

Issue Analysis Form

Date: June 13, 2017

Item: NEV Solar Energy – Special Exception

Lead Department: Community Development

Contact Person: Douglas Miles, Planning Manager



Description and Current Status

The case applicant is proposing to build a 15 MW solar electric generating facility and the use will utilize approximately 62,000 photovoltaic panels using a ground-mounted fixed-tilt or single axis tracking system. The applicant's solar panels are estimated to cover approximately 70 acres of the 148 acres available on the subject properties.

Government Path

- | | | |
|---|---|--|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Planning Commission action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require Board of Supervisors action? | | <input type="checkbox"/> No May 25, 2017 |
| Board of Supervisors Public Hearing April 25, 2017 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require a Public Hearing? April 25, 2017 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If so, before what date? | n/a | |

Fiscal Impact Statement

N/A There will be no cost to the County. However if this Special Exception is approved it will allow for County residents and business owners to offset their energy bills and it will allow for this utility-scale solar energy provider to produce green electricity. Utility-scale solar energy providers will be treated as a commercial business land use and they will be taxed by the County accordingly under both the prevailing County and State rates.

Prince George County Impact

The approved Solar Facilities Zoning Ordinance Amendment includes new State Code definitions that describe the solar facilities equipment and the utility-scale solar energy projects. The approved amendment included solar energy land use siting requirements being added into the Zoning Ordinance for utility-scale solar energy land uses that will send electrical power back into the utility grid as a renewable power source and solar energy uses will continue to grow in Prince George County and across the State of VA.

Notes

N/A

**BOARD OF SUPERVISORS
SPECIAL EXCEPTION SUMMARY REPORT**

CASE NUMBER: SE-17-02

APPLICANT: New Energy Ventures, Inc. dba Rives Road Solar LLC

LOCATION: 3513 and 3701 Rives Road, South Prince George, VA 23805

TAX MAPS: 330(0A)00-024-0 and 330(0A)00 (part of) 025-0

REQUEST: Special Exception to permit a large-scale solar energy facility

EXISTING ZONING: R-A, Residential Agricultural Zoning District (R-2 corridor area)

EXISTING USE: Agricultural and rural residential uses

PROPOSED USE: Large-scale solar energy facility (15 MW)

UTILITIES: Not applicable for the solar energy facility

REAL ESTATE TAXES: Delinquent taxes are not owed to the County

MEETING INFORMATION:

Planning Commission: Thursday, May 25, 2017 at 6:30 p.m.

Board of Supervisors: Tuesday, June 13, 2017 at 7:30 p.m.

ATTACHMENTS:

1. Special Exception Application and a Solar facility layout
2. Staff Report and GIS Map of the surrounding properties

PRINCE GEORGE COUNTY, VIRGINIA
BOARD OF SUPERVISORS STAFF REPORT
SPECIAL EXCEPTION SE-17-02 NEW ENERGY VENTURES, INC.
PUBLIC HEARING DATE: JUNE 13, 2017

Request:

A Special Exception request to permit a large-scale solar energy facility use in an R-A, Residential – Agricultural Zoning District.

Case Summary:

The case applicant is proposing to build a 15 MW solar electric generating facility and the use will utilize approximately 62,000 photovoltaic panels using a ground-mounted fixed-tilt or single axis tracking system. The solar panels are estimated to cover approximately 71 acres of the 148 acres available on the subject properties. There will be associated equipment including electric inverters and the other miscellaneous control and instrument panels. There will be one small, pre-fab shed that will store mechanical equipment and the solar energy facility will generally conform to their construction plans and Timmons Site Plan layout on the two subject properties.

Comprehensive Plan:

The 2014 Comprehensive Plan identifies this area as appropriate for commercial and industrial uses and it complies with the proposed "commercial" large-scale solar energy facility land use.

Existing Use and Surrounding Zoning:

The subject property is zoned R-A, Residential Agricultural and it contains agricultural fields. The properties to the north, south and west are zoned R-A and contain single family dwellings as rural residential homes along both the Rives Road and Walton Lake Road county corridors.

Community Development – Planning Division

This proposed project will use no water or sewer utilities service in the solar electric generation process and will be in compliance with the County's Noise Ordinance with minimal noise on site. There will be no additional burden to the County's infrastructure including roads, schools, police, fire and rescue squad calls for service. The proposed land use will add to the County's tax base but requires little to no public services to operate in Prince George County. The solar facility will operate year round generating electricity during the daylight hours only. Electric inverters which convert the DC current produced by the 62,000 solar panels over to AC current which is sent to the Dominion Energy distribution lines connected to the site and onward out into the utility grid.

This solar energy project will result in virtually no environmental issues and will be creating clean, non-polluting electricity. In addition, the project may even provide a draw for the type of industries that do have corporate commitments to procure power from clean energy sources. Dominion Energy has a program by which they can sell power from a project like this directly to those customers. All power generated by the solar energy facility will be delivered to the Dominion Energy system at the point of interconnection near the site entrance at Rives Road.

Community Development – Inspections Division

The 2012 Virginia Uniform Statewide Building Code (USBC) and 2012 Virginia Statewide Fire Prevention Code would be applicable to this proposed project. The solar equipment and related wiring would be exempt from permitting if the installer is a publicly regulated utility company and they own the equipment and wiring. Any structures supporting the equipment (except poles or towers installed by the utility company) would require permits. Permits would also be required for any electric service to the property or structures. Permits would be required to be obtained from Prince George County for this use for any items that are not exempted under the USBC.

Prince George County Real Estate Assessment:

The subject property has a legal acreage of 141.8 acres, all of which currently qualifies for the Land Use program. New Energy Ventures is proposing to develop a 15 MW solar energy facility on approximately 67.87-acres of the subject parcel. The approval and subsequent construction for this development will have the following real property tax impacts:

1. The 67.87+/- acre portion of the site will be subject to roll-back taxes. An accurate estimate of the roll-back tax charge would be difficult to accurately calculate until the final site plan is approved. Based on the current discussion of changing the use to 67.87+/- acres, the roll-back tax charge could range from approximately \$10,200 (partial) to \$18,400 (full). Please be aware that these are very preliminary estimates and could be higher or lower based the final approved site plans and on actual roll-back calculations.

A roll-back is the recapture of deferred value and taxes that benefit the property owner when a parcel qualifies for the land use program. The Code of Virginia requires the County to calculate roll-back taxes for the current year plus the five previous tax years when a parcel in the Land Use program converts to a non-qualifying use.

2. The entire parcel will no longer qualify for the Land Use Program and will be valued at Fair Market Value. For the current tax year, the Market Value is \$500,300 and the Use Value (Taxable Value) is \$129,200. A change in use will increase the taxable value \$371,100. Based on the adopted FY2018 Real Estate Tax Rate of \$0.86, this is an increase in real estate taxes of \$3,191.46. The potential impact is summarized below:

FY2018 ASSESSMENT				
330(OA)00-024-0	Current	After	Change	% Change
Land (MV)	\$500,300	\$500,300	\$500,300	N/A
Land (Use Val)	\$129,200	\$0	\$129,200	
Improvements	\$0	\$0	\$0	
Taxable Value	\$129,200	\$500,300	\$371,100	287%
Taxes (@\$0.86)	\$1,111.12	\$4,302.58	\$3,191.46	287%

3. Real Estate Taxes, and therefore any Roll-back taxes, are attached to the land not directly to the property owner or lessee. Rollback taxes will be assessed and billed to the owner of record at the time the rollback is generated. It is the responsibility of the property owner to negotiate the payment of roll-back taxes with the land lessee.

Virginia Department of Transportation:

VDOT cannot determine based upon the submitted application and supporting information the number of vehicle trips generated by the facility. If in excess of 50 vehicle trips per day (VPD) are generated by the facility a commercial entrance will be required. If between 10 and 50 VPD are generated a low volume commercial entrance will be required. However, if less than 10 VPD are generated a private entrance will be required and this can be determined at site plan review.

Commercial entrances are subject to the sight distance and the spacing criteria contained in VDOT's Access Management Design Standards. SR 629, Rives Road is classified as a minor arterial with a speed limit of 45 MPH. Spacing between full access entrances must be 470' with an intersection sight distance requirement of 500'. Based upon a recent site visit, it is unlikely that the sight distance required for a commercial entrance is available at the current entrance location. VDOT will work with the applicant and Timmons Group to determine this information.

Recommendation:

Staff recommends Approval of the proposed, large-scale solar energy facility land use provided that the potential impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for a large-scale solar energy facility use to New Energy Ventures, Inc. or any successors as owner/operator of the solar energy facility located on Tax Maps 330(0A)00-024-0 and 025-0 (part of). **This Special Exception may be transferred provided that Condition 10 is met relative to the proper surety.**
2. All site activity required for the construction, expansion and the operation of the solar energy facility shall be limited to the following days and times: All pile driving shall be limited to the hours from sunrise to sunset Monday through Saturday. No Sunday pile driving shall occur during site construction, expansion or operation of the facility. All other normal on-site construction activity may be permitted Monday through Sunday in accordance with the provisions of the County Noise Ordinance, as amended from time to time, and as enforced by the Prince George County Police Department.
3. All construction roads and construction areas shall remain dust-free by the use of a water truck or other approved method to keep sediment on the premises and not be of a general nuisance to the adjoining property owners during site construction and/or site expansion for a solar energy facility.
4. The applicant, owner or operator of the solar energy facility shall install a security fence a minimum of six (6) feet in height around the perimeter of the solar energy facility and it shall be approved as part of the site plan submitted for the development of the property.
5. Site construction lighting shall be minimized and shall be directed downward and away from residential uses. Post construction lighting shall be limited to security lighting only as approved by any federal, state or county agency for the appropriate lighting needed.
6. The applicant, owner or operator shall coordinate directly with the Director of Fire, EMS and Emergency Management to provide solar energy materials, educational information and/or training to the respective personnel responding to the solar energy facility project in regards to how to safely respond to any emergencies that may occur on the premises.

7. A minimum fifty (50) foot setback shall be maintained from all public right-of-ways and all agriculturally and residentially zoned properties, either occupied or unoccupied, until such time that the property is converted to commercial or industrial uses, at such time the setback can become the underlying zoning district setback amount for such district. The required site landscaping and screening materials will be reviewed at the time of site plan review to properly meet the screening requirements for the solar energy facility use.
8. A Construction Traffic Management Plan and mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and Prince George County for review and approval. The Plan shall address traffic control measures, pre-and post-construction road evaluation and any necessary repairs to the public roads that are required as a result of any damage from the solar energy facility construction and/or expansion. All VDOT permits will be received and be approved by VDOT prior to site construction occurring on the premises.
9. A decommissioning plan shall be approved by the County prior to the approval of a site plan or any building permits being issued for a solar energy facility. If the solar energy facility is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to the Planning Division in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator by Prince George County. This shall be known as the "Decommissioning Plan" under Zoning Ordinance Section 90-16 (ii) (e) which shall include the following: (1) anticipated life of the solar energy facility project; (2) the estimated cost of the decommissioning in the future as expressed in current dollars; (3) how said estimate was determined; (4) the manner in which the project will be decommissioned and (5) the name and physical address of the person or entity responsible for the decommissioning plan and **a surety acceptable to the County by guaranteeing completion of the decommissioning plan.**
10. Unless the large-scale solar energy facility project is owned by a public utility within the Commonwealth of Virginia, the net costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a letter of credit, cash or a guarantee by an investment grade entity, provided to the County within thirty (30) days of the project receiving its occupancy permit or equivalent from Prince George County to operate the use. If an adequate surety is required, the cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner or operator and provided to the County. **If the solar energy facility is sold to an entity that is not a public utility, the Special Exception shall not transfer to the purchaser until such time as adequate surety is provided for the solar energy facility.** At its option, the County may require that a surety amount be increased based upon the net cost of decommissioning the use as approved by the County Attorney.
11. This Special Exception shall become null and void if the use of a large-scale solar energy facility is abandoned for a period of twenty-four (24) consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant, owner or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.

**Community Development &
Code Compliance**



*Julie C. Walton, Director
Jeff Brown, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

June 2, 2017

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **June 13, 2017, beginning at 7:30 p.m.** in the Board Meeting Room, on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, VA, to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-17-02 Request of New Energy Ventures, Inc. pursuant to § 90-103 (57) to permit a large-scale solar energy facility located at 3513 Rives Road and known as Tax Maps 330(0A)00-024-0 and 025-0 (part of) within an R-A, Residential – Agricultural District. The Comprehensive Plan calls for commercial / industrial land uses.

A copy of the related materials may be examined in Planning and Zoning within the County Administration Building, (804) 722-8678. The department is open from 8:30 am to 5:00 pm, Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing.

Sincerely,

Douglas Miles

Douglas Miles, CZA
Planning Manager / Zoning Administrator

NEW ENERGY VENTURES

New Energy Ventures, Inc.
2888 Loker Avenue East
Suite 113G
Carlsbad, CA 92010

Date: April 10, 2017

Community Awareness Meeting Invitation
Rives Road Solar LLC - Potential Development of Solar Farm
Project Location: Rives Road at I-295 North, Prince George, VA

Dear Property Owner or Current Resident:

New Energy Ventures has scheduled a community awareness meeting at which it will be discussing its plans to develop and construct a solar photovoltaic electric farm on approximately 148 acres of vacant land located on Rives Road at the intersection of Interstate 295 North. The attached drawing shows the location of the proposed project and the site layout.

The community awareness meeting will be held on Wednesday, April 19, 2017 from 6:00 to 8:00 PM on the 2nd Floor Break Room (Community Room) at the Prince George County government building at 6602 Courts Drive, Prince George, Virginia.

The meeting will provide an opportunity to learn about solar energy and the proposed project, become familiar with the development process, ask questions, and provide us with initial feedback. Your attendance is encouraged and your participation welcomed.

Sincerely,

Kenneth Niemann

Kenneth Niemann
President, North Ridge Resources LLC
Alexandria, VA
on behalf of New Energy Ventures

703-801-0412
kniemann1@comcast.net

SECRET

CONFIDENTIAL
EXCLUDED FROM AUTOMATIC
DOWNGRADING AND
DECLASSIFICATION

CONFIDENTIAL

CONFIDENTIAL - SECURITY INFORMATION
EXCLUDED FROM AUTOMATIC
DOWNGRADING AND
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DECLASSIFICATION

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CONFIDENTIAL - SECURITY INFORMATION



APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

Department of Community Development and Code Compliance
6602 Courts Drive
Prince George, VA 23875
Planning Division (804) 722-8678

OFFICE USE ONLY
APPLICATION #: SE-17-02
DATE SUBMITTED: 2-24-17
ZONING ORDINANCE SECTION: 90-103(57)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION	LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT: John B. McQueen, 7990 Wood Dr., Disputanta, VA 23842 / Barry H. & Joyce V. Spain, 3701 Rives Rd.			
	ADDRESS: (property) 3513 Rives Road / 3701 Rives Road S. Prince George, VA 23805			
	CITY: S. Prince George	STATE: VA	ZIP CODE: 23805	PHONE NUMBER: 804-691-1696 / 804-732-7692
	E-MAIL ADDRESS: jmcqueenlog@aol.com / barryspain5@gmail.com			
	TAX MAP OF SUBJECT PARCEL: 330(OA)00-024-0 / 330(OA)00-025-0 (part of)			
	RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:			
	DEED BOOK 291	PAGE 564	Date	DEED RESTRICTIONS:
	ACREAGE: 141.82	PARTIAL PARCEL: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SUBDIVISION: New Bohemia	
	PRESENT USE: Vacant with farming			
	ZONING CLASSIFICATION			
LAND USE CLASSIFICATION: Commercial / Industrial		PRESENT ZONING: R-A, Residential-Agricultural		

OWNER AGENT/REP	AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST): Doug Haroldson			
	NAME: New Energy Ventures, Inc. (Project developer. Holds options to purchase/lease property from McQueen and Spain)			
	ADDRESS: 2888 Loker Avenue East, Suite 113G			
	CITY: Carlsbad	STATE: CA	ZIP CODE: 92010	PHONE NUMBER: 760-271-3628
	E-MAIL: doug.haroldson@neventures.com			

PROJECT DESCRIPTION	PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)
	Solar PV electric generating farm with a rated capacity of 15.4 MWac. See attached Project Description and site plan and drawings.
	Adjacent parcel to be included as part of the solar farm: 3701 Rives Road. Tax map parcel: 330(A)00-025-0
	Owners: Barry H. and Joyce V. Spain (barryspain5@gmail.com phone:804-732-7692)
	New Energy Ventures has an option to lease 3.75 acres of the 5.78 acre parcel that is currently being farmed. The existing house and adjacent yard will remain as-is.

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: [Signature] DATE: 2-24-17

MAILING ADDRESS: 7990 Wood Drive

CITY/STATE/ZIP: Disputanta, VA 23842

PHONE NUMBER: 804-691-1696

E-MAIL ADDRESS: jmcqueenlog@aol.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: Kenneth Niemann - North Ridge Resources LLC

MAILING ADDRESS: 2701 Farm Road

CITY/STATE/ZIP: Alexandria, VA 22302

PHONE NUMBER: 703-801-0412

E-MAIL ADDRESS: kniemann1@comcast.net

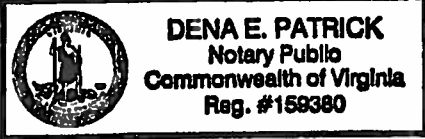
STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 24 day of February, 2017.

[Signature]
Notary Public

My Commission expires: 9-30, 2018



AFFIDAVIT

1950

THE STATE OF VIRGINIA, County of _____, do hereby certify that _____ is the true and correct copy of the _____ as the same appears on the records of the _____.

_____ Clerk of the _____
_____ Secretary of the _____
_____ Treasurer of the _____
_____ Auditor of the _____

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the _____ at _____ this _____ day of _____, 1950.

_____ Notary Public
_____ State of Virginia
My Commission Expires _____

DENA E. PATRICK
Notary Public
Commonwealth of Virginia
Reg. # 15933



AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: Barrispain DATE: 2/24/17

MAILING ADDRESS: 3701 Rives Road

CITY/STATE/ZIP: S. Prince George, VA 23805

PHONE NUMBER: 804-732-7692

E-MAIL ADDRESS: barrispain5@gmail.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: Kenneth Niemann - North Ridge Resources LLC

MAILING ADDRESS: 2701 Farm Road

CITY/STATE/ZIP: Alexandria, VA 22302

PHONE NUMBER: 703-801-0412

E-MAIL ADDRESS: kniemann1@comcast.net

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 24 day of February, 2017.

Dena E Patrick

Notary Public

My Commission expires: 9-30, 2018



DENA E. PATRICK
Notary Public
Commonwealth of Virginia
Reg. #159380

AFFIDAVIT

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: Joyce V Spain DATE: 2/24/17

MAILING ADDRESS: 3701 Rives Road

CITY/STATE/ZIP: S. Prince George, VA 23805

PHONE NUMBER: 804-732-7692

E-MAIL ADDRESS: barryspain5@gmail.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: Kenneth Niemann - North Ridge Resources LLC

MAILING ADDRESS: 2701 Farm Road

CITY/STATE/ZIP: Alexandria, VA 22302

PHONE NUMBER: 703-801-0412

E-MAIL ADDRESS: kniemann1@comcast.net

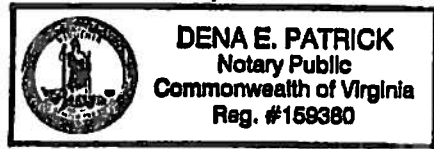
STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 24 day of February, 2017.

Dena E Patrick
Notary Public

My Commission expires: 9-30, 2018



AFFIDAVIT

New Energy Ventures, Inc.

Application for Special Exception; #33875 – Conditional Use Permit

Rives Road Solar Farm – S. Prince George, VA

February 23, 2017 (rev. 1)

General Description of the Project

New Energy Ventures (as Rives Road Solar LLC) is proposing to build a 15.4 MWac solar electric generating farm to be located on two parcels at 3513 and 3701 Rives Road, South Prince George, Virginia. 3513 Rives Road is 141.82 acres, tax map parcel 330(OA)00-024-0, zoned R-A, Residential-Agricultural and is situated in the southeast quadrant at the intersection of Rives Road and I-295 North. The property is currently vacant with some portion of the land being farmed. New Energy Ventures has entered into an Option Agreement with the site owner, Mr. John B. McQueen, which allows New Energy the right to proceed with development and construction of a solar electric farm. 3701 Rives Road is 5.78 acres, tax map parcel 330(OA)00-025-0, zoned R-A, Residential-Agricultural, with an existing single-family residence. New Energy Ventures has entered into an Option Agreement with the property owners, Barry and Joyce Spain, which allows New Energy the right to proceed with development and construction the solar farm on approximately 3.75 of the 5.78 acres located in the south portion of the property. That area is currently being farmed.

The solar farm will utilize approximately 62,000 photovoltaic panels using a ground-mounted fixed-tilt or single-axis tracking system. The panels are approximately 6.5 ft. by 3 ft., and will be mounted on galvanized steel frames approximately 6 feet above ground. The panels are estimated to cover approximately 71 of the 148 acres. There will be associated equipment including electric inverters and misc. control and instrument panels. The only building contemplated is a small, pre-fabricated shed that will store misc. maintenance equipment. The project will generally conform to the attached site drawings.

The project will use no water in the solar electric generation process, and will generate no air emissions and minimal noise. There will be no additional burden to the County's infrastructure including roads, water and sewer service, schools or

fire/police. The proposed use will add to the county tax base but requires little to no public services. Many individuals and contractors from the community will have an opportunity to benefit during the construction of the solar farm, with peak employment of up to about 180. Total project capital cost is estimated to be \$20-\$25MM.

There will be a 6-foot high security fence encompassing the solar farm itself, and a security gate to allow access to maintenance crews and others as required. The site entrance will be located off Rives Road. Once the solar farm is operational, it is anticipated that crews will visit the site once or twice each month to perform routine maintenance and repairs. All structures shall be set back from property lines pursuant to applicable County codes. Buffering and landscaping will meet County ordinances and will screen the site from Rives Road and adjoining residences. The solar equipment is not expected to be visible to vehicles travelling on the adjoining I-295 corridor.

The solar farm will operate year-round generating electricity during the daylight hours only. Electric inverters (approximately 7), which convert the DC current produced by the solar panels to AC current which is then sent to the Virginia Power distribution lines connected to the site, will produce approximately 60db at 30 feet. By its very nature, solar panels absorb sunlight and therefore produce no glare or glint. There will be no outdoor light fixtures operating at night except in emergency situations or during unplanned maintenance.

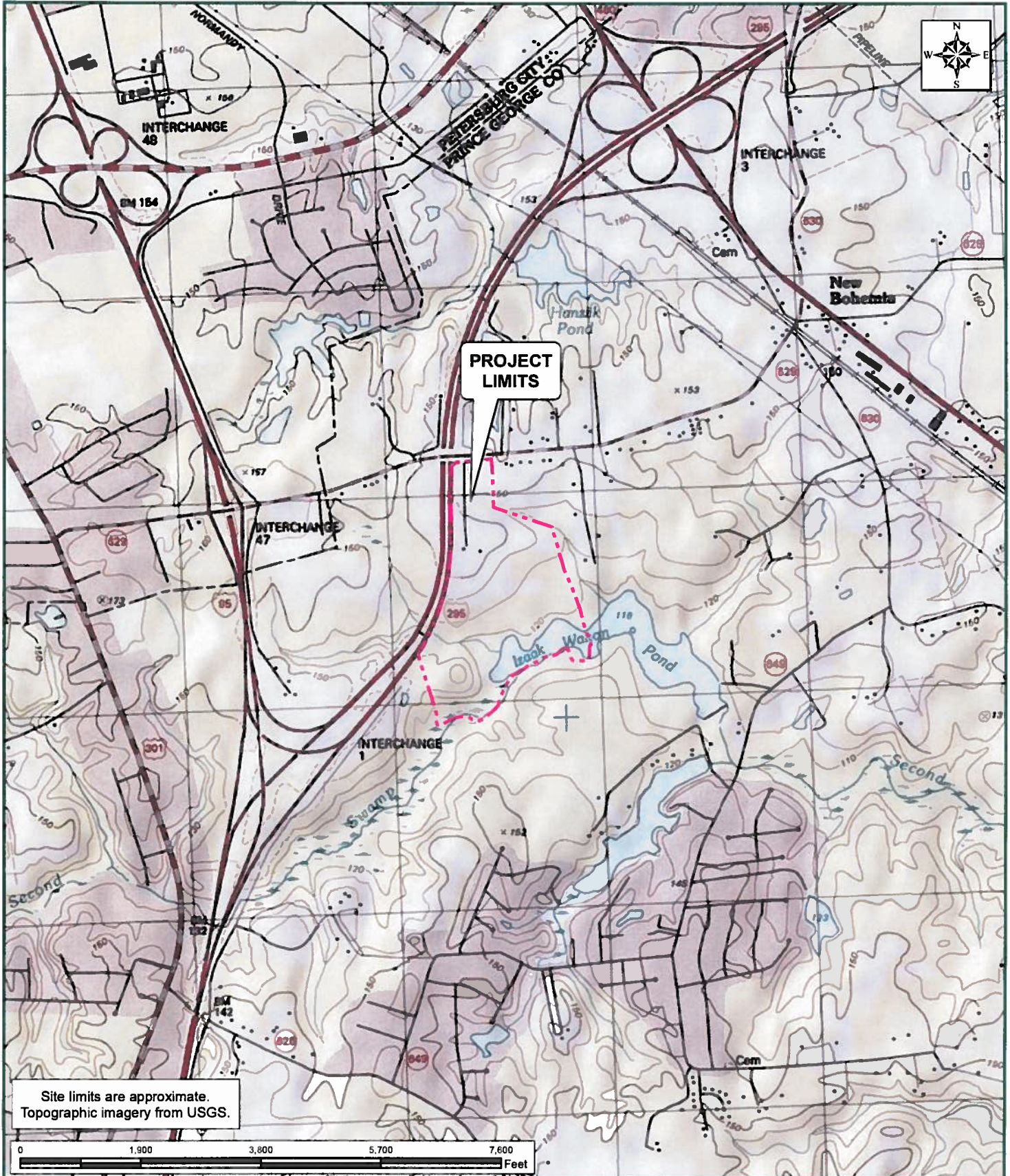
The existing site land is a combination of farming, woodlands, and wetlands, including Isaac Walton Pond. There will be no wetlands disturbances. Some clearing of existing wooded areas will be required. The proposed impervious ground area is expected to be 2-3% of the developed area. The storm-water management system will comply with applicable State and County requirements. The project will comply with all applicable building, electrical, fire-protection and safety codes.

The proposed use is a low-impact development activity that will not harm the land for future re-purposing. The construction of the project will not prevent any adjacent land from being developed in accordance with the adopted land use plans or zoning ordinances. At the end of the project's life-cycle, all equipment will be removed, at which point the land can be utilized for agriculture or other

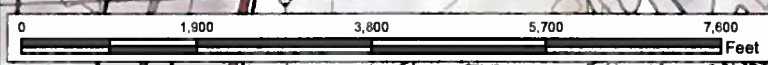
uses, thus retaining its characteristics. The project owner will post a bond to secure removal of all equipment and restoration of the site upon the end of the project.

The project will result in virtually no environmental impacts and provides environmental benefits by creating clean, non-polluting electricity. In addition, the project may even provide a draw for the types of industries that have corporate commitments to procure power from clean energy sources. Dominion has a program by which they can sell power from a project like this directly to such customers.

New Energy is working with the Department of Environmental Quality towards obtaining Solar Permit by Rule approval of the project, and submitted a Notice of Intent on February 8, 2017 as Rives Road Solar LLC. Subject to receiving all required local, State and Federal permits, construction is expected to take 6 to 9 months. All power generated by the solar farm will be delivered to the Dominion Virginia Power system at the point of interconnection near the site entrance at Rives Road. The anticipated service life of the solar farm is 25-35 years.



Site limits are approximate.
Topographic imagery from USGS.



RIVES ROAD SOLAR
PRINCE GEORGE COUNTY, VIRGINIA
FIGURE 1: VICINITY MAP

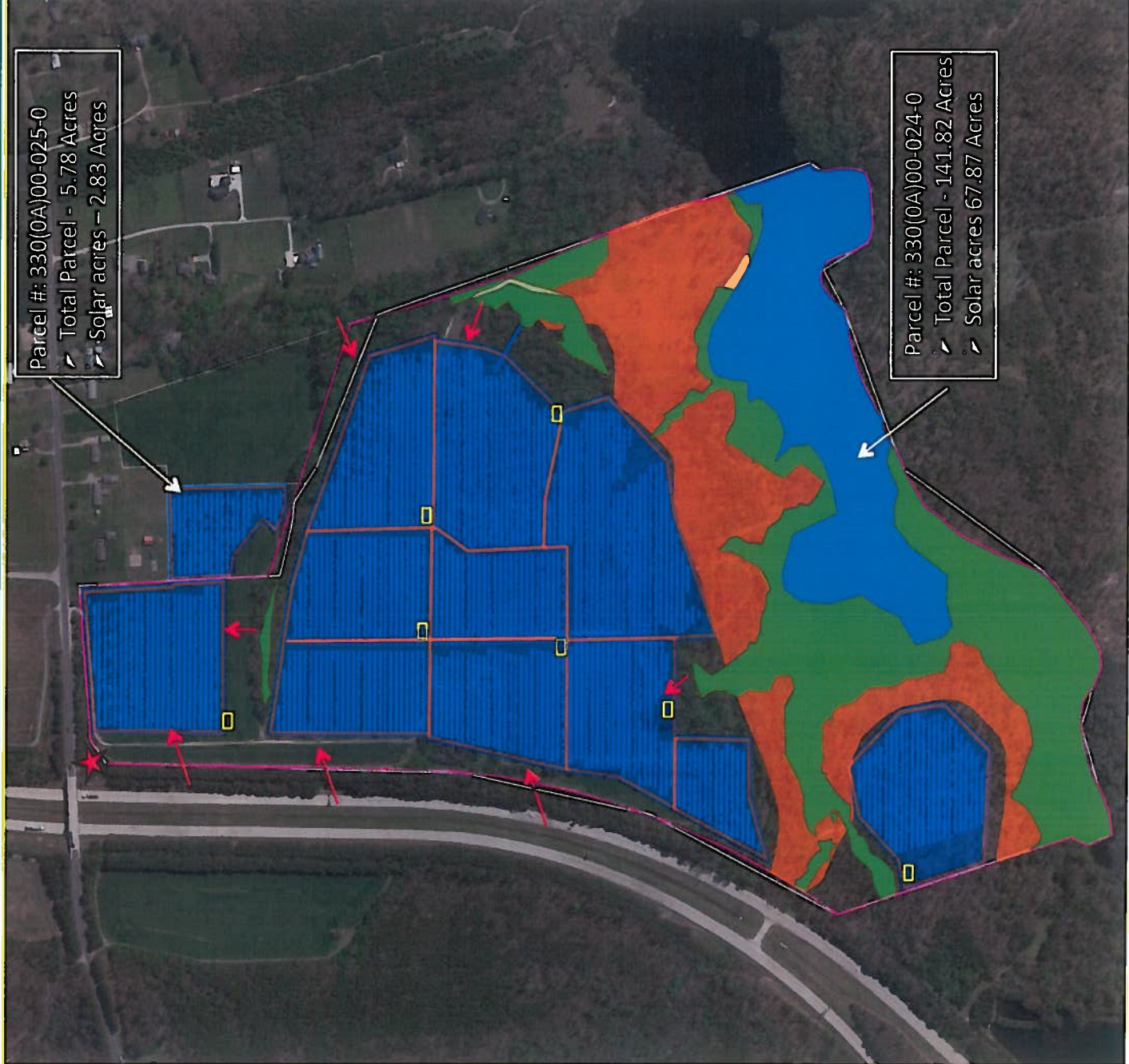
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP JOB NUMBER: 38371
PROJECT STUDY LIMITS: 146.5 ACRES
LATITUDE: 37.177873
LONGITUDE: -77.338037

U.S.G.S. QUADRANGLE(S): PRINCE GEORGE
DATE(S): 2013
WATERSHED(S): BLACKWATER
HYDROLOGIC UNIT CODE(S): 03010202

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Rives Road Base Case + Spain: 15.4 MW Solar Farm 55% GCR Fixed Array



Site	
Site Location	37.177825, -77.337645
Zoning	A - Agricultural
Acres used (Total Parcel)	141.8 Acres

System	
Acres used (Solar Array)	70.71 Acres (solar array)
System Size	15.4 MW AC 20.473 MWp DC
Array Type	Fixed array 180° South / 20° Tilt
Row Spacing	11.26' /3 up in Landscape x 6 long
GCR	55%
Annual Energy	28.883 GWh (Pvsyst – see full report)
DC: AC Ratio	1.33
Capacity Factor	21.41 %

Map Legend	
	Service Access
	Solar Panels / 62,040
	Solar Inverter Pads / 7 Inverters
	Distribution Point
	3:1 Shade setback zone (Cleared Area)
	Wetlands (as per Timmons Delineation)
	FEMA Flood Zone 2016



Usable Acreage - 82.2 Acres

Parcel ID	Owner	Address	City	State	Zip
33010A00-017-C	LIPCHAK GEORGE G II	10801 TABER RD	SOUTH PRINCE GEORGE	VA	23065
33010A00-024-B	CHARVAT JERRY III & SUSAN H	3875 DUCKWOOD DR	DESPRANTA	VA	23062
33010A00-025-0	SPAIN BARRY H & JOYCE V	3701 RIVES RD	SOUTH PRINCE GEORGE	VA	23065
33010A00-027-0	INGLE SUSAN K & KWASNICKA MARK W	2200 SPAN RD	SOUTH PRINCE GEORGE	VA	23065
34010A00-076-B	DAVIS ROBERT J & ANASTASIA D	3839 RIVES RD	SOUTH PRINCE GEORGE	VA	23065
34010A00-076-E	BROCKWELL SIDNEY C & DOROTHY K	4011 RIVES RD	PRINCE GEORGE	VA	23075
34010A00-076-D	LINKOUS TIMOTHY M & FAYE G	387 RIVES RD	SOUTH PRINCE GEORGE	VA	23065
34010A00-076-H	KWASNICKA PATRICIA R	4005 RIVES RD	SOUTH PRINCE GEORGE	VA	23065
43010A00-131-0	SLUSSER MICHAEL & LAURA L	10800 REES WAY	PRINCE GEORGE	VA	23075
43010A00-022-G	HERBERT R ET ALS	628 WATKIN DR	SOUTH PRINCE GEORGE	VA	23065
33010A00-026-0	LUCK PAUL E	3408 UNION BRANCH RD	SOUTH PRINCE GEORGE	VA	23065
33010A00-025-0	SPAIN BARRY H & JOYCE V	3711 RIVES RD	SOUTH PRINCE GEORGE	VA	23065

Project Study Limits - 151.4 Acres
 Project Parcels
 Adjacent Parcels
 Property / Right of Way Setback
 Landscape Buffer
 Stream / Wetland Offset
 Solar Array Limits
 Project Entrance Location
 Distribution Point
 Solar Inverter Pads
 Service Access
 Culvert
 Ditch
 Streams
 Wetlands

1-233
 1-232

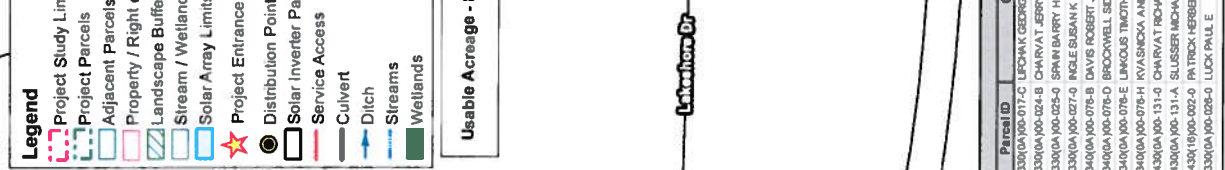
Duckwood Dr
 Lakeshore Dr
 Rives Rd

43010A00-024-B CHARVAT JERRY III & SUSAN H
 43010A00-131-A SLUSSER MICHAEL & LAURA L
 43010A00-131-0 CHARVAT RICHARD C & T C
 43010A00-022-G HERBERT R ET ALS
 33010A00-017-C LIPCHAK GEORGE G II

34010A00-076-E LINKOUS TIMOTHY M & FAYE G
 34010A00-076-D BROCKWELL SIDNEY C & DOROTHY K
 34010A00-076-B DAVIS ROBERT J & ANASTASIA D
 33010A00-024-0 MCQUEEN JOHN B
 33010A00-025-0 SPAIN BARRY H & JOYCE V
 33010A00-026-0 LUCK PAUL E
 33010A00-077-A INGLE SUSAN K & KWASNICKA MARK W
 34010A00-076-H KWASNICKA PATRICIA R

Usable Acreage - 82.2 Acres

Legend



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Duckwood Dr
 Lakeshore Dr
 Rives Rd

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 13th day of June, 2017:

Present:

William A. Robertson, Jr., Chairman
Donald Hunter, Vice Chairman
Alan C. Carmichael
T. J. Webb

Vote:

SPECIAL EXCEPTION SE-17-02 Request of New Energy Ventures, Inc. pursuant to § 90-103 (57) to permit a large-scale solar energy facility located at 3513 and 3701 Rives Road and known as Tax Maps 330(0A)00-024-0 and (part of) 025-0 within an R-A, Residential – Agricultural District. The Comprehensive Plan calls for commercial / industrial land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-17-02 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for a large-scale solar energy facility use to New Energy Ventures, Inc. or any successors as owner/operator of the solar energy facility located on Tax Maps 330(0A)00-024-0 and 025-0 (part of). This Special Exception may be transferred provided that Condition 10 is met relative to the proper surety.
2. All site activity required for the construction, expansion and the operation of the solar energy facility shall be limited to the following days and times: All pile driving shall be limited to the hours from sunrise to sunset Monday through Saturday. No Sunday pile driving shall occur during site construction, expansion or operation of the facility. All other normal on-site construction activity may be permitted Monday through Sunday in accordance with the provisions of the County Noise Ordinance, as amended from time to time, and as enforced by the Prince George County Police Department.
3. All construction roads and construction areas shall remain dust-free by the use of a water truck or other approved method to keep sediment on the premises and not be of a general nuisance to the adjoining property owners during site construction and/or site expansion for a solar energy facility.

4. The applicant, owner or operator of the solar energy facility shall install a security fence a minimum of six (6) feet in height around the perimeter of the solar energy facility and it shall be approved as part of the site plan submitted for the development of the property.
5. Site construction lighting shall be minimized and shall be directed downward and away from residential uses. Post construction lighting shall be limited to security lighting only as approved by any federal, state or county agency for the appropriate lighting needed.
6. The applicant, owner or operator shall coordinate directly with the Director of Fire, EMS and Emergency Management to provide solar energy materials, educational information and/or training to the respective personnel responding to the solar energy facility project in regards to how to safely respond to any emergencies that may occur on the premises.
7. A minimum fifty (50) foot setback shall be maintained from all public right-of-ways and all agriculturally and residentially zoned properties, either occupied or unoccupied, until such time that the property is converted to commercial or industrial uses, at such time the setback can become the underlying zoning district setback amount for such district. The required site landscaping and screening materials will be reviewed at the time of site plan review to properly meet the screening requirements for the solar energy facility use.
8. A Construction Traffic Management Plan and mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and Prince George County for review and approval. The Plan shall address traffic control measures, pre-and post-construction road evaluation and any necessary repairs to the public roads that are required as a result of any damage from the solar energy facility construction and/or expansion. All VDOT permits will be received and be approved by VDOT prior to site construction occurring on the premises.
9. A decommissioning plan shall be approved by the County prior to the approval of a site plan or any building permits being issued for a solar energy facility. If the solar energy facility is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to the Planning Division in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator by Prince George County. This shall be known as the "Decommissioning Plan" under Zoning Ordinance Section 90-16 (ii) (e) which shall include the following: (1) anticipated life of the solar energy facility project; (2) the estimated cost of the decommissioning in the future as expressed in current dollars; (3) how said estimate was determined; (4) the manner in which

the project will be decommissioned and (5) the name and physical address of the person or entity responsible for the decommissioning plan and a surety acceptable to the County by guaranteeing completion of the decommissioning plan.

10. Unless the large-scale solar energy facility project is owned by a public utility within the Commonwealth of Virginia, the net costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a letter of credit, cash or a guarantee by an investment grade entity, provided to the County within thirty (30) days of the project receiving its occupancy permit or equivalent from Prince George County to operate the use. If an adequate surety is required, the cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner or operator and provided to the County. If the solar energy facility is sold to an entity that is not a public utility, the Special Exception shall not transfer to the purchaser until such time as adequate surety is provided for the solar energy facility. At its option, the County may require that a surety amount be increased based upon the net cost of decommissioning the use as approved by the County Attorney.
11. This Special Exception shall become null and void if the use of a large-scale solar energy facility is abandoned for a period of twenty-four (24) consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant, owner or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on June 13, 2017 and becoming effective immediately.