) $34,200 in state and local tax revenue.

Table 1: Estimated One-Time Economic and Fiscal Impact on Augusta County from Construction of the Waynesboro B Solar Project[9,10]

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	7	$432,600	$1,200,000
2nd Round Indirect and Induced Economic Activity	2	$78,900	$266,400
Total Economic Activity	**9**	**$511,500**	**$1,466,400**
Fiscal Impact			
State and Local Tax Revenue			**$34,200**

**Totals may not sum due to rounding.*

Ongoing Operations Phase

This portion of the section assesses the annual economic and fiscal impact that the proposed Waynesboro B Solar project would have on Augusta County during its anticipated 25-year operational phase.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- The Waynesboro B Solar project would spend approximately $40,000 each year for maintenance and repair, vegetative control, and other operational expenditures.[11]
- The Waynesboro B Solar project would make confidential lease payments to landowners.[12]

[9] It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project.
[10] Please note that although employment within a local construction sector can sometimes quickly expand to take advantage of new opportunities, it is not possible to know with certainty what proportion of these jobs would go to county construction contractors or be filled by County residents.
[11] Data Source: RWE.
[12] Data Source: RWE.

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 2, annual operation of the proposed Waynesboro B Solar project would directly support approximately: 1) < 1 job, 2) $14,200 in wages and benefits, and 3) $37,000 in economic output to Augusta County.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on Augusta County would be approximately: 1) < 1 job, 2) $25,300 in wages and benefits, and 3) $73,900 in economic output.

Table 2: Estimated Annual Economic Impact on Augusta County from the Ongoing Operation of the Waynesboro B Solar Project

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	< 1	$14,200	$37,000
2nd Round Indirect and Induced Economic Activity	< 1	$11,100	$36,900
Total Economic Activity	**< 1**	**$25,300**	**$73,900**

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- Total capitalized investment in machinery and tools in the Waynesboro B Solar project is estimated to be approximately $9.0 million.[13]
- The entire leased acreage of the Waynesboro B Solar project would encompass approximately 30 acres located in Augusta County.[14]
- The approximately 28 actively used, fenced-in acres would be removed from the land use program and reassessed at a solar use assessment value of $10,000 per acre.[15]
- The approximately 2 residual acres would be removed from the land use program and assessed at market value.[16]
- The initial interconnection request for Waynesboro B was filed in 2021.[17]
- Tax rates are assumed to remain constant throughout the analysis.

[13] Data Source: RWE.
[14] Data Source: RWE.
[15] Data Source: Actual future assessment value for solar projects in Augusta County is currently unknown. The potential future assessment value of $10,000 per acre is an estimate based on experience with comparable solar projects in Virginia.
[16] Data Source: Actual assessment for residual acreage in Augusta County is currently unknown. Assumed assessment based on experience with comparable projects in Virginia.
[17] Data Source: RWE.

- The Waynesboro B Solar project's total generation capacity would be 3 MW AC.[18]
- The Waynesboro B Solar project would become operational in 2024.[19]

Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County. The analysis considers two scenarios. Both scenarios include the additional revenue that the Waynesboro B Solar project would generate for Augusta County over a 25-year period from the increased property assessments associated with reassessing the site as solar use property. Scenario 1 then describes the additional revenue Waynesboro B would generate for Augusta County from taxes levied on the capital investment in machinery and tools, while Scenario 2 assumes tax revenue generated from the capital investment will be replaced with payments in conjunction with granting a conditional use permit under the Virginia Code §15.2-2288.8.[20]

Reassessment of Property

Table 3 details the increased tax revenue associated with reassessing the 28-acre solar site as solar use property and the residual 2 acres at market value. The county real estate tax revenue from the fenced-in acreage after reassessment is estimated to be approximately $1,760 per year and the county real estate tax revenue from the residual acreage after removal from the land use program is estimated to be approximately $50 per year for an annual total of approximately $1,810, and a cumulative total of approximately $45,300 over the project's anticipated 25-year operational life expectancy. Adding one-time rollback taxes of approximately $4,340 increases that cumulative total to approximately $49,700. In contrast, the property currently generates approximately $140 per year for the county, for a cumulative total of approximately $3,500 over 25 years.

[18] Data Source: RWE.
[19] Data Source: RWE.
[20] Data Source: RWE.

Table 3: Estimated County Revenue Generated by the Proposed Waynesboro B Solar Project over 25 Years from Real Estate Taxes

	Solar Use	Residual Acreage	Total
Estimated Increased Appraised Value of Property[21]	$280,000	$7,800	$287,800
Augusta County Real Estate Tax Rate[22]			0.0063
Annual County Real Estate Tax – Solar Use	$1,760	$50	$1,810
Revenue over 25 Years	**$44,100**	**$1,230**	**$45,300**
One-time Rollback Taxes[23]			**$4,340**
Total Cumulative Revenue over 25 Years			**$49,700**

**Totals may not sum due to rounding.*

Scenario 1: Taxation of Capital Investment in Machinery and Tools

Table 4 separately details the additional annual revenue that the proposed Waynesboro B Solar project would generate for Augusta County over a 25-year period from taxes levied on capital investment in machinery and tools. 1) the taxable portion of capital investments based on the stepdown local tax exemption pursuant to Virginia Code §58.1-2606.1[24], times 2) Augusta County's depreciation guidelines for machinery and tools[25], times 3) Augusta County's real estate tax rate of $0.63 per $100 of assessed value pursuant to Virginia Code §58.1-2606.1.[26]

As the data in Table 4 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Waynesboro B Solar project would be approximately $2,270 in the project's first year of operation, with that figure projected to increase to approximately $4,530 in year 11 of the project as the value of the exemption is reduced for a cumulative total of approximately $96,400 over 25 years.

[21] Calculated as 28 acres times $10,000 per acre and as 2 acres times the average market value per acre.
[22] Data Source: Augusta County website.
[23] Rollback taxes are computed as the difference between the current land use value assessment tax and the tax on the fair market value for the affected acreage for five complete tax years plus the current year. Does not account for changes in assessment values over time. Includes simple interest.
[24] Virginia Code §58.1-2606.1 stipulates that solar facilities 5MW or less are subject to a stepdown exemption from local property taxes if the project is approved by the locality on or after July 1, 2022. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.
[25] Because Waynesboro B Solar would be independently owned and does not meet the definition of an "Electric Supplier" because it is under 25 MW, it would be assessed locally. Although the actual potential local assessment methodology is not known, the analysis presented is based on the assumption that the investment would be assessed as machinery and tools because of the Virginia Department of Taxation Tax Ruling 14-37, which determined that production of electricity for sale or resale by a private entity is eligible for the industrial manufacturing processing exemption from sales and use taxes.
[26] Data Source: Augusta County's website. Pursuant to Virginia Code §58.1-2606.1, Waynesboro B Solar would be taxable at a rate not exceeding the county's real estate tax rate.

Table 4: Estimated County Revenue by Proposed Solar Investment Over 25 Years

Year	Total Capital Investment Subject to Exemption[27]	Depreciated Value of Taxable Capital Investment[28]	Additional Annual County Tax Revenue Solar Investment[29]
1	$8,996,900	$359,876	$2,270
2	$8,996,900	$359,876	$2,270
3	$8,996,900	$359,876	$2,270
4	$8,996,900	$359,876	$2,270
5	$8,996,900	$359,876	$2,270
6	$8,996,900	$539,814	$3,400
7	$8,996,900	$539,814	$3,400
8	$8,996,900	$539,814	$3,400
9	$8,996,900	$539,814	$3,400
10	$8,996,900	$539,814	$3,400
11	$8,996,900	$719,752	$4,530
12	$8,996,900	$719,752	$4,530
13	$8,996,900	$719,752	$4,530
14	$8,996,900	$719,752	$4,530
15	$8,996,900	$719,752	$4,530
16	$8,996,900	$719,752	$4,530
17	$8,996,900	$719,752	$4,530
18	$8,996,900	$719,752	$4,530
19	$8,996,900	$719,752	$4,530
20	$8,996,900	$719,752	$4,530
21	$8,996,900	$719,752	$4,530
22	$8,996,900	$719,752	$4,530
23	$8,996,900	$719,752	$4,530
24	$8,996,900	$719,752	$4,530
25	$8,996,900	$719,752	$4,530
CUMULATIVE TOTAL			**$96,400**

**Totals may not sum due to rounding.*

[27] Data Source: RWE.

[28] Accounts for Augusta County's depreciation guidelines for Machinery and Tools. Also accounts for the stepdown exemption from local property taxes pursuant to Virginia Code §58.1-2606.1 for projects 5 MW or less and approved by a locality after July 1, 2022. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

[29] Calculated pursuant to Virginia Code §58.1-2606.1. Because Waynesboro B Solar would be independently owned and does not meet the definition of an "Electric Supplier" because it is under 5 MW, it would be taxed at the Augusta County real estate tax rate of $0.63 per $100.

Scenario 1: Total Fiscal Impact

Table 5 combines the results from the calculations depicted in Tables 3 and 4 to provide an estimate of the cumulative fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County over its 25-year anticipated operational life under Scenario 1. As these data indicate, that cumulative total is approximately $146,000.

Table 5: Estimated Cumulative County Tax Revenue from the Proposed Waynesboro B Solar Project over 25 Years under Scenario 1

County Real Estate Tax Revenue	$49,700
County Revenue from Taxation of Capital Investments	$96,400
TOTAL Cumulative Revenue over 25 Years	**$146,000**

Scenario 2: Alternative Payments Associated with Conditional Use Permit

Table 6 details the payments in conjunction with granting a conditional use permit (CUP) under the Virginia Code §15.2-2288.8. The payments would be based on the project's total generation capacity and would include a 2 percent annual escalator. Additionally, the payments would include an up-front payment of $15,000 per MW.[30]

As shown in Table 6, based on a total generation capacity of 3 MW AC and an assumed commissioning date in 2024, the payments associated with a conditional use permit would generate approximately $179,500 over the anticipated 25-year operational life of the project.

Table 6: Estimated County Revenue Generated from Payments in Conjunction with a CUP over 25 Years[31]

Year	MW	Payment per MW with Escalator	Annual County Revenue
Upfront	3	$15,000	$45,000
1	3	$1,400	$4,200
2	3	$1,428	$4,280
3	3	$1,457	$4,370
4	3	$1,486	$4,460
5	3	$1,515	$4,550
6	3	$1,546	$4,640
7	3	$1,577	$4,730
8	3	$1,608	$4,820
9	3	$1,640	$4,920
10	3	$1,673	$5,020

[30] Data Source: RWE.
[31] Data Source: RWE.

Year	MW	Payment per MW with Escalator	Annual County Revenue
11	3	$1,707	$5,120
12	3	$1,741	$5,220
13	3	$1,776	$5,330
14	3	$1,811	$5,430
15	3	$1,847	$5,540
16	3	$1,884	$5,650
17	3	$1,922	$5,770
18	3	$1,960	$5,880
19	3	$2,000	$6,000
20	3	$2,040	$6,120
21	3	$2,080	$6,240
22	3	$2,122	$6,370
23	3	$2,164	$6,490
24	3	$2,208	$6,620
25	3	$2,252	$6,760
Cumulative Total			**$179,500**

**Totals may not sum due to rounding.*

Scenario 2: Total Fiscal Impact

Table 7 combines the results from the calculations depicted in Tables 3 and 6 to provide an estimate of the cumulative fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County over its 25-year anticipated operational life. As these data indicate, that cumulative total is approximately $229,200.

Table 7: Estimated Cumulative County Revenue from the Proposed Waynesboro B Solar Project over 25 Years under Scenario 2

	Total Revenue
County Real Estate Tax Revenue	$49,700
County Revenue from Payments in Conjunction with a CUP	$179,500
TOTAL Cumulative Revenue over 25 Years	**$229,200**

Current Use

This section provides a benchmark for the previous estimates of the fiscal contribution that the proposed Waynesboro B Solar project would make to Augusta County by estimating the fiscal contribution that the site makes to the county in its current use.

Economic Impact

The project site would be approximately 30 acres of vacant land. Therefore, it currently generates no economic activity for the county.[32]

Fiscal Impact Assumptions

- The current assessment value of the affected acreage is approximately $22,300.[33]

Fiscal Impact

Table 8 details the estimated tax revenue that the proposed Waynesboro B Solar site generates for Augusta County in its current use. As the data in Table 8 indicate, the current county real estate tax revenue from the project site is estimated to be approximately $140 per year, for a cumulative total of approximately $3,500 over 25 years.

Table 8: Estimated County Revenue Generated by the Proposed Waynesboro B Solar Project Site over 25 Years from Real Estate Taxes – Current Use

Estimated Assessed Value of Property – Current Use[34]	$22,300
Augusta County Current Real Estate Tax Rate	0.0063
Estimated Annual County Real Estate Tax – Current Use	$140
Total Cumulative Revenue over 25 years	**$3,500**

**Totals may not sum due to rounding.*

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

[32] Data Source: RWE.
[33] Data Source: Derived from Augusta County's property card database.
[34] Data Source: Derived from Augusta County's property card database.

Appendix B

Waynesboro VAB Solar: Health and Safety Assessment Summary Report

Waynesboro VAB Solar
3 MW_{AC} Photovoltaic Facility
Augusta County, VA

ABSTRACT

This is an evaluation of the potential health and safety impacts of the proposed 3 MW_{AC} Waynesboro VAB Solar photovoltaic facility in Augusta County, VA. The assessment evaluates the potential positive and negative impacts on public health and safety by considering the project design, equipment specifications, operations, and decommissioning. The primary equipment at the facility is silicon-based solar panels, but the project will also include small inverters, pad-mounted transformers, and pole-mounted metering and protection equipment. The project will produce valuable electricity without producing any air, water, or soil emissions. All potential sources of negative health or safety impacts are included in the assessment, including toxicity which was found to pose no risk to the public. The conclusion of the assessment is that the Waynesboro VAB Solar project will not create any negative health and safety impacts. The clean, local electricity the project will produce will be provided directly to the surrounding community through existing electric distribution infrastructure and will reduce regional air pollution caused by burning fossil fuels.

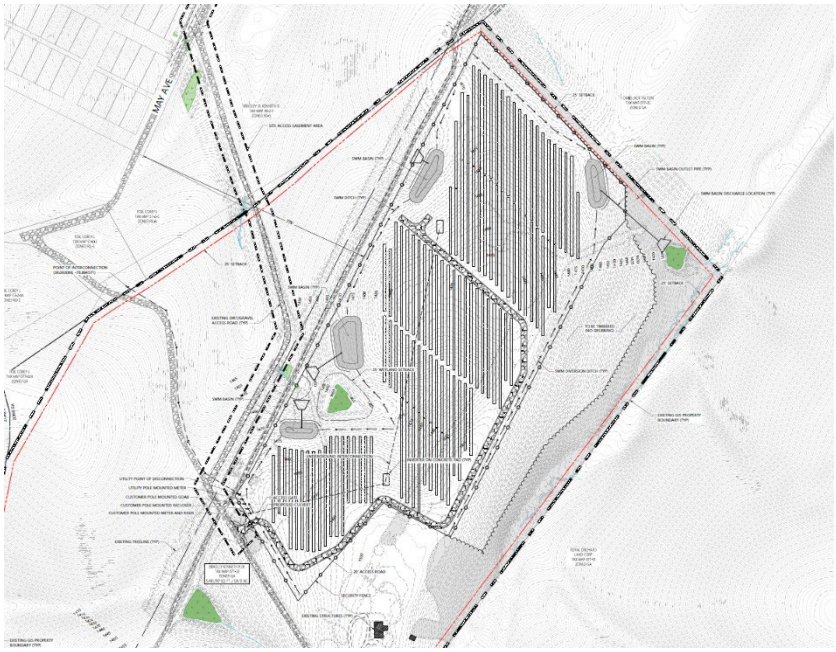
Tommy Cleveland, PE
Solar Health and Safety Expert

February 12, 2024

Waynesboro VAB Solar Facility – Augusta County, VA

Project Overview:

- **Project Name:** Waynesboro VAB Solar
- **Developer**: RWE Clean Energy
- **Capacity**: 3 MW_{AC} (~4.1 MW_{DC})
- **Project Area**: ~23.5 Acres inside of fence
- **Solar Panels**: bi-facial monocrystalline silicon, Jinko Solar 545 watt or equivalent
- **Structure**: one module high, single-axis trackers (~north-south rows, slowly rotate E to W each day)
- **Inverters**: string inverters, (24 qty) 125 kW inverters, installed in two groups of 12
- **Point of Interconnection**: Dominion Energy 23kV 3-phase distribution line between May Ave. and the project site
- **Interconnection Equipment**: Metering and protection equipment on a few wooden utility poles in the southwest corner of the facility



Report Author

The author of this report is **Tommy Cleveland, PE**, a consulting engineer licensed as a professional engineer in NC since 2007, and licensed in Virginia since 2021. Mr. Cleveland graduated from North Carolina State University with undergraduate and master's degrees in mechanical engineering, where he focused on energy. His solar career started with his master's thesis, which led to working over 12 years at the North Carolina Clean Energy Technology Center at NC State University. While at the university, Tommy worked on many aspects of solar energy; from teaching, to testing equipment, to research & development, to leading a statewide stakeholder group in the development of a template solar ordinance. During his time at NC State, North Carolina became the state to install more photovoltaic (PV) capacity than any state other than California, mostly in the form of 2-5 MW_{AC} distribution-connected ground-mounted solar facilities covering around 40 acres each. North Carolina has become very familiar with distribution-scale solar projects throughout it's rural and small town communities. Ground-mounted solar was unfamiliar to the hundreds of communities around the state where the systems were proposed, and many of those communities had questions about the technology and its potential to harm public health or the environment in their community. Many of those questions found their way to Mr. Cleveland and he expanded his already broad knowledge of photovoltaics to research and find answers to the questions being asked. Over time he became an expert on the potential health and safety impacts of photovoltaics and was the lead author of the 2017 NC State white paper on the topic. Since mid-2017 Mr. Cleveland has worked as a solar engineer at a non-profit energy engineering firm conducting interconnection commissioning of transmission-connected and distribution-connected solar and battery facilities for utilities in North Carolina, South Carolina, and Florida. In this role Mr. Cleveland was the engineer responsible for (interconnection) commissioning over 100 PV sites and 6 battery sites, where he visited and tested each facility.

Health and Safety Assessment

This report summarizes an assessment of the potential health and safety impacts of the proposed Waynesboro VAB Solar 3 MW_{AC} project. The Waynesboro VAB Solar facility, located in Augusta County, Virginia, will install crystalline silicon solar panels mounted on single-axis tracking racks that slowly rotate each row of panels to follow the sun across the sky. 24 small string inverters will convert the DC solar electricity generated by the solar panels into grid-synced AC electricity. Two pad-mounted step-up transformers will boost the voltage for connection to an existing Dominion Energy distribution power line that runs beside May Ave. Connection of solar generation to distribution power lines (medium voltage on wooden poles) like this project makes more efficient use of the solar electricity than larger facilities connected to high voltage transmission lines because at this project the electricity will be used by nearby homes and businesses, whereas the electricity from larger facilities must be transported long distances and therefore experiences higher energy losses.

Many members of the local community may not be familiar with photovoltaic (PV) panels, but they are not new. They have been used and studied for over 50 years and are well understood by the scientific community. Scientists and engineers have a clear understanding of their function, impacts, and how they age over time, including the lack of any negative health impacts.

Communities across the country have expressed their confidence in the safety, and benefits, of photovoltaic systems by installing PV systems on thousands of schools across the country, where the solar panels and inverters are often just 10 feet above the heads of children in class. In fact, nearly 1 out of 10 K-12 schools in the US have solar on their roof.[1] Locally, the Waynesboro High School in Waynesboro has much of its roof covered in photovoltaic panels (see Figure 1), and Wilson Middle School and Wilson Elementary School in Fishersville also have large PV systems on their roofs.

Figure 1: Photovoltaic Panels on Waynesboro High School in Waynesboro, VA

The Waynesboro VAB Solar project is an extremely safe source of the electricity needed by our modern economy, posing essentially no negative health or safety impact to the community where it is proposed to be installed. The author assesses the proposed solar facility for any potential health or safety impacts, including the below list of "risk issues" that communities often wonder about. For each of these risk issues, a brief summary of the issue and the assessment findings are provided:

Traffic:

There will only be increased traffic to and from the site during a few months of construction. Then once the facility is operating the facility will create much less traffic than a single-family home. During construction, materials will be delivered by trucks, but most traffic will simply be construction workers in personal vehicles. VDOT permits are required, which will help ensure the construction traffic will safely interact with existing traffic.

Dust:

It is very unlikely any neighbors will notice any dust creation during construction due to the existing forest between the site and neighboring residences. Any type of development or change in land use that might occur at this location would have a similar possibility of creating some dust during initial construction. Once the facility is constructed and the permanent vegetative ground cover is established, the facility will not create dust. During the few months of construction, dust will be monitored as part of the permitted Erosion & Sediment control Plan and best management practices, specifically wetting roads with a water truck, will be used to control dust until the site is stabilized with permanent vegetative cover.

[1] https://generation180.org/resource/brighter-future-a-study-on-solar-in-us-k-12-schools-2022/

Electric Shock:

Any device that generates or uses electric power above 50 volts has a risk of electric shock if misused or experiences a "short circuit" or other fault. However, due to world-class safety regulations in the U.S., including the National Electrical Code (NEC) and the UL safety certification and listing process, the risk of electric shock from any electrical equipment, including solar, is extremely low. Ground-mounted PV facilities, including Waynesboro VAB Solar, are secured by a fence, meaning any risk of shock is limited to the construction and maintenance workers trained to safely work with electricity.

Fire:

Like electrical systems in buildings, photovoltaic systems must also adhere to the NEC, and due to the high standard required by the NEC, modern electrical systems, including PV systems, rarely start fires. In the rare case that a PV system has a fault that starts a fire, there is very little combustible material present to ignite. The only flammable portions of PV panels are the few thin plastic layers, the small plastic junction box, and the insulation on its wires. An electrical fault will damage the equipment at the location of fault but will soon burn itself out without spreading to other equipment.

Toxicity:

The Waynesboro VAB Solar project will use silicon photovoltaic panels that do not contain any cadmium. The minute amounts of lead and silver that are present in this type of solar panel are similar to that found in common household appliances and cannot leak or leech out of operational solar panels. The potential for toxicity impacts from PV technology has been studied by academic and regulatory entities for decades, resulting in an understanding that they pose no risk to public health.

Electromagnetic Fields (EMF):

Exposure to EMF, or electric and magnetic fields, is a fact of everyday modern life. Electromagnetic fields come in many different frequencies, ranging from grid electricity with a frequency of 60 hertz to x-rays and gamma rays that are billions of billions of times faster. The faster the frequency, the stronger the EMF. The EMF coming from grid electricity, including from the inverters, transformers, and AC wires to be used at the Waynesboro VAB Solar project, has a much lower frequency and therefore much lower energy than the EMF from cell phones, wireless internet, and even radio and TV towers. The static (0 Hz) magnetic fields the DC electricity the PV panels generate are much weaker than the earth's natural static magnetic field, which can be demonstrated by a compass still pointing north when placed near the panels.

Glare:

The closest airport is over 4.5 miles from the Waynesboro VAB Solar site and does not have an air traffic control tower, so there is no risk of the project causing a glare hazard to aviation. The project used the FAA's notice criteria tool to confirm that the FAA does not require a glare study for this project. The substantial vegetation buffers will mostly block motorists' and neighbors' view of the panels, and a glare analysis reviewed by the author predicts that neither motorists on May Ave. nor neighbors in the three closest homes will experience any glare from the proposed project.

Noise:

The Waynesboro VAB solar project is designed to use string inverters, which are smaller and quieter than larger central inverters typically used at larger utility-scale projects. The 125 kW string inverters are grouped together in two separate groups of 12 inverters, with each group connected to a pad-mounted transformer. The closest inverter group to a home is over 1,200 feet and over 450 feet from the solar project boundary. In this arrangement, the sound from the inverters and transformers are likely to not be noticeable when standing at the project boundary and will not be audible at any nearby homes. The only other components that create noise are the trackers that slowly rotate the rows of solar panels, which only operate for a few seconds every few minutes and are very quiet. The tracker sounds will also be inaudible to any neighbors.

During construction, which will last only a few months, there will be some construction noise, such as driving of the vertical supports for the rows of solar panels and delivery of equipment by truck. This noise will be limited to normal

business hours, and the loudest work of driving the supports will be completed early in the construction process. These sounds are short lived and like sounds from other types of development that may occur on at this location.

Removal & Disposal:

PV panels last a very long time, but they do not last forever. Their output declines slightly each year, but panels rarely fail in less than 40 years. The expected economic life of PV panels is 25 to 40 years. When the PV panels at the Waynesboro VAB Solar project are decommissioned, they will likely still produce more than 80% of their original output and have another decade of productive life, making them viable to be reused in countries that cannot afford new panels. Any panels that are not reused as working panels could be recycled. Large recycling facilities built specifically to recycle PV panels can recycle nearly 100% of each panel, including the valuable silver and refined silicon they contain. The U.S. Department of Energy (DOE) announced the Action Plan For Photovoltaic Systems End-Of-Life Management in March of 2022, which is designed to reduce the cost of module recycling by more than half by 2030. Since the vast majority of solar panels in use have been installed during the last 10 years, these efforts will ensure appropriate end-of-life processes exist by the time most solar panels start to reach their end of useful life.

Most of the other equipment in a solar facility can also be recycled. The steel fencing, steel posts and racking, copper and aluminum wires, and transformers and inverters are all easily recyclable in the existing metal recycling infrastructure. The two small concrete pads will be removed and either landfilled or crushed for use as construction fill.

When it comes time to decommission the facility and return the land to its pre-development condition, it is assured that adequate funds will be available to complete the decommissioning due to the county's requirement for the facility to keep an updated decommissioning plan and decommissioning performance bond (or other similar financial surety).

Positive Health and Safety Benefits of Solar:

Photovoltaic systems produce emission-free electricity. This electricity replaces electricity production from fossil fuel power plants that do produce harmful emissions. The health benefits of clean solar electricity are difficult to put a dollar figure on, but the EPA's best attempt at doing just that puts the value of ground-mounted photovoltaic in the mid-Atlantic US between 3.1 and 7.0 cents per kWh produced. Even at the bottom end of this range, for the Waynesboro VAB Solar project this equates to over $205,000 of public health benefit per year, and $6.1 million in 30 years.

Conclusion:

Based on my knowledge of engineering and science, personal experience with PV technology, review of academic research, and review of materials provided by the project developers about the proposed Waynesboro VAB Solar PV facility in Augusta County, Virginia, my health and safety assessment results are summarized as follows:

- The Waynesboro VAB Solar project will not result in any negative impacts to public health or safety.
- The Waynesboro VAB Solar project will not create glare hazards.
- The Waynesboro VAB Solar project will not create noise for any neighbors during operation.
- The Waynesboro VAB Solar project will result in a meaningful reduction of regional air pollution.

Site Plans

Issued for	**Review**
Date Issued	**August 17, 2023**
Latest Issue	**August 17, 2023**

WAYNESBORO B SOLAR SPECIAL USE PERMIT

APPLICATION #: TBD

720 MAY AVENUE
WAYNESBORO, VA 22980

Land Owner:

Bradley Kenneth R. Jr.
720 May Ave
Waynesboro, VA 22980
Tax Map No: 077-32

Applicant / Developer:

Waynesboro VAB, LLC
100 Summit Lake Drive, Valhalla, NY 10595
Attn: Jeffrey Lord
Jeffrey.Lord@rwe.com
(802) 598-8295

Sheet Index

No.	Drawing Title	Latest Issue
C100	NOTES AND DETAILS	August 17, 2023
C200	EXISTING CONDITIONS	August 17, 2023
C300	SITE PLAN	August 17, 2023
C400	SITE PLAN WITH AERIAL	August 17, 2023

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Electrical Engineer
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57 South Main Street, Suite 506
Harrisonburg, VA 22801
Attn: Kevin Comer
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kcomer@antaresgroupinc.com

ANTARES GROUP INC.

RWE

\\VHB.COM\GBL\PRO\WILLIAMSBURG\34124.33 ANTARES_WAYNESBORO_SOLAR\CAD\LD\PLANSET\SUP\3412433-COV 15 December 2023

VHB Project : 34124.33 Waynesboro B Solar
Issued for : Review 8/17/2023

PROJECT NOTES:

1. THE APPLICANT REQUESTS THE GRANTING OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR THE INSTALLATION OF A SMALL SOLAR ENERGY SYSTEM ON THE SUBJECT PROPERTY PER ARTICLE VI.D OF THE AUGUSTA COUNTY ZONING ORDINANCE.
2. THE SUBJECT PROPERTY IS IDENTIFIED AS THE FOLLOWING PARCEL TAX MAP NUMBERS PER THE AUGUSTA COUNTY ASSESSOR: 077-32. THIS PARCEL TOTAL 126.12 ACRES PER THE COUNTY TAX RECORDS.
3. THE APPLICANT IS WAYNESBORO VAB, LLC, 100 SUMMIT LAKE DRIVE, VALHALLA, NY 10595.
4. THE DEPICTED SUBJECT PROPERTY BOUNDARY, EASEMENT INFORMATION AND ADDITIONAL ADJOINER LINES AND EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AUGUSTA COUNTY GIS DATA.
5. TOPOGRAPHY, EXISTING BUILDINGS AND DRIVEWAYS ARE DERIVED FROM A PHOTOGRAMMETRIC SURVEY PREPARED BY NV5 DATED AUGUST 1, 2023. THE CONTOUR INTERVAL IS ONE (1) FOOT.
6. WETLANDS INFORMATION OBTAINED FROM A WATERS OF THE U.S. DELINEATION PREPARED BY VHB AND CONFIRMATION VIA AN APPROVED JURISDICTIONAL DETERMINATION IS PENDING FROM THE UNITED STATES ARMY CORPS OF ENGINEERS. WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE BUT WILL NOT BE DISTURBED.
7. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 51015C0561D, WITH AN EFFECTIVE DATE OF 9/28/2007, THERE ARE NO SPECIAL FLOOD HAZARD AREAS. THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
8. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THIS APPLICATION CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
9. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED ON THIS SITE IN FEBRUARY 2023 BY MERIDIAN ENVIRONMENTAL COMPANY. THE ASSESSMENT DID NOT INDICATE THE PRESENCE OF ANY POTENTIAL OR RECOGNIZED ENVIRONMENTAL CONDITION AND RECOMMENDED NO FURTHER EVALUATION WAS WARRANTED.
11. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
12. THE SOLAR PANEL LAYOUT PROVIDED ON THIS SPECIAL USE PERMIT PLAN IS APPROXIMATE AND THE FINAL LOCATION OF THE PROPOSED SOLAR PANELS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
13. PROJECT SIGNAGE SHALL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY SIGN REGULATIONS. REQUIRED WARNING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.
14. NOISE LEVELS FROM THE SOLAR ENERGY FACILITY WILL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY NOISE REGULATIONS.
15. EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

PROJECT NARRATIVE:

WAYNESBORO VAB, LLC (APPLICANT) PROPOSES TO CONSTRUCT AND OPERATE THE WAYNESBORO B SOLAR FACILITY (PROJECT) AT 720 MAY AVENUE IN WAYNESBORO, VA 22980. THE PROJECT IS A SMALL SOLAR ENERGY FACILITY WITH SINGLE-AXIS TRACKING, GROUND-MOUNTED PHOTOVOLTAICS (PV), AND AN ELECTRIC POWER GENERATING CAPACITY OF APPROXIMATELY 3.0 MEGAWATTS (MW) OF ALTERNATING CURRENT (AC) WITHIN A FENCE SECURED AREA OF APPROXIMATELY 23.5 ACRES. THE 23.5-ACRE FENCED DEVELOPMENT AREA IS LOCATED WITHIN PARCEL TAX MAP NO. 077-32 WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 48-2-1 AND CONNECTS TO MAY AVENUE. THE PROJECT PARCEL (PROPERTY) IS APPROXIMATELY 126.12 ACRES AND IS PRIVATELY OWNED BY KENNETH R BRADLEY JR. THE LOCATION AND ORIENTATION OF THE SOLAR ARRAY WITHIN THE PROPERTY WAS DESIGNED SO TO MINIMIZE VISIBILITY FROM NEARBY RESIDENTS AND PUBLIC ROADWAYS, MINIMIZE EXCAVATION AND GRADING ASSOCIATED WITH PROJECT CONSTRUCTION, AND MAXIMIZE EXPOSURE TO SOLAR RADIATION THROUGHOUT THE YEAR. THE FACILITY SETBACKS FROM THE SURROUNDING RESIDENTIAL PARCELS MEET OR EXCEED COUNTY REQUIREMENTS.

PURPOSE AND NEED

THE PURPOSE OF THE PROPOSED PROJECT IS TO GENERATE LOCAL, CLEAN, AND RENEWABLE SOLAR POWER, WITH THE ELECTRICITY GENERATION TO BE SOLD TO DOMINION ENERGY. PROJECT SITE CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2024. LOCAL SOLAR PROJECTS ARE PART OF THE ENERGY MIX, REDUCING THE DEPENDENCE ON ANY SINGLE SOURCE OF ELECTRICITY GENERATION. PROJECTS LIKE THESE ARE BEING PROPOSED IN RESPONSE TO THE VIRGINIA CLEAN ECONOMY ACT OF 2020 (VCEA). AS PART OF THE VCEA, DOMINION ENERGY IS REQUIRED TO IMPLEMENT SIGNIFICANT DEVELOPMENT OF VIRGINIA-BASED ZERO-CARBON RENEWABLE ELECTRICITY GENERATION (SOLAR, ON-SHORE WIND POWER, OFF-SHORE WIND POWER, ETC.) ON A PRESCRIBED SCHEDULE THROUGH THE YEAR 2036. AS PART OF THE LAW'S REQUIREMENTS, 1,100 MW OF DISTRIBUTED ENERGY RESOURCE (DER) SOLAR PROJECTS ARE SCHEDULED FOR CONSTRUCTION BY THE YEAR 2036. THE LAW DEFINES A DER SOLAR PROJECT AS LESS THAN OR EQUAL TO 3 MWAC (THE SIZE OF THE PROPOSED PROJECT). A PORTION OF THOSE PROJECTS (ABOUT 80 PERCENT) WILL BE FOR DER SOLAR PROJECTS THAT SELL POWER DIRECTLY TO DOMINION ENERGY FOR GENERAL ELECTRIC GRID SUPPORT AND LOCAL CUSTOMER ELECTRICITY NEEDS. THESE LOCAL POWER GENERATION PROJECTS ALSO BENEFIT THEIR HOST COMMUNITIES BY IMPROVING THE RESILIENCY OF THE LOCAL ELECTRIC GRID, SUPPLYING POWER LOCALLY AND OFFSETTING POWER SUPPLIES THAT WOULD OTHERWISE BE REQUIRED FROM DISTANT POWER PLANTS.

BASED ON ITS COMMITMENT TO PROVIDING RENEWABLE ENERGY, THE APPLICANT PROPOSES TO DEVELOP THE SITE DESCRIBED BELOW TO MAXIMIZE ITS SOLAR ENERGY POTENTIAL WITHIN THE PROJECT'S SECURED FENCED AREA. TO BEST DETERMINE OPTIMAL LOCATION WITHIN THE SITE, THE FOLLOWING FACTORS HAVE BEEN ANALYZED:

- SIGNIFICANT SOLAR RADIATION (INSOLATION)
- SITE ACCESSIBILITY FOR SERVICE AND CONSTRUCTION VEHICLES
- AVOIDANCE OF ENVIRONMENTALLY SENSITIVE AREAS
- LIMITED TREE AND VEGETATIVE CLEARING
- LIMITED VISIBILITY FROM OFFSITE LOCATIONS
- REQUIRED SETBACKS FROM ADJACENT PROPERTIES AND PUBLIC ROADS

SITE SETTING

THE PROPOSED PROJECT SITE IS LOCATED AT 720 MAY AVENUE IN WAYNESBORO, VIRGINIA. THE FENCED PORTION OF THE PROJECT AREA IS APPROXIMATELY 23.5 ACRES IN SIZE AND WILL BE INSTALLED WITHIN PARCEL TAX MAP NO. 077-32 (APPROXIMATELY 126.12 ACRES) WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL (TAX MAP NO. 48-2-1) AND CONNECTS TO MAY AVENUE. THE PROPERTY IS PRIVATELY OWNED BY KENNETH R BRADLEY JR. APPROXIMATELY 107 ACRES (85%) OF THE PROPERTY EXISTS AS FORESTED (TIMBER) AREA, OF WHICH APPROXIMATELY 0.15 ACRES ARE WETLANDS TO BE CONSERVED AND PROTECTED. THE REMAINING ACREAGE IN THE PROJECT PARCEL EXISTS AS MANAGED TURF WITH A PORTION OCCUPIED BY RESIDENTIAL STRUCTURES AND AN OVERHEAD POWER EASEMENT.

THE PROPOSED 23.5-ACRE FENCED PROJECT SITE IS BORDERED AS FOLLOWS:

- BORDERED TO THE NORTH BY ONE (1) TRADITIONAL RESIDENTIAL (RG-5) ZONED PARCEL (TAX MAP NO. 48-2-1) THAT IS OWNED BY THE PROJECT PARCEL OWNER AND ONE (1) GENERAL AGRICULTURE (GA) ZONED PARCEL (TAX MAP NO. 077-35).
- BORDERED TO THE EAST BY A MINIMUM OF 190 FEET WIDE PORTION OF THE HOST PARCEL; THE NEXT ADJACENT PARCEL (TAX MAP NO. 077-31) IS ALSO ZONED GA.
- BORDERED TO THE SOUTH BY A MINIMUM OF 1,300 FEET WIDE PORTION OF THE HOST PARCEL; THE NEXT ADJACENT PARCEL (TAX MAP NO. 077-31) IS ALSO ZONED GA.
- BORDERED TO THE WEST BY A DOMINION ENERGY OVERHEAD POWER TRANSMISSION LINES RIGHT-OF-WAY, WHICH IS LOCATED PARALLEL AND ADJACENT TO THE PROPOSED PROJECT FENCE. THE TRANSMISSION RIGHT-OF-WAY IS BORDERED ALONG ITS WEST SIDE BY EXISTING FOREST VEGETATION PROVIDING ADDITIONAL VISUAL BUFFER. THE NEAREST PARCELS, NOT OWNED BY THE PROJECT HOST, ARE THREE (3) RG-5 ZONED PARCELS (TAX MAP NO. 57-2-C, 57-2-2 AND 57-2-1A) LOCATED MORE THAN 350 FEET WEST OF THE PROPOSED PROJECT FENCE.

THE SPECIFIC LOCATION OF THE PROPOSED SOLAR ARRAY WITHIN THIS PROPERTY WAS CAREFULLY DESIGNED SO TO MINIMIZE VISIBILITY AND MAXIMIZE SETBACKS FROM NEARBY RESIDENTS. VIEWSHED BUFFERING/SCREENING IS ACCOMPLISHED BY PRESERVING A 25-FOOT OR GREATER WIDTH BUFFER OF EXISTING VEGETATION FOR ADHERENCE TO THE ALTERNATIVE 2 BUFFERING COMPLIANCE IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.C.9. ADDITIONALLY, BY PLACING THE 23.5 ACRE FENCED AREA INTERNAL TO A LARGER PARCEL, SCREENING IS LARGELY ACCOMPLISHED THROUGH EXISTING TOPOGRAPHY AND LAND COVER WITHIN THE 126.12 PARCEL. TO THE WEST, THE PROJECT BORDERS AN EXISTING DOMINION ENERGY TRANSMISSION RIGHT-OF-WAY FOLLOWED BY EXISTING VEGETATION WITHIN THE PROJECT PARCEL. TO THE SOUTH AND EAST THERE ARE SUBSTANTIAL SETBACKS WITHIN THE HOST PARCEL THAT CONCEAL THE FACILITY FROM NEIGHBORING PARCELS.

A WETLAND DELINEATION WAS COMPLETED BY VHB IN FEBRUARY 2023 AND IS PENDING CONFIRMATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS. THERE ARE WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT FOUND ON THE PROJECT SITE, HOWEVER, ARE NO PROPOSED IMPACTS TO THESE WETLANDS/WATERS. A 35-FOOT BUFFER TO THESE WETLANDS/WATERS WILL BE PRESERVED WITH THE PROJECT AND ARE SHOWN ON THE PLANS.

KEY COMPONENTS

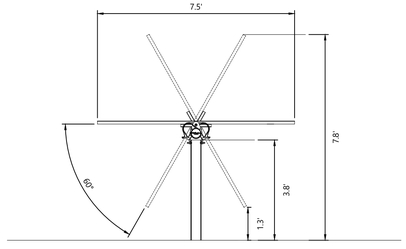
THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING KEY COMPONENTS:

- SOLAR MODULES AND RACKING
- UNDERGROUND ELECTRICAL CONDUCTORS
- BALANCE OF SYSTEM EQUIPMENT
- GRAVEL ACCESS ROAD
- SECURITY FENCING & OPAQUE PRIVACY FENCE

FOR ADDITIONAL INFORMATION PLEASE REFERENCE THE COMPLETE PROJECT NARRATIVE AND OTHER SUPPORTING DOCUMENTS THAT ACCOMPANY THIS PRELIMINARY SITE PLAN AND SUP APPLICATION.

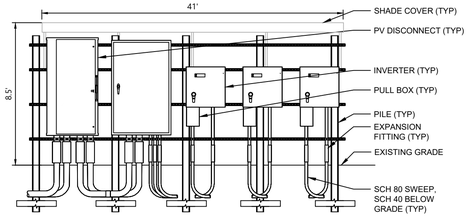
ZONING TABULATIONS

	REQUIREMENT / EXISTING	PROPOSED / PROVIDED
ZONING DISTRICT	GENERAL AGRICULTURE (GA)	NO CHANGE
LAND USE	SINGLE-FAMILY DETACHED HOME / AGRICULTURE	SMALL SOLAR ENERGY SYSTEM (SEE NOTE #1)
MINIMUM LOT AREA (CONVENTIONAL)	ONE (1) ACRE	±23.48 ACRES (ZONED GA)
MINIMUM LOT WIDTH (CONVENTIONAL)	150 FEET	NO CHANGE
MINIMUM LOT FRONTAGE	50 FEET	NO CHANGE
MINIMUM SETBACKS (SEE NOTE #1)		
RIGHT-OF-WAY	50 FEET	50 FEET (±775 FEET TO SECURITY FENCE)
SIDE / REAR	25 FEET	25 FEET
MAXIMUM HEIGHT	75 FEET	10 FEET
MINIMUM BUFFER (SEE NOTE #2)	BUFFER ALTERNATIVES 1 & 2 PER SECTION 25-70.4.C.9; ALTERNATIVE COMPLIANCE PER SECTION 25-70.4.F	BUFFER ALTERNATIVE 2. SEE SHEET C300 AND NOTE #2 BELOW.
NOTES:	1. SETBACKS MAY VARY SLIGHTLY WITH FINAL PLAN BUT ARE SUBJECT TO THE MINIMUM DISTANCES AS REQUIRED BY ARTICLE VI.D OF THE ZONING ORDINANCE. 2. BUFFERING IS PROPOSED ALONG THE NORTH, WEST AND EAST SIDES OF THE PROJECT SITE PROPERTY BOUNDARY PER THE ALTERNATIVE 2 COMPLIANCE SPECIFIED IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.C.9.	

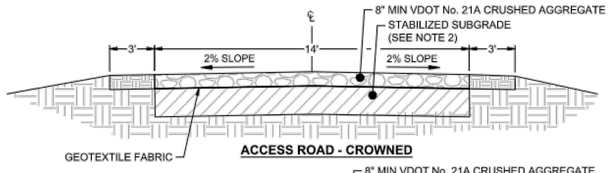


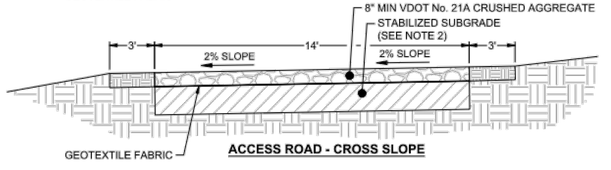
SINGLE-AXIS TRACKER WITH PV MODULE - TYPICAL SECTION
NTS

NOTE: TYPICAL SECTION DETAIL REPRESENTATIVE OF A SINGLE-AXIS TRACKING SYSTEM FOR GROUND MOUNTED PV. THE SELECTED TRACKER SYSTEM WILL BE SPECIFIED WITH THE FINAL SITE PLAN SUBMITTAL TO THE COUNTY.



INVERTER - TYPICAL SECTION
NTS





NOTES:
1. GEOTEXTILE FABRIC SHALL BE MIRAFI HP370 OR PROJECT ENGINEER APPROVED EQUIVALENT.
2. SUBGRADE MATERIALS SHALL CONFORM TO VDOT "ROAD AND BRIDGE SPECIFICATIONS". SUBGRADE SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. SOIL MOISTURE CONTENT DURING COMPACTION SHALL BE MAINTAINED WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
3. SHOULDERS SHALL BE COMPACTED NATIVE SOIL.
4. ROAD GRAVEL WIDTH MAY BE EXPANDED TO 20 FEET WIDE AT ENTRANCE OR WHERE SPECIFIED ON PLAN.

ACCESS ROAD TYPICAL SECTION
NTS

vhb.com
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115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

ANTARES GROUP INC.

RWE

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.
1	Added Inverter Detail	12/15/23	SCQ

Designed by JRN | Checked by SCQ

Issued for: Conditional Use Permit — Date: 08/17/2023

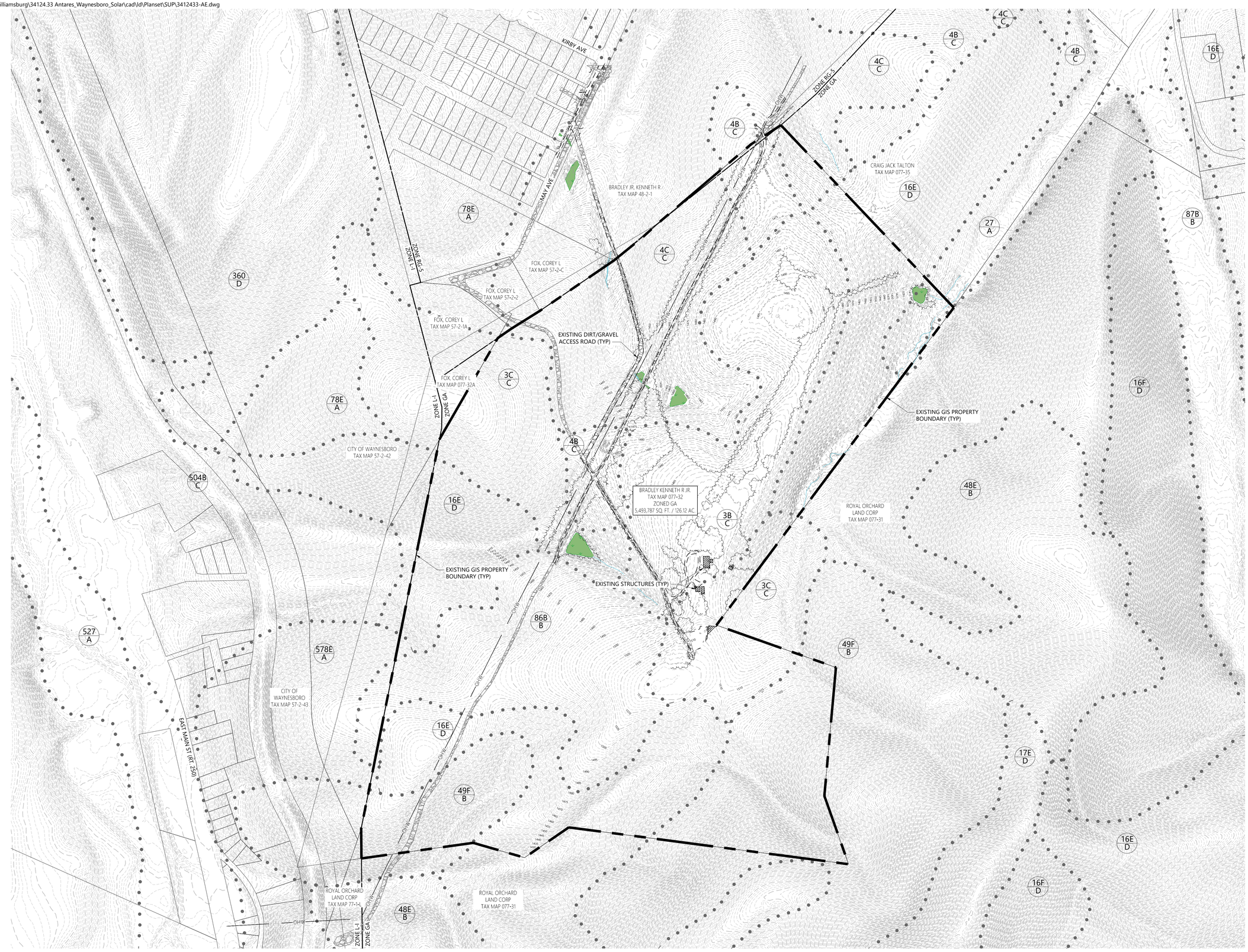
Not Approved for Construction

Drawing Title: NOTES AND DETAILS

Drawing Number: C100

Sheet 2 of 4

Project Number: 34124.33



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804.343.7100

ANTARES GROUP INC.

RWE

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS (GIS)
- EXISTING ZONING DIVIDE
- EXISTING WETLAND
- EXISTING STREAM
- PROJECT BOUNDARY
- EXISTING SOILS BOUNDARY
- X / XX — SOIL GROUP INFORMATION

0 100 200 400 Feet

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.

Designed by JRN | Checked by SCQ

Issued for: Conditional Use Permit — Date: 08/17/2023

Not Approved for Construction

Drawing Title: EXISTING CONDITIONS

Drawing Number: C200

Sheet 3 of 5

Project Number: 34124.33

MAY AVE
BRADLEY JR. KENNETH R
TAX MAP 48-2-1
ZONED RG-5
SITE ACCESS EASEMENT AREA
FOX, COREY L
TAX MAP 57-2-C
ZONED RG-5
FOX, COREY L
TAX MAP 57-2-2
ZONED RG-5
FOX, COREY L
TAX MAP 57-2-1A
ZONED RG-5
FOX, COREY L
TAX MAP 077-32A
ZONED GA
ZONE L-1
ZONE GA
ZONE RG-5
ZONE GA
CRAIG JACK TALTON
TAX MAP 077-35
ZONED GA
ROYAL ORCHARD
LAND CORP
TAX MAP 077-31
ZONED GA
BRADLEY KENNETH R JR.
TAX MAP 077-32
ZONED GA
5,493,787 SQ. FT. / 126.12 AC.
POINT OF INTERCONNECTION
(38.063088, -78.864571)
25' SETBACK
SWM BASIN (TYP)
SWM DITCH (TYP)
SWM BASIN OUTLET PIPE (TYP)
SWM BASIN DISCHARGE LOCATION (TYP)
EXISTING DIRT/GRAVEL
ACCESS ROAD (TYP)
35' WETLAND SETBACK
TO BE TIMBERED
(NO GRUBBING)
SWM DIVERSION DITCH (TYP)
EXISTING GIS PROPERTY
BOUNDARY (TYP)
UNDERGROUND INTERCONNECTION
INVERTER ON CONCRETE PAD (TYP)
UTILITY POINT OF DISCONNECTION
UTILITY POLE MOUNTED METER
CUSTOMER POLE MOUNTED GOAB
CUSTOMER POLE MOUNTED RECLOSER
CUSTOMER POLE MOUNTED METER AND RISER
ACCESS GATE
PROPOSED CULVERT
EXISTING TREELINE (TYP)
20' ACCESS ROAD
SECURITY FENCE
EXISTING STRUCTURES (TYP)
EXISTING GIS PROPERTY
BOUNDARY (TYP)

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ANTARES
GROUP INC.

RWE

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS (GIS)
- EXISTING ZONING DIVIDE
- EXISTING WETLAND
- EXISTING STREAM
- PROJECT BOUNDARY
- PROJECT BOUNDARY SETBACK
- 35' WETLAND SETBACK
- PROPOSED FENCE
- PROPOSED STORMWATER DITCH
- PROPOSED TREELINE
- PROPOSED SOLAR PANEL
- PROPOSED ACCESS ROAD
- ALTERNATIVE #2 VEGETATIVE BUFFER

NOTES:

1. SWM IS AN ACRONYM FOR STORM WATER MANAGEMENT.
2. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISIONS TO BE COORDINATED WITH SITE PLAN REVIEW.

0 50 100 200 Feet

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.
1	Defined buffering & added min. setbacks	12/15/23	SCQ

Designed by JRN
Checked by SCQ

Issued for
Conditional Use Permit
Date 08/17/2023

Not Approved for Construction

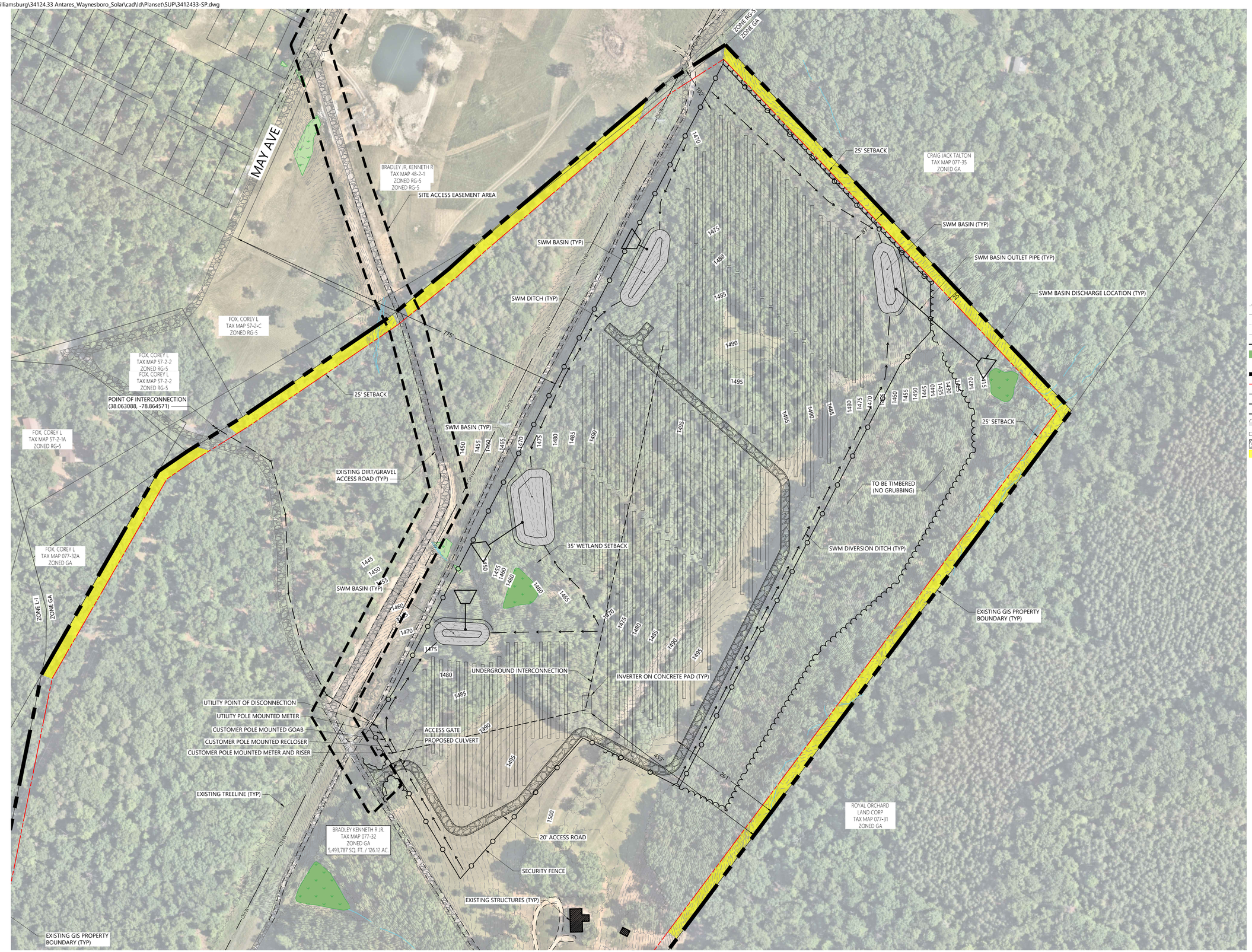
Drawing Title
SITE PLAN

Drawing Number
C300

Sheet 4 of 5

Project Number
34124.33

Saved Friday, September 22, 2023 12:46:47 PM JNICKEL Plotted Friday, December 15, 2023 1:13:55 PM Jackson Nickel



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ANTARES
GROUP INC.

RWE

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS (GIS)
- EXISTING ZONING DIVIDE
- EXISTING WETLAND
- EXISTING STREAM
- PROJECT BOUNDARY
- PROJECT BOUNDARY SETBACK
- 35' WETLAND SETBACK
- PROPOSED FENCE
- PROPOSED STORMWATER DITCH
- PROPOSED TREELINE
- PROPOSED SOLAR PANEL
- PROPOSED ACCESS ROAD
- ALTERNATIVE #2 VEGETATIVE BUFFER

NOTES:

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2. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISIONS TO BE COORDINATED WITH SITE PLAN REVIEW.

0 50 100 200 Feet

Waynesboro B Solar

720 May Avenue
Waynesboro, Virginia 22980

No.	Revision	Date	Appvd.
1	Defined buffering & added min. setbacks	12/15/23	SCQ

Designed by JRN | Checked by SCQ

Issued for
Conditional Use Permit 08/17/2023

Not Approved for Construction

Drawing Title
OVERALL SITE PLAN
WITH AERIAL

Drawing Number
C400

Sheet 5 of 5

Project Number
34124.33

Saved Friday, December 15, 2023 1:29:43 PM JNICKEL Plotted Friday, December 15, 2023 1:53:31 PM Jackson Nickel

COUNTY OF AUGUSTA
STAFF REPORT

AGENDA SECTION: **STAFF REPORTS**

DEPARTMENT: Planning and Community Development

STAFF MEMBER:

DATE OF REQUEST:

REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:
Approval

EXECUTIVE SUMMARY:

COUNTY OF AUGUSTA
STAFF REPORT

AGENDA SECTION: **STAFF REPORTS**

DEPARTMENT: Planning and Community Development

STAFF MEMBER:

DATE OF REQUEST:

REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:
Approval

EXECUTIVE SUMMARY:

ATTACHMENTS:
9A- Annual Report 2023_FINAL DRAFT 03052024.pdf

AUGUSTA COUNTY PLANNING COMMISSION

2023 Annual Report

AUGUSTA COUNTY PLANNING COMMISSION

ANNUAL REPORT

MEMBERSHIP

Carolyn Bragg, Chair
South River

Randall Harris, Vice-Chair
Middle River

Bill Schindler
Beverley Manor

Robert Thomas III
Wayne

Gordon Kyle Leonard, Jr.
Riverheads

(Vacant)
Pastures

Larry Howdyshell
North River

Elizabeth Goodloe
Community Development, Planner I, Secretary to the Commission
Julia Hensley
Community Development, Planner II

Thank you to the Planning Commission for their continued service and leadership to the people of Augusta County.

TABLE OF CONTENTS

MEETINGS

In 2023, the Planning Commission held eleven (11) regular meetings and one (1) work session in February. The Commission had strong attendance at all meetings. Larry Howdyshell and Carolyn Bragg attended all twelve meetings. Robert Thomas and Randall Harris missed only one meeting. Bill Schindler and Kyle Leonard missed three meetings. David Henderson attended three meetings before retiring in September. There has not been an appointment to replace him as of December 2023. The Commission continued their practice of meeting on the second Tuesday of each month and viewing the rezoning requests prior to the public hearings.

WORKLOAD

The Commission had a significant and diverse workload in 2023. In total, the Commission heard six (6) rezoning requests, and two (2) overlay amendment requests come before them in 2023. Two (2) additional rezoning requests were withdrawn by the applicants prior to being heard by the Commission, which would have brought the total to eight (8) rezoning requests had they not been withdrawn. Both of the overlay amendment requests were to add a Public Use Overlay (PUO); one in order to relocate a school, and the other to relocate an animal shelter. The Commission also reviewed two (2) matters regarding Agricultural and Forestal Districts. One was to renew the North River Agricultural Forestal District, while the second one was to withdraw a small portion, approximately 6.1336 acres out of the Middle River Agricultural and Forestal District. A chart detailing the outcomes from the public hearings can be reviewed in Table 1 of this report.

In addition, the Commission heard fourteen (14) ordinance amendments, and out of the fourteen (14) ordinance amendments, six (6) amendments were for the Solar Energy ordinance. All but two (2) proposed ordinance amendments were ultimately approved by the Board of Supervisors. Further information regarding the ordinance amendments can be reviewed on page 9 of this report.

The Commission also had five (5) substantial accord determination requests – four (4) of which were determinations regarding proposed solar facilities. The fifth involved a proposed connection of a private sewer line in an Agricultural Conservation Area to the Weyers Cave Treatment Plant. A chart detailing the outcomes from the public hearings for rezonings can be reviewed in Table 1 of this report.

REZONING OF LAND

Four (4) of the six (6) rezoning requests were recommended to the Board of Supervisors to be approved. The six (6) rezoning requests heard by the Commission in 2023 were distributed over four (4) of the seven (7) magisterial districts. The Beverley Manor, Pastures, and Wayne districts each had one (1) request, and the South River district had three (3) requests. There were no rezoning requests made in the Middle River, North River, or Riverheads districts in 2023. Table 1 details the breakdown of recommendations by Magisterial District.

Table 1
Recommendations on Requests for Rezoning by Magisterial District

DISTRICT	RECOMMEND APPROVAL	RECOMMEND DENIAL	TABLED	TOTAL
Beverley Manor	0	1	0	**1**
Middle River	0	0	0	**0**
North River	0	0	0	**0**
Pastures	1	0	0	**1**
Riverheads	0	0	0	**0**
South River	2	1	0	**3**
Wayne	1	0	0	**1**
TOTAL	**4**	**2**	**0**	**6**

2023 reflected a decrease in rezoning request activity, with six (6) requests heard in 2023 compared to fifteen (15) heard in 2022. For the purposes of this report, only the rezoning requests are detailed above in Table 1. The overlay amendment requests and the request to amend existing proffers on a property zoned General Business are not included. The Board of Supervisors followed the recommendations of the Planning Commission in all of the rezoning cases heard by the Board in 2023. Two (2) out of the six (6) total rezonings heard by the Commission will be heard by the Board in 2024.

Table 2 lists the acreage recommended for rezoning by zoning classification and magisterial district. In total, the Pastures district saw the most acreage recommended for rezoning with 12.56 total acres, followed by the South River district with 2.63 total acres.

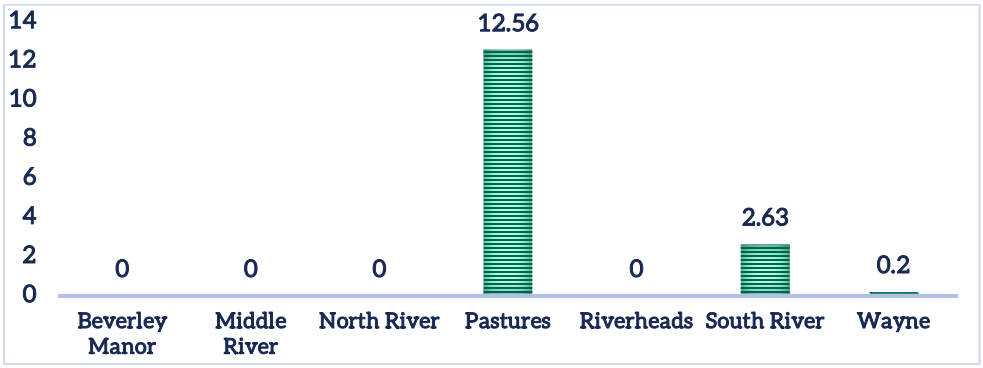
Table 2
Acreage Recommended for Rezoning by Zoning Classification and Magisterial District

ZONE	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	TOTAL
General Agriculture	0	0	0	12.56	0	0	0.2	**12.76**
Rural Residential	0	0	0	0	0	0	0	**0.0**
Single-Family Residential	0	0	0	0	0	0.21	0	**0.21**
Manufactured Home Park	0	0	0	0	0	0	0	**0.0**
Multi-Family Residential	0	0	0	0	0	0	0	**0.0**
Attached Residential	0	0	0	0	0	0	0	**0.0**
Airport Business	0	0	0	0	0	0	0	**0.0**
General Business	0	0	0	0	0	2.42	0	**2.42**
Planned Unit Developments	0	0	0	0	0	0	0	**0.0**
Village Mixed Use	0	0	0	0	0	0	0	**0.0**
TOTAL*	**0**	**0**	**0**	**12.56**	**0**	**2.63**	**.2**	**15.39**

*Note: This table does not include rezoning requests recommended for denial by the Commission, Comprehensive Plan amendments, solar energy facility requests, public use overlays, or proffer amendments.

Figure 1 further illustrates the geographic location of the acreage recommended for rezoning. Approximately 81.6% of the acreage recommended for rezoning was in the Pastures district. Approximately 17.1% of the total acreage was in the South River district, and the remaining 1.3% was in the Wayne district.

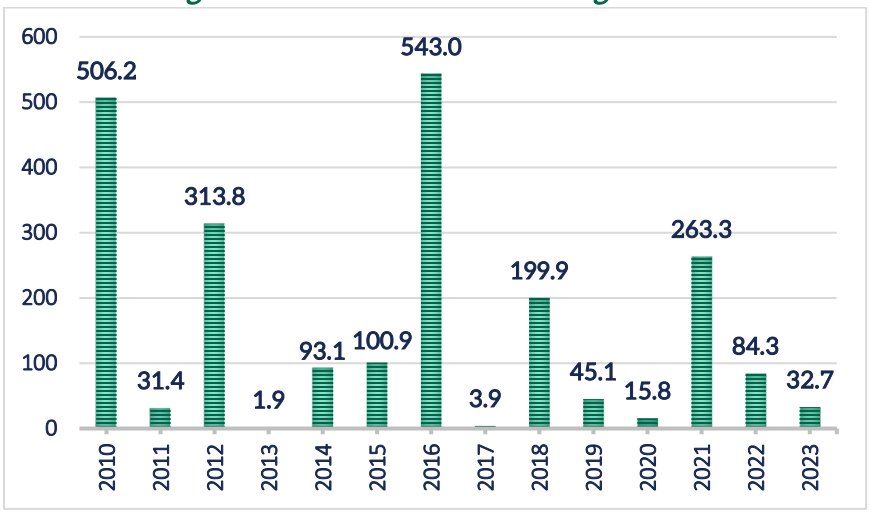
Figure 1
Acreage Recommended for Rezoning by Magisterial District



*Note: This graph does not include rezoning requests recommended for denial by the Commission, Comprehensive Plan amendments, solar energy facility requests, public use overlays, or proffer amendments.

As shown in Figure 2, the acreage recommended for rezoning in 2023 totaled less than half of the acreage recommended for rezoning in 2022. The average acreage per recommendation was 5.4 acres. Approximately 98.76% of the land Commissioners considered for rezoning in 2023 was being requested to be rezoned from Single Family Residential to another zoning designation, totaling 32.67 acres.

Figure 2
Acreage Recommended for Rezoning 2010-2023



*Note: This table does not include rezoning requests that were withdrawn by the applicant prior to being heard by the Commission, Comprehensive Plan amendments, or proffer amendments. It includes acreage recommended for denial.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

One of the goals of the Augusta County Comprehensive Plan, affirmed by the 2014-2015 update, is to target the County's growth in Planning Policy Areas where existing or planned public services designed to accommodate the development are located. The Plan recommends 80 percent of the County's future residential growth be located in Urban Service Areas, while Community Development Areas are planned to accommodate up to 10% of future residential growth. Rural Conservation Areas and Agricultural Conservation Areas are each expected to accommodate less than 5 percent of future development, with Rural Conservation Areas expected to accommodate the majority of the rural residential development in the County.

One way to track how well the Comprehensive Plan is being implemented is to compare the number of rezonings requests by Planning Policy Area. In 2023, six (6) of the eight (8) total rezoning requests were in Urban Service or Community Development Areas, totaling approximately 79.03 acres. This figure includes four (4) of the eight (8) requests that were either denied by the Board of Supervisors or withdrawn prior to being heard by the Planning Commission. The requests included the following:

1. A request to rezone from Single-Family Residential to Attached Residential that was denied by the Board
2. A request to rezone from Single-Family Residential to General Agriculture that was denied by the Board
3. A request to rezone from General Agriculture to General Business that was deferred at the Planning Commission and later withdrawn, and
4. A request to rezone from General Agriculture to Multi-Family with Proffers that was deferred at the Planning Commission and later withdrawn.

Four (4) of the six (6) rezoning requests heard were recommended for approval by the Planning Commission. Two (2) of the four (4) requests heard were approved by the Board, which included a request to rezone approximately 0.21 acres from General Business to Single Family Residential in order to construct an approximately 1,300 sq. ft. single family dwelling on the vacant lot. The other request approved by the Board was a request to rezone approximately 2.42 acres from Single Family Residential to General Business in order for a pickleball or other recreational facility to be built. The other two (2) rezoning requests that were recommended for approval by the Planning Commission are scheduled to be heard by the Board in January 2024. These two requests were the two (2) out of the ten (10) that were located within a Rural Conservation Area of the Comprehensive Plan.
It is important to note that one of the requests for rezoning within a Rural Conservation Area was a request to rezone from Single-Family Residential back to General Agriculture, which was in compliance with the Future Land Use Map of the Comprehensive Plan. The request to rezone the property back to General Agriculture was made so the property owner could subdivide their property into an additional lot as well as to be in zoning compliance with the land use program. Staff

recommended approval of the rezoning request. The parcel was planned for General Agriculture in the Comprehensive Plan, and approval of the request would allow the property to be in compliance with the Land Use Program which requires the land to be zoned General Agriculture. The applicant would be allowed to subdivide once using the existing dwelling provision lot provision under Section 25-77.4 in the Augusta County Code. While agricultural zoning would not necessarily be compatible with the surrounding Single Family Residential and Rural Residential zoning, the property owner voluntarily proffered out certain intensive agriculture uses that could have a negative impact on neighboring property owners. The Planning Commission recommended approval of the request to the Board.

In 2023, there were two (2) requests to rezone property from General Agriculture to a more intensive use, and both were withdrawn prior to being heard by the Commission. With the upcoming Comprehensive Plan update, input from the community will determine the trajectory of rezonings.

There has been a recent shift in the type of requests being heard by the Commission. The Code of Virginia requires localities to perform a substantial accord determination on proposed solar energy facilities pursuant to §15.2-2232, also known as a "2232 Review." Four (4) solar energy facilities considered by the Planning Commission during 2232 reviews were located in the Urban Service Area. While this planning policy area is explicitly stated to be reserved for development, staff recommended substantial accord for two (2) of the projects. The two proposed projects staff recommended for approval were located in areas that were infeasible for development due to factors such as inadequate transportation infrastructure or inaccessibility. These projects were also in areas that had a significant amount of existing vegetation that provided adequate buffering and were well screened by the topography. See "Solar Energy Facilities" for detailed information on each solar project.

ORDINANCE AMENDMENTS

In 2023, the Commission recommended approval for the following amendments to the Augusta County Code:

1. Permitting the keeping of domestic chickens in Rural Residential zoning districts by Administrative Permit.
2. Revision of the wording for square footage of a single-family dwelling to state that the size of a single-family dwelling is measured by calculating "the total floor area of each floor."
3. Addition of Animal Shelters as a permitted use within the Public Use Overlay Ordinance.
4. Clarification of the definition for extended-stay recreational vehicle parks.
5. Update to the Special Use Permit section of the General Agriculture article for extended-stay recreational vehicle parks, and to clarify that the limit on occupancy refers to guest occupancy and not vehicles occupying sites.

6. Addition of the definition of recycling plants.
7. Addition of recycling plants as a permitted use within the Public Use Overlay ordinance.
8. Update to the Solar Energy Systems ordinance, adding the requirement for a small solar energy system applicant to hold a pre-application meeting with Community Development staff before the submission of an application.
9. Update to the Solar Energy Systems ordinance adding the requirement for a large solar energy system applicant to hold a pre-application meeting with Community Development staff before the submission of an application.
10. Update to the Wireless Telecommunications Facilities Ordinance to add a clause allowing the Board of Zoning Appeals to reduce or waive the requirement for portions of the fall zone that lie on publicly owned property.
11. Addition of the definition for "fenced in area," and revision of the definitions for "large solar energy system" and "small solar energy system" within the solar ordinance.
12. Update to the Solar Energy Systems section of the ordinance prohibiting large solar energy systems from locating in the Urban Service and Community Development Areas of the Comprehensive Plan.

The Planning Commission recommended denial for the following ordinance amendments:

1. Update to the Solar Energy Systems section of the ordinance prohibiting small solar energy systems from locating in the Urban Service and Community Development Areas of the Comprehensive Plan, and adding the standard for the proximity of solar facilities to not be sited within two (2) miles of an approved or existing small or large solar energy system.
2. Update to the Solar Energy Systems section of the ordinance adding the standard for the proximity of solar facilities to not be sited within two miles of an approved or existing small or large solar energy system.

The Board of Supervisors approved all of the amendments listed above with the exception of the two (2) related to recycling plants. Staff asked the Board for permission to advertise the ordinance amendments for recycling plants for public hearings. However, the Board asked staff to do further research on the definition of recycling plants and to look into adding the exclusion of hazardous waste.

PUBLIC USE OVERLAYS

There were two (2) requests to add a Public Use Overlay (PUO) over current zoning in 2023. The first request was to add a Public Use Overlay over property zoned Single Family Residential 15 (SF-15) in order to relocate a school. The second request was to add a Public Use Overlay over property zoned Single Family Residential 10 (SF-10) in order to relocate a municipal animal shelter. Both PUO requests were recommended for approval by the Planning Commission, and ultimately were approved by the Board of Supervisors.

AGRICULTURAL AND FORESTAL DISTRICTS

The Commission heard two (2) requests regarding Agricultural and Forestal Districts. The first was a request to renew the North River Agricultural and Forestal District encompassing approximately 4,500 acres. The Planning Commission recommended approval, and the Board of Supervisors approved the renewal. The Planning Commission also recommended approval for a request to withdraw approximately 6.331 acres from the Middle River Agricultural and Forestal District, which the Board approved.

SOLAR ENERGY FACILITIES

The Code of Virginia §15.2-2232requires localities to review proposed public utility projects to determine whether the projects are in substantial accord with the Comprehensive Plan or "parts thereof." The Planning Commission reviewed four (4) solar energy facilities in substantial accord determinations in 2023. These substantial accord reviews were preceded by two staff reports with staff recommendations, and included public hearings. The four (4) facilities considered under the 2232 review were small solar energy systems, defined in Augusta County code in 2023 as being under 50 acres. County code stipulates that Special Use Permits for small solar energy systems are heard by the Board of Zoning Appeals, therefore all recommendations regarding solar applications in 2023 went The Planning Commission recommended that one (1) of the four (4) proposed solar energy facilities was in substantial accord with the Comprehensive Plan or parts thereof. The Commission recommended that two (2) of the four (4) proposed solar facilities were not in substantial accord with the Comprehensive Plan, and gave one (1) of the four (4) solar facilities no recommendation to the Board of Zoning Appeals due to a 3-3 tie vote. Two (2) of the four (4) facilities were approved by the BZA and are in the process of completing pre-conditions. After they have completed all of the requirements of the pre-conditions, the Zoning Administrator will issue a Special Use Permit. It is important to note that although six (6) projects have obtained approval from the County, whether or not these projects will be ultimately constructed is determined by Dominion Energy upon consideration of numerous external factors.

To date, two (2) of the six (6) approved projects are under construction, Waynesboro Bridge Solar and Augusta CSG, which are both small energy systems located in the Wayne District. Augusta County has approved approximately 128 acres for solar facilities, which is 0.01% of total land area in the County. Approximately 40 acres are located in the Rural Conservation Area, approximately 10 acres are located in the Community Development Area, and approximately 78 acres are located in the Urban Service Area. All 128 acres are zoned General Agriculture. Table 3 illustrates the name, location, size, and recommendation of each project heard in 2023.

Table 3
Solar Energy System Applications, 2023

PROJECT NAME	PROJECT SIZE	ENERGY PRODUCTION (AC)	MAGISTERIAL DISTRICT	STATUS	PLANNING COMMISSION RECOMMENDATION	BOARD OF ZONING APPEALS
Elm Spring Solar I*	25 acres Fenced In	3 MW AC	Wayne	APPROVED Not yet constructed (site plan stage)	In substantial accord with Comp. Plan	APPROVED 7.6.23
Shenvalee Solar*	26 acres Fenced In	3 MW AC	Riverheads	DENIED	Not in substantial accord with Comp. Plan	DENIED 10.5.23
Fishersville Road Solar Farm	10 acres Fenced In	2 MW AC	Wayne	DENIED	Not in substantial accord with Comp. Plan	DENIED 10.5.23
Wayne Ave (West)/Wayne Ave Solar 2, LLC*	23 acres Fenced In	3 MW AC	South River	APPROVED, not yet constructed	No recommendation	APPROVED 12.7.23

**Applicant has proposed a pilot program to explore sheep grazing within the fenced project area*

TOTAL FENCED IN ACREAGE APPROVED (2023): 48 acres
TOTAL FENCED IN ACREAGE DENIED (2023): 36 acres

TOTAL ACREAGE APPROVED TO DATE (2018 – present): Approximately 133 acres
TOTAL ACREAGE DENIED TO DATE (2018 – present): Approximately 1,036 acres

LOT CREATION

There are currently two ways to create new lots in Augusta County. The major subdivision process is the typical way lots get created in residential, business, or industrial zoned districts. In 2023, 161 new lots were created through the major subdivision process. This is an approximately thirty-six percent increase (+36.4%) from 118 new major subdivision lots created in 2022. This marks a continued annual increase in the number of lots created through the major subdivision process since 2021.

Lots can also be created through the minor subdivision process. This process allows a single lot, zoned agriculture, to be created off a larger tract of land and approved administratively by the County Subdivision Agent. In most cases, these lots are created to be sold in order to build a house. Up to two lots zoned residential, industrial or business can also be created in this manner, although the minor subdivision process is most frequently used in agricultural zoned areas. In 2023, 64 new lots were created through the minor subdivision process. This number reflects an approximately eleven percent decrease (-11.1%) from the number of total new lots created through the minor subdivision process in 2022, which was 72.

Table 4
Lots Created in 2023

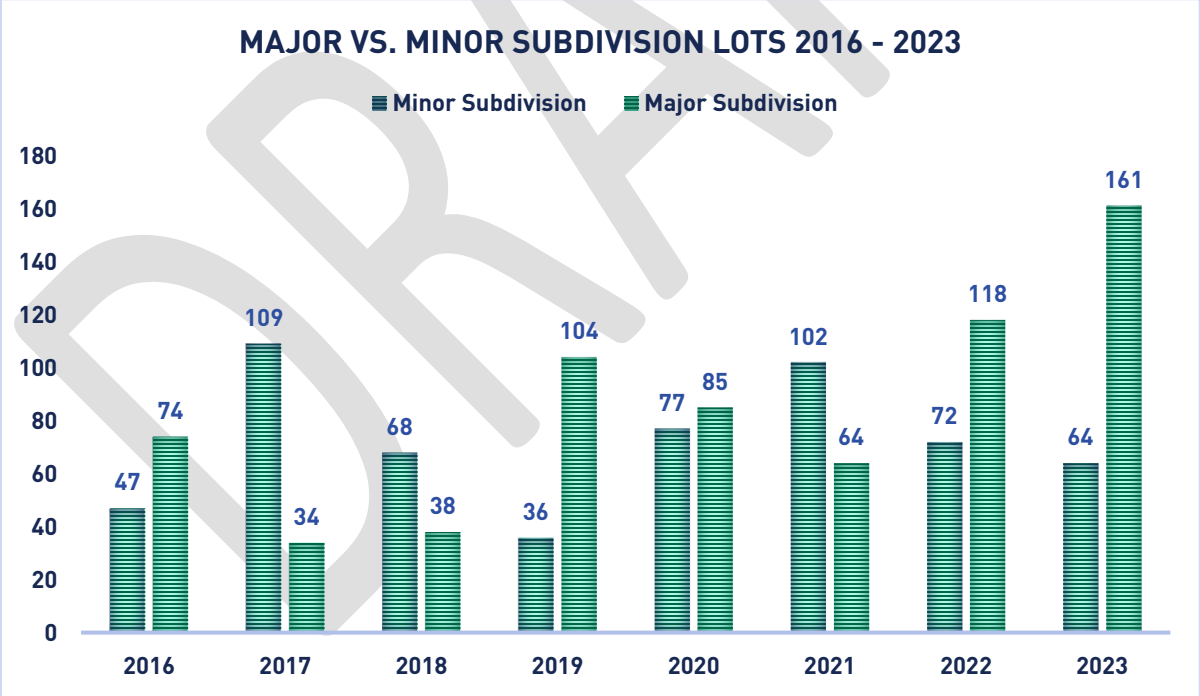
ZONING	MINOR SUBDIVISION LOTS	MAJOR SUBDIVISION LOTS	TOTAL NEW LOTS
General Agriculture	59	0	59
Rural Residential	0	0	0
Single-Family Residential	2	155	155
Manufactured Home Park	0	0	0
Multi-Family Residential	0	0	0
Attached Residential	0	6	6
Airport Business	0	0	0
General Business	2	0	2
Planned Unit Developments	0	0	0
General Business/General Agriculture	1	0	1
TOTAL	64	161	225

To get a clearer picture of the number of residential lots being created in Augusta County in any given year, both the minor and major subdivision plats being approved in the County are taken into consideration (Table 4). In 2023, 161 lots were created through the major subdivision process. The lots created were in residential districts, with 155 single-family residential lots and 6 attached residential lots created in total.

New lots created in the County are required to have frontage on a public road. One exception to that is in General Agriculture districts where it is possible to create a lot without road frontage in order to convey to a family member (Family Member Exception). In 2023, nine (9) of the fifty-nine (59) new lots created in General Agriculture zoned areas – or approximately fifteen percent (15.2%) - were created using the Family Member Exception. This is a decrease from 2022, when approximately thirty-four (34) percent of lots created in General Agriculture districts were created using the Family Member Exception.

Figure 3 depicts the total number of lots created from major and minor subdivisions from 2016 through 2023.

Figure 3
Major vs. Minor Subdivision Lots 2016 - 2023



Finally, Figure 4 breaks down the total number of lots created from minor subdivisions. A vast majority of lots created via minor subdivision were in Agricultural zones, which equaled 59 out of 64 new lots.

Figure 4
Minor Subdivision Lot Creation