



Town of Farmville

Town Council

June 12, 2024 at 6:00 PM
Council Chamber of the Town Hall
116 North Main Street, Farmville, VA

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Invocation**
4. **Pledge of Allegiance**
5. **Adoption of Agenda**
6. **Declaration of Personal Interest**
7. **Public Hearings**
 - a. Public Hearing - Ordinance No. 230 Amending Chapter 6 - Building by adding Article VI - Farmville Land Bank to include Sections 6-150 through 6-165.
Public Hearing - Resolution No. 2024-06-01 To grant a conditional use permit to High Bridge Solar, LLC to allow for a utility service, major (utility scale solar facility) per Town
 - b. Code Section 29-22 (a). located on a 131-acre site at the terminus of Cedar Avenue, northeast of its intersection with East Second Street on Parcel 0024000(OA)00-006, which is zoned R-3 High Density Residential
 - c. Public Hearing - High Bridge Solar, LLC Siting Agreement
Public Hearing - Ordinance No. 233 Amending Section 29-13 (e) (4) (c) Site Plan of Article I
 - d. – In General of Chapter 29 – Zoning and Subdivision and Section 29-62 (9) (d) Lots of Article VI - Subdivisions of Chapter 29 – Zoning and Subdivision
8. **Public Comment Period**
 - a. Public Comment Sign-up Sheet
9. **Consent Agenda**
 - a. Draft Minutes of the May 1, 2024, Work Session and May 8, 2024, Regular Council Meeting
10. **Finance Report**
 - a. May 2024 Finance Report
11. **New Business**
 - a. Request to Adopt Ordinance No. 230 Farmville Land Bank
 - b. Request Adoption of Resolution No. 2024-06-01 To grant a conditional use permit to High Bridge Solar, LLC to allow for a utility scale solar facility
 - c. Request Approval of High Bridge Solar, LLC Siting Agreement
 - d. Request Adoption of Ordinance No. 233 Zoning Amendment - Sidewalks

- e. Request Adoption of Resolution No. 2024-06-02 Allowable Cost Policy - Federal Regulations

12. Town Manager's Report

13. Comments by Mayor and Town Council

14. Closed Session

2.2-3711 (A) (8) Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such

- a. counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter.

Town of Farmville
Town Council
PUBLIC HEARING NOTICE

The Farmville Town Council will hold a public hearing on Wednesday, June 12, 2024, at 6:00 PM in the Council Chamber, located on the second floor of the Town Hall, 116 North Main Street, Farmville, Virginia, to receive public comment on the following items:

- **Ordinance No. 230** Amending Chapter 6 – Building by adding Article VI – Farmville Land Bank to include Sections 6-150 through 6-165.
- **Resolution No. 2024-06-01** To grant a conditional use permit to High Bridge Solar, LLC to allow for a utility service, major (utility scale solar facility) per Town Code Section 29-22 (a). located on a 131-acre site at the terminus of Cedar Avenue, northeast of its intersection with East Second Street on Parcel 0024000(0A)00-006, which is zoned R-3 High Density Residential.
- **High Bridge Solar, LLC Siting Agreement**
- **Ordinance No. 233** Amending Section 29-13 (e) (4) (c) Site Plan of Article I – In General of Chapter 29 – Zoning and Subdivision and Section 29-62 (9) (d) Lots of Article VI - Subdivisions of Chapter 29 – Zoning and Subdivision.

Copies of the proposed development and amendments are available online at www.farmvilleva.com or by contacting the Clerk of Council at (434) 392-9465.

The Farmville Town Council will consider the requests following the public hearings. Any person(s) wishing to comment on the above matter should plan to attend this meeting or submit written comments. Please email Mary McKay at mmckay@farmvilleva.com or mail written comments to PO Drawer 368, Farmville, VA 23901 to arrive by 4:00 PM on Wednesday, June 12, 2024.

Questions and comments related to the public hearings may be directed to the Department of Community Development, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-8465, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodation, please contact C. Scott Davis, LP.D., Town Manager, at (434)392-5686, prior to the meeting.



PUBLIC HEARING COMMENTS
Ordinance No. 230
(Farmville Land Bank)
June 12, 2024
Guests Sign Up Sheet

<i>Name</i>	<i>Address</i>	<i>Topic</i>	<i>Via</i>



PUBLIC HEARING COMMENTS
Resolution No. 2024-06-01
(Conditional Use Permit High Bridge Solar LLC)
June 12, 2024
Guests Sign Up Sheet

<i>Name</i>	<i>Address</i>	<i>Topic</i>	<i>Via</i>



PUBLIC HEARING COMMENTS
High Bridge Solar, LLC Siting Agreement
June 12, 2024
Guests Sign Up Sheet

<i>Name</i>	<i>Address</i>	<i>Topic</i>	<i>Via</i>



PUBLIC HEARING COMMENTS
Ordinance No. 233
(Zoning Amendment-Sidewalks)
June 12, 2024
Guests Sign Up Sheet

<i>Name</i>	<i>Address</i>	<i>Topic</i>	<i>Via</i>



**PUBLIC COMMENT PERIOD
(held after PUBLIC HEARINGS)**

June 12, 2024

Guests Sign Up Sheet

(Please limit comments to three minutes)

<i>Name</i>	<i>Address</i>	<i>Topic</i>	<i>Via</i>



Town of Farmville

Agenda Item Summary

MEETING DATE: June 12, 2024

ITEM NUMBER: 9.a. – Draft Minutes of the May 1, 2024, Work Session and May 8, 2024, Regular Council Meeting

BACKGROUND:

RECOMMENDATION: Approve the Consent Agenda as presented.

FISCAL IMPACT:

ATTACHMENTS:

1. 2024-05-01 Work Session-DRAFT
2. 2024-05-08 Regular Council Meeting-DRAFT

REGULAR WORK SESSION OF THE FARMVILLE TOWN COUNCIL
HELD ON MAY 1, 2024

At the regular work session of the Farmville Town Council held on Wednesday, May 1, 2024, at 6:00 PM, in the Council Chamber of the Town Hall, located at 116 North Main Street, Farmville, Virginia, there were present Mayor Brian Vincent, presiding, and Council members A.D. “Chuckie” Reid, Daniel Dwyer, Tommy Pairet, Adam Yoelin, Donald Hunter, and John Hardy.

Staff present were Town Manager Scott Davis, Finance Director Julie Moore, Chief of Police Andy Ellington, Community Development Director and IT Support Ashley Atkins-Austin, and Clerk of Council Mary McKay.

Mayor Vincent called the meeting to order and welcomed all.

The Clerk called the roll, noting Council member Sallie Amos as absent.

ADOPTION OF AGENDA

Mr. Hardy made a motion to adopt the agenda as presented, seconded by Mr. Hunter, and with all in favor stating “aye”, the motion passed.

DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest made.

PRESENTATION BY VDOT ON SMART SCALE PROJECTS

VDOT Engineer Raina Rosado reported that she is the Project Manager for the Route 15/Griffin Boulevard project known as a Continuous Green-T project. Ms. Rosado stated the purpose for addressing the Council was to provide an update and report on some alternatives for consideration. A slideshow was presented of a location map of the intersection of South Main Street and Griffin Boulevard. Larger scale drawings were also provided. Key items were noted such as minimizing the impacts to the Moton Museum, commercial and residential parcels surrounding the intersection, and the number of accidents that have occurred. From a total of eight options initially, the two alternatives mentioned were a Conventional and Continuous Green-T option. A description and review of the Green-T option was provided. It was mentioned that the estimate for the current project for Continuous Green-T with the addition of two total property takes and the right-of-way in utility, has increased approximately \$130,000.

The Town Manager provided the two options to continue with the Green-T intersection; ask for additional funds from the Transportation Board or come up with the additional funds over what the state has approved for funding the project.

Ms. Rosado continued by providing a description of an alternative, which is a more conventional approach in an effort to stay within the budget.

Council member Pairet asked if the two parcels referenced as being taken would still be considered with the Conventional alternative with Ms. Rosado advising only a small area of right of way is needed for a utility strip.

The goal is to close the scoping for the project in June 2024, and a decision would be needed whether to go with a conventional approach or continue with the Green-T option. A decision to go with the conventional approach would require a change to the Smart Scale scope.

It was mentioned that the pedestrian traffic with the Conventional option stays relatively the same, with both options addressing safety concerns. A comparison for the amount of delay was given for both of the options, 27 seconds with a Green-T, and 22 seconds with the Conventional.

Ms. Rosado noted the difference of the raised median with the Green-T option and if the residential property discussed as a total take were rezoned to commercial, she thinks developing that parcel could potentially be difficult because whoever comes in must be okay with a right-in and a right-out only for the property.

Town Manager Davis referenced a similar intersection, where the four-way intersection is at Putney, Redford, and Main Streets. As an example, if Putney Street were removed going north on Main Street, with the left turn only into Longwood University's campus, and going straight in the right lane, that's exactly what this intersection would be on Main Street at Griffin Boulevard with the Conventional option.

Additional discussion was held on the traffic coming from Burger King with the Green-T option. Council member Hardy asked about the residence with the driveway in front next to Burger King and mentioned if five feet were taken away, there may not be room to park which may be an issue.

Ms. Rosado advised this area has been reviewed and would be part of the design process in how that parcel functions and trying best to accommodate.

Council member Dwyer asked with the Conventional alternative, if there would still not be a right on red when coming up Griffin Boulevard to make a right onto South Main Street, or if the right-hand turn is enhanced in any way.

Ms. Rosado noted being in the early stages of the design work.

Discussion was held concerning other options that would require additional funding and were not within this specific scope. Options were eliminated because there was too much impact on the area. Also, the cost estimate allows for inflation, with Ms. Rosado adding the estimate could decrease once getting more into the design.

Ms. Rosado concluded by advising the scoping closes at the end of June with the next step being a resolution stating such if the Council chooses to go with the Conventional option, or they will continue to move forward with the Green-T option. To meet the June target date, a resolution would be needed at the May 8, 2024, Regular Council meeting.

Mayor Vincent reviewed the options that the Council could ask for additional funding, which is unlikely, absorb the additional costs, or move onto the Conventional alternative.

From an inquiry made by Council member Pairet, Ms. Rosado reported the right of way figure in the Conventional option includes the possibility of Burger King asking for concessions.

The Town Manager asked if a VDOT template could be provided with Ms. Rosado advising one will be sent to him.

FINANCE REPORT

Finance Director Julie Moore provided a report for March 2024. The revenue compared to the budget should be approximately 75%, nine months into the budget year, however, is slightly below that percentage. There is some revenue which is ARPA money that hasn't been reported yet until the end of the fiscal year, and some budgeted items as previously explained that aren't true revenue which can't be recognized. Revenue compared to the previous year is above last year in every fund except the airport fund, as reimbursements were received last year from a large project at the airport and this year there is not. Expenses are well below 75% with a few departments that still are slightly over but decreasing each month. Expenses compared to the prior year are slightly above last year again due to some large purchases made this year such as the Splash Pad, an ABM payment, and ARPA purchases. There were also two buses purchased from the transportation fund this year.

**DISCUSSION OF LAND BANK ENTITY AND RECEIVERSHIP FOR CONDEMNABLE
PROPERTIES**

Town Manager Davis reported on the land bank topic with the initial discussion beginning with Council member Yoelin and someone he knows who has done the process in the past in other states, however, not in Virginia. The Council was advised that Michael McCullough was present to provide details of how the process works, and that he and Town Attorney Gary Elder worked together on the proposed ordinance. State Code *15.2 Counties, Cities and Towns* was referenced, specifically, *Chapter 75 Land Bank Entities Act*, that authorizes the Town to adopt an ordinance to establish a Land Bank Entity. Two provisions were also referenced, *15.2-7501 Creation of land bank entities by localities*, and *their purpose of assisting the locality to address vacant, abandoned, and tax delinquent properties*, and *15.2-7512 Designation of planning district commission or existing nonprofit entities to carry out the functions of a land bank entity*, and allows a locality to adopt an ordinance from a public hearing designating a planning district commission or an existing nonprofit entity and its governing board to carry out the functions of a land bank entity.

The process would serve as another optional tool for the Town to use in that a land bank could fix up a property, instead of condemning, tearing down, and placing a lien to get reimbursed.

Michael McCullough addressed the Council and reported that he is President of Virginia Receivership Group, which is a for-profit company, and Commonwealth Land Bank of Virginia, a non-profit. A detailed review of the use of a land bank to address vacant, abandoned, tax delinquent and derelict properties was provided to the Council. An ordinance has been drafted for consideration by the Council.

Town Manager Davis advised that the process does not work for commercial properties and must have a residential component. Mr. McCullough mentioned mixed-use properties and advised if the property is a dwelling, then it qualifies for the receivership remedy, even if the property is also commercial use or even primary commercial use. He continued with an explanation on the private financing.

Council member Hardy asked if a property must be vacant or what if there is a tenant or multiple owners.

Mr. McCullough advised that apartment buildings could qualify as part of the plan. Suitable housing for the tenants would be found for as long as it takes to remediate the property, and the costs would be part of the award.

Council member Dwyer asked if the property is not deemed worthy of renovation and is torn down, what happens to the lot at that point.

The Town Manager advised the same steps to be taken are as done now. The Land Bank probably wouldn't get involved in the demolition unless the sale of the property is of great value. The Town would revert back to the traditional method of tearing the structure down and putting a tax lien on the property.

Town Manager Davis added if the Council agrees tonight to move forward, the topic will be taken to Public Hearing for the regular meeting held in June. If the ordinance is approved, Town staff would handle from there and not have to come back before Town Council.

Mr. Dwyer also asked what the Commonwealth Land Bank gets out of it.

Mr. McCullough advised that the non-profit doesn't earn any money from this. The fees that are awarded for the actions and activities of the Land Bank would pass through to his company, Virginia Receivership Group, which is a for-profit, so that he can pay staff and himself a fair rate of return. Fees are earned by submitting bills to the court. The court reviews then approves the bills for payment.

DISCUSSION ON DELINQUENT MEALS TAX POLICY

Finance Director Julie Moore reported on the draft policy provided and the goal to bring forward a new policy for the next couple of months to provide structure and to have guidance on each step allowed to take by ordinance and state code, should there be an issue in the future.

The Town Manager added that the draft policy has been reviewed by the Town Attorney with no changes being made.

DISCUSSION ON CONDITIONAL USE PERMITS

Town Manager Davis provided an update from the latest discussion on the ability to have food trucks, or mobile restaurants as noted in the ordinance. Clarification was made concerning having food trucks at a person's house for a birthday party. The code section was referenced, "shall not apply to mobile restaurant vendors at catered events where the food is not sold through individual sales but provided to a group pursuant to a catering contract with a single payer." He added for the record, that you don't have to get a conditional use permit for the usage of a food truck at a birthday party, it's when you're doing business and selling to the public.

The definition for a mobile restaurant was provided. Approved conditional use permits run with the land and not the property owner. Conditions may be set including operational timeframes

but for this property and in general, a suggestion was made that the Council look at rezoning a portion of the properties that front on Griffin Boulevard. A diagram was reviewed showing 25 total parcels. The zoning for R-3 allows for some of the uses already, that don't fit in the current zone of R-1, but the usage of a conditional use permit in R-3 is still suggested. Leaving the area zoned as R-1 with a conditional use permit opens it up for use in other neighborhoods within town. The parcels depicted in red on the diagram were reviewed and it was suggested to look at rezoning those parcels, and then also making a change in the zoning ordinance to where in R-3, you can have a conditional use permit for mobile restaurants. Also mentioned was if the area is rezoned R-3 all the way to Edmunds Street, there are some who would like to do some things [open a business] they weren't able to do before and would now be by-right.

Council member Dwyer asked if all the lots outlined in red on the diagram are being suggested for rezoning to R-3. Town Manager Davis advised that it would be all the lots that front Griffin Boulevard, not Hill Street nor Williams Way.

Council member Reid commented on the empty lots.

Council member Yoelin asked about what was said concerning switching to R-3 by-right and does that still include conditional use permits.

Town Manager Davis clarified the meaning of by-right use; a property owner doesn't need anything [a Conditional Use Permit], it's by-right if you own the property.

Council member Yoelin asked where a conditional use permit comes in that was mentioned.

The Town Manager advised it still would be needed for R-3 for a mobile restaurant. Examples of what is already allowed in R-3 by-right other than houses are a short-term rental business such as an Airbnb, specialty food shop and a lower scale neighborhood convenience store that it opens that corridor for and is more in line with what the other side of the street is and what some of the uses are that are already there.

There was additional input from Council members:

Council member Reid added and the uses that had been there before.

Council member Dwyer commented that he thinks it's a good idea but noted his concern about the residents south of Edmunds Street who are being indirectly impacted by any change.

Council member Hardy added his concern for the residents on Hill Street and how they would be impacted.

Town Manager Davis concluded by stating if the Council agrees with this direction, the topic would be taken to the Planning Commission, and they would have a public hearing after the property owners are notified. A recommendation could be made to the Council with another public hearing held.

Council member Hunter commented that the Council just needs to start the process.

Mayor Vincent advised the Town Manager that there seemed to be a consensus with the Council to move forward with the topic.

UPDATES FROM APRIL PLANNING COMMISSION MEETING

Town Manager Davis reported on the following changes from the meeting:

- The ordinance for the fences needs to be revised. *Fence* needs to be removed from the definition of a structure and should have a separate definition. There also needs to be rewording afterwards for clarity.
- The Planning Commission wants the term *facility* changed to building in the Sidewalk ordinance. The word *structure* will be used because it is defined in the zoning ordinance. Also, the size of the sidewalk to the structure of five feet will be added. Revisions will be made and brought back to the Council.
- The Planning Commission recommended the solar project and, Community Development Director Ashley Atkins-Austin was present to provide the exact wording, *subject to approval from the Town Attorney with respect to the compliance with 15.2-2232*, which talks about the Comprehensive Plan.

Town Attorney Gary Elder and the solar company's attorney agree that if the Town Council agrees to a Siting Agreement and is approved, that would deem the project in compliance to 15.2-2316.9(C). A Certificate of Substantial Compliance would be issued from the Town Manager. The wording from the drafted certificate was read aloud, and reference was made to various code sections. Staff plan to move forward with a public hearing.

Council member Yoelin asked a question concerning substantial compliance with the Comprehensive Plan, if the Comprehensive Plan mentions anything about solar facilities. He stated not recalling reading anything in the Comprehensive Plan about solar facilities.

The Town Manager advised the two attorneys are both in agreement with the information provided but stated the question should be asked of Town Attorney Gary Elder.

TOWN MANAGER'S REPORT

Spring Clean-up – Monday, May 6, 2024

National Fallen Firefighters Day – Sunday, May 5, 2024

COMMENTS BY MAYOR AND TOWN COUNCIL

Council member Yoelin asked if approval is needed for Mr. McCullough to move to the next phase. The Town Manager reported his taking that the topic would move forward with a public hearing in June.

Council member Reid reminded the Council of the Virginia Municipal League Small Towns Conference to be held on June 9-10, 2024, in Abington, VA.

Mayor Vincent asked for an update from Chief Ellington on the fundraising efforts to support Helene “Winkie” Blanton. There was a report from Chief Ellington that enough money was raised so far for his head to be shaven. All were asked to contribute to the worthy cause so that the Town Manager’s head can also be shaved. Appreciation was expressed to all and a mention that Finance Director Julie Moore is handling the collection of donations for the fundraiser.

Two days will be spent next week at an invitation-only event where 150 CEOs, federal agency heads, governors and congressional representatives will gather to talk about the \$1.1 trillion outdoor recreation industry. Mayor Vincent added to let him know if there are any issues that anyone wants him to advocate for during the forum.

CLOSED SESSION: 2.2-3711 (A)(3)

On motion by Mr. Yoelin, seconded by Mr. Hunter, and with Council members Reid, Dwyer, Pairet, Yoelin, Hunter, and Hardy voting “yes”, Council went into closed session under the provisions of Paragraph A.3 of Section 2.2-3711, for the discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Farmville Town Council has convened a closed session meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Farmville Town Council that such closed meeting was conducted in conformity with Virginia law;

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

VOTE: Six ayes, No noes

MOTION: Yoelin

SECOND: Hunter

AYES: Dwyer, Pairet, Yoelin, Hunter, Hardy and Reid

NOES: None

ABSENT DURING VOTE: Amos

ABSENT DURING MEETING: Amos

Clerk of Council

There being no other business and on a motion by Mr. Reid, seconded by Mr. Dwyer, with all in favor stating "aye", the meeting adjourned at 8:00 PM.

APPROVED:

ATTEST:

Brian R. Vincent, Mayor

Mary H. McKay, Clerk of Council

REGULAR MEETING OF THE FARMVILLE TOWN COUNCIL
HELD ON MAY 8, 2024

At the regular meeting of the Farmville Town Council held on Wednesday, May 8, 2024, at 6:00 PM, in the Council Chamber of the Town Hall, located at 116 North Main Street, Farmville, Virginia, there were present Mayor Brian Vincent, presiding, and Council members Sallie Amos, A.D. “Chuckie” Reid, Daniel Dwyer, Adam Yoelin, Donald Hunter, and John Hardy.

Staff present were Town Manager Scott Davis, Fire Chief Daniel Clark, Chief of Police Andy Ellington, Finance Director Julie Moore, Public Works Director Robin Atkins, Community Development Director and IT Support Ashley Atkins-Austin, Deputy Clerk Jacqueline Vaughan, and Clerk of Council Mary McKay.

Mayor Vincent called the meeting to order and welcomed all in attendance and everyone watching online.

The Clerk called the roll, noting Council member Tommy Pairet as absent.

The Lord’s Prayer was recited for anyone wishing to join in prayer. Vice-Mayor Reid led the Pledge of Allegiance.

ADOPTION OF AGENDA

Mr. Hardy made a motion to adopt the agenda as presented, seconded by Mrs. Amos, and with all in favor stating “aye”, the motion passed.

DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest made.

NATIONAL CITIES, TOWNS AND VILLAGES MONTH PROCLAMATION

Mayor Vincent read the signed proclamation and made an acknowledgement of Vice-Mayor Reid’s active involvement in the Virginia Municipal League being instrumental in his involvement with the National League of Cities. Appreciation was expressed for Mr. Reid’s leadership.

National Cities, Towns and Villages Month

Whereas, the National League of Cities was founded in 1924 in Lawrence, Kansas, as the American Municipal Association by state municipal leagues seeking more coordination and national representation as cities, towns, and villages expanded rapidly;

Whereas, the nonpartisan National League of Cities is the oldest and largest organization representing municipal governments throughout the United States, representing the interests of more than 19,000 cities, towns, and villages across the country;

Whereas today, the National League of Cities works in partnership with 49 state municipal leagues across the country to strengthen local leadership, drive innovation, and influence the federal policies that impact local programs and operations;

Whereas, as the voice of cities, towns, and villages in Washington, DC, the National League of Cities has successfully championed federal legislative solutions that support municipalities and has worked closely with Congress and the Executive Branch to educate policymakers on the realities of local implementation;

Whereas, Farmville is a proud member of the National League of Cities, and has benefited from the organization's research, technical expertise, federal advocacy, and opportunities to learn from other local governments;

Whereas, local governments are the bedrock of American democracy, providing 336 million residents with the most accountable, responsive, inclusive, ethical, and transparent government in the world;

Whereas, from the nation's smallest villages to its largest cities, America's local governments have been essential in transforming the United States of America into the greatest, most influential nation in world history;

Whereas, Farmville was first incorporated in 1833 and is proudly served today by the Mayor and Town Council and a municipal workforce of 153 dedicated public servants;

Now, therefore, be it resolved that I, Brian R. Vincent, the Mayor of Farmville, Virginia, do hereby proclaim May 2024 as **National Cities, Towns, and Villages Month** in celebration of America's local governments and the National League of Cities' historic centennial anniversary.

Mayor

Mayor Vincent opened the public hearing period.

PUBLIC HEARING NOTICE

The Farmville Town Council will hold a public hearing at 6:00 PM on Wednesday, May 8, 2024, in the Council Chamber of the Town Hall located at 116 North Main Street, Farmville, VA. The purpose of the public hearing is to hear citizen comments on the following matters:

- **Ordinance No. 228 - Amending Sections 15-122, 15-123, 15-127, 15-130, 15-131, 15-135 and deleting Sections 15-126 and 15-131 of Division 3 of Article III of Chapter 15 – Motor Vehicles and Traffic.**
- **Ordinance No. 229 - Amending Article III of Chapter 15 – Motor Vehicles and Traffic by adding Article V – Operation of Golf Carts and Utility Vehicles to include Sections 15-160 through 169.**

Full texts of the proposed ordinance amendments are available by contacting the Clerk of Council at (434) 392-9465 and online at www.farmvilleva.com.

Farmville Town Council will consider the amendments following the Public Hearings. Any person(s) wishing to comment on the above matters should plan to attend this meeting or submit written comments. Please email Mary McKay at mmckay@farmvilleva.com or mail written comments to PO Drawer 368, Farmville, VA 23901, to arrive by 4:00 PM on Wednesday, May 8, 2024.

Questions and comments regarding the proposed ordinance amendments may be directed to the Town Manager's Office, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-5686, between the hours of 8:00 AM and 5:00 PM, Monday through Friday. It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodation, please contact C. Scott Davis, LP.D., Town Manager, at (434) 392-5686, prior to the meeting.

PUBLIC HEARING – ORDINANCE NO. 228 –AMENDING SECTIONS 15-122, 15-123, 15-127, 15-130, 15-131, 15-135 AND DELETING SECTIONS 15-126 AND 15-131 OF DIVISION 3 OF ARTICLE III OF CHAPTER 15 – MOTOR VEHICLES AND TRAFFIC

Hunter Watson, resident of 805 First Avenue, was present to voice his opposition to the proposed changes concerning the parking meters. Increasing the parking meter charges and making tough penalties would keep people from coming downtown. Mr. Watson heard about the difficulty in getting some people to pay for their tickets and thinks that those fines should be imposed on them. He stated if the plan is approved and \$50 tickets start being issued, there will be people coming to see the Council. He asked Council members to rethink the entire plan.

Brad Watson, business owner 101 N. Main Street for 30 years, followed his father's viewpoint and also expressed opposition to the proposed changes. Mr. Watson mentioned the proposed plan to increase the fines for non-payment by double increments every two weeks seems excessive. He gave examples of one of his clients receiving a \$50 ticket because they stayed too

long in his office, that they may not want to come back, and an out-of-town patron to Green Front Furniture receiving a \$50 ticket may think twice before coming back to Farmville. He mentioned the poor mail delivery when the fine is being paid and that there is a good chance it won't arrive in a two-week timeframe and then be doubled. He hopes Council members will not approve the proposed plan.

Kim Boswell, resident of 704 First Avenue, remarked that he and his wife moved to Farmville 13 years ago and never thought of this community as a tourist trap until fees began to be introduced. He asked the Council to give due consideration to this and thinks the Council should vote against the change in the parking meters. He continued noting an issue with the punitive measure after 15 days if the fine is not received, with the known problems of the postal system. Mr. Boswell concluded by noting that there are many ways that revenue could be increased in the community.

Jacob Romaine, President of the Farmville Downtown Partnership, addressed the Council to convey the thoughts of some of the downtown business owners concerning the parking fines. He noted the number one concern with the proposed ordinance is that it seems a bit excessive, and that he wanted to make Council members aware that a lot of calls and emails have been fielded concerning the issue.

With no one else signed up or wishing to speak on Ordinance No. 228, the public hearing was closed.

PUBLIC HEARING – ORDINANCE NO. 229 – AMENDING ARTICLE III OF CHAPTER 15 – MOTOR VEHICLES AND TRAFFIC BY ADDING ARTICLE V – OPERATION OF GOLF CARTS AND UTILITY VEHICLES TO INCLUDE SECTIONS 15-160 THROUGH 169

Lori Blackwood with the Longwood University Real Estate Foundation addressed the Council concerning the Golf Carts for Longwood University. Ms. Blackwood reported the new building under construction at the old Lumber Yard location will house the campus planning and construction facilities as well as housekeeping and will free up academic space. A request was made for staff to be allowed to cross a specific route, solely Main Street at McDonald's, to carry equipment and tools back and forth to campus. Ms. Blackwood thanked the Town Council for their consideration of the proposed ordinance.

With no one else signed up or wishing to speak on Ordinance No. 229, the public hearing was closed.

PUBLIC COMMENT PERIOD

Anastasiia Cifers, President of the Cifers Foundation and owner of 201 N. Main Street, addressed the Council to offer an invitation to an Open House on May 23, 2024. Ms. Cifers expressed appreciation for cooperation with the downtown partnership and hopes for the opportunity to discuss opening Farmville's first Business Center. She also reported on the USAID project, an international agency which promotes cooperation between localities around the world. This project could be for Farmville to partner with a city or town in Ukraine to exchange best practices. Ms. Cifers reported being from Ukraine and appreciates the support of the American people.

Sarah Spears, Better Days Southside Virginia, reported previously addressing the Council in January 2023 to provide an overview of Better Days Farmville and its mission that no child in southside Virginia sleep without their own bed and that every home be functional. To date, 170 families and almost 370 children have been provided beds to sleep in. The non-profit organization has had problems with storage, and recently lost their rental space. Council members are scheduled to vote during the May 8, 2024, meeting to allow Better Days Southside Virginia the opportunity to lease the former FACES building. Ms. Spears reported on a recent donation of 217 twin mattresses and advised not being able to take those mattresses without the lease approval. A thank you was expressed to Council members for helping them continue their mission.

Kim Boswell addressed the Council concerning the speeding traffic on First Avenue. Appreciation was also expressed for the efforts to slow the traffic on Griffin Boulevard. Mr. Boswell stated he wants the traffic to be looked at on the Avenues before someone is hurt, as there are many new families with young children in the neighborhood. His suggestion was to place three sets of four-way stop signs on First and Second Avenues to slow down the traffic and he thinks making signage that says this process is changing, would be of benefit to the community.

Heinz Jones addressed the Council and reported on his plan to renovate the property on One Mill Street that he and his wife purchased approximately two years ago. Mr. Jones advised he is interested in an Industrial Revitalization Fund (IRF) grant from the Department of Housing and Community Development and is unsure of the process for the grant application. He introduced the idea in hopes that the town would sponsor their project, and reported on the May 31, 2024, due date.

CONSENT AGENDA

Mr. Hunter made a motion to approve the Consent Agenda as presented, seconded by Mr. Dwyer, with all in favor stating “aye”, the motion passed. The Consent Agenda includes the draft minutes of the April 3, 2024, Work Session and the April 10, 2024, Regular Council Meeting.

FINANCE REPORT

Mr. Reid made a motion to approve the Finance Report as presented, seconded by Mr. Yoelin, and with all in favor stating “aye”, the motion passed.

BACKGROUND:

Finance Director Julie Moore provided the April 2024 report. There was \$16,605.98 earned for the ABM project and this income will go towards future payments on the project. A total of \$16,003.17 was earned in April at the Virginia Investment Pool (VIP), making a total earned of \$162,710.40 so far with VIP for fiscal year 2024. There was a total earned of \$21,638.02 for April in the sweep accounts with Benchmark Community Bank, for a total of \$176,196.45 so far for fiscal year 2024. There is earned income in April of \$33,794.19 from investing at the Local Government Investment Pool (LGIP), with a total earned at LGIP of \$358,485.66 so far in fiscal year 2024. The total earned income for April 2024 was \$71,435.38, excluding income received for the ABM project. Council members were provided with the Retail Sales Report showing 2023 and the four preceding years. Ms. Moore reported overall there was slight growth in calendar year 2023, which is positive considering inflation and interest rates.

Town Manager Davis acknowledged the Finance Director and all the staff who made purchases through the established purchasing guidelines which go into the overall financial audit. For the second year, the Town of Farmville has received a Certificate of Excellence in Financial Reporting from the Government Finance Officers Association (GFOA). Mayor Vincent expressed congratulations on the achievement.

REQUEST ADOPTION OF RESOLUTION NO. 2024-04-01 FY 2024-2025 TOWN BUDGET

Mr. Hardy made a motion to adopt Resolution No. 2024-04-01 FY 2024-2025 Town Budget, seconded by Mr. Dwyer, and with a recorded vote of Council members Reid, Dwyer, Yoelin, Hunter, Hardy, and Amos voting “yes”, the motion passed.

BACKGROUND: The proposed FY 2024-2025 Town Budget and Capital Improvement Plan was presented to the Council at the March 13, 2024, Regular Council Meeting, and brought forward for questions and discussion at the April 3, 2024, Work Session. A Public Hearing was held at the April 10, 2024, Regular Council Meeting. The 2024-2025 Town Budget includes a real estate tax

rate of \$0.13 cents per \$100.00 of assessed value, a personal property tax rate (business only) of \$1.50 per \$100.00 of assessed value, a \$0.27 cent per pack cigarette tax rate, and a 7 percent tax rate on amount paid for meals and lodging within the Town of Farmville limits.

Resolution No. 2024-04-01

Approving the Town of Farmville Fiscal Year 2024-2025 Proposed Budget

WHEREAS, the Town Council has held the required public hearing on the Town of Farmville Fiscal Year 2024-2025 Proposed Budget; and

WHEREAS, the Town Council has thoroughly reviewed and discussed such Budget;
NOW THEREFORE,

BE IT RESOLVED BY THE TOWN OF FARMVILLE TOWN COUNCIL:

1. The Town of Farmville Fiscal Year 2024-2025 Proposed Budget is hereby approved and adopted.
2. This resolution shall be in full force and effect on July 1, 2024.

Approved:

Mayor

Attest: _____
Clerk of Council

I certify that the above resolution was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. "Chuckie" Reid _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairer _____.

The Honorable John Hardy _____.

The Honorable Donald L. Hunter _____.

The Honorable Adam Yoelin _____.

REQUEST ADOPTION OF RESOLUTION NO. 2024-04-02 FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Mr. Dwyer made a motion to adopt Resolution No. 2024-04-02 Five-Year Capital Improvement Plan, seconded by Mr. Hunter, and with a recorded vote of Council members Dwyer, Yoelin, Hunter, Hardy, Amos, and Reid voting “yes”, the motion passed.

BACKGROUND: The proposed FY 2024-2025 Town Budget and Capital Improvement Plan was presented to the Council at the March 13, 2024, Regular Council Meeting, and brought forward for questions and discussion at the April 3, 2024, Work Session. A Public Hearing was held at the April 10, 2024, Regular Council Meeting.

Resolution No. 2024-04-02

Approving the Town of Farmville Fiscal Year 2025-2029 Capital Improvement Plan

WHEREAS, the Town Council has considered the proposed Town of Farmville Fiscal Years 2025-2029 Capital Improvement Plan, describing and defining projected capital expenditures for all Town departments for the next five years; NOW THEREFORE,

BE IT RESOLVED BY THE TOWN OF FARMVILLE TOWN COUNCIL:

1. The Town of Farmville Fiscal Years 2025-2029 Capital Improvement Plan is hereby approved.
2. This resolution shall be in full force and effect on July 1, 2024.

Approved:

Mayor

Attest: _____
Clerk of Council

I certify that the above resolution was:

Adopted on _____.

Ayes:_____. Nays:_____. Absent:_____. Abstain:_____.

The Honorable A.D. “Chuckie” Reid _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairt _____.

The Honorable John Hardy _____.

The Honorable Donald L. Hunter _____.

The Honorable Adam Yoelin _____.

**REQUEST APPROVAL FOR ADDITIONAL SERVICES FOR FARMVILLE ASSET
MANAGEMENT INVENTORY**

Mr. Hunter made a motion to approve additional services for Farmville Asset Management Inventory, seconded by Mr. Hardy, and with a recorded vote of Council members Yoelin, Hunter, Hardy, Amos, Reid, and Dwyer voting “yes”, the motion passed.

BACKGROUND: Town Manager Davis asked Council members to recall from the last Council Retreat a discussion about having an asset management plan for the town’s water and sewer infrastructure with a reported projected cost of approximately \$250,000. It was mentioned that Hurt & Proffitt won the bid with an award made well below that amount. It was thought there was more in-house information that could be provided. The cost is nearing the \$250,000 figure for the work needed to finish the plan. Once complete, all the information will be located on the town’s GIS system allowing for updates as installations are made and better recordkeeping of the town’s infrastructure.

Mayor Vincent added that from the Council Retreat, it was decided to utilize roughly eight percent of the ARPA funding received towards aboveground amenities such as the Splash Pad, with the remainder going towards assessing the aging water and sewer infrastructure.

**REQUEST ADOPTION OF ORDINANCE NO. 228-CHAPTER 15 AMENDING PARKING
METER DIVISION**

Mrs. Amos made a motion to send Ordinance No. 228 back to Work Session to work on the fees, seconded by Mr. Dwyer, and with all in favor stating “aye”, the motion passed.

BACKGROUND: The Town Manager reported at the March 6, 2024, Work Session about the need to update the parking meter ordinance as the parking meters are being upgraded. A proposed ordinance was brought forward for discussion at the April 3, 2024, Work Session. A Public Hearing was held on May 8, 2024.

Mayor Vincent advised that the parking meter fee increase to \$1.00 was passed previously by Council with the approval of the ABM project for the efficiency and improvement of the parking and water meters. The topic currently on the table is the parking violation fines.

Several Council members provided input on the topic.

Mr. Dwyer reported receiving some feedback on the degree of the fine increase and thinks the increase of the fine should be closer to the \$30-\$35 range and that he'd be comfortable at either one of those points doubling that amount for late payment. He added the \$30 figure would be very friendly.

Mr. Hunter mentioned that he thinks the time limit on the fine needs to be revisited. He has no problem with reducing the amount but thinks something is needed to draw attention due to people saying they come downtown and are tired of riding the block and not having a place to park. The same vehicles are routinely overparked in areas and nothing is being done.

Mayor Vincent made an inquiry to the Town Manager if another public hearing would be needed if the penalty timeframe was adjusted. He mentioned also if the Council were to adjust the fine lower, a public hearing would not have to be reissued but would if the fine went higher.

Clarification was made by the Town Manager. When a public hearing is advertised and there is a draft ordinance, the public is due an opportunity to provide comment if what has been advertised is going to be enhanced.

Mr. Dwyer asked if the payment must be postmarked within that timeframe and added that being reasonable, or must it be received by the 15-day timeframe.

Mr. Hunter added his thoughts that the timeframe should be 30 days before the amount increases.

Town Manager Davis provided the wording on the proposed ordinance in regard to the timeframe and asked the Finance Director if most people pay by credit card or if payment is received by mail. It was noted that most payments are received in person.

Mr. Hardy mentioned that he expects in-person payments are made but then a parking spot is needed on Main Street to come into the town hall to make the payment.

Town Manager Davis provided clarification of several items:

- The Town is not trying to generate more revenue from increasing parking meter fines.
- There are some who do not follow the law of a minimum of a two-hour period and a lot of them are business owners on Main Street and others don't want to pay 25 cents and will take their chances on receiving a \$25 ticket.
- This was to be a method of not wanting a \$50 ticket so a driver would pay the parking meter fee instead.
- The \$1.00 fee is because the town is getting new parking meters that will allow for payment by credit card or phone app.
- 25 cents for 30 minutes will not pay the cost of the new parking meter or the associated fees.
- \$30,634 was earned last year on parking fines and will not break the budget if it goes away totally.
- There needs to be a recourse for someone who breaks the law.

Mayor Vincent thanked all for attending in-person and participating.

REQUEST ADOPTION OF ORDINANCE NO. 229-GOLF CART LONGWOOD UNIVERSITY

Mr. Hunter made a motion to adopt Ordinance No. 229-Golf Cart Longwood University with the changes that were made, seconded by Mrs. Amos, and with a recorded vote of Council members Hardy, Amos, Reid, Dwyer, Yoelin, and Hunter voting "yes", the motion passed.

BACKGROUND: Longwood University's new facilities building on Fourth Street is nearing completion. The Town of Farmville has been asked to develop an ordinance to allow the University's employees to cross the roadway with golf carts to campus. The topic was brought up for discussion at the March 6, 2024, Work Session, with a proposed ordinance discussed at the April 3, 2024, Work Session. The Council requested a change in wording that there be a blinking strobe added on the top of the vehicle. A Public Hearing was held on May 8, 2024.

Mr. Dwyer mentioned a previous request from a resident concerning the usage of golf carts. He believes an exception needs to be made in this case with a very short crossing in a 25-mph zone only and in a well-lit golf cart with flashing lights.

ORDINANCE NO. 229

Amending Article III of Chapter 15 – Motor Vehicles and Traffic by adding Article V – Operation of Golf Carts and Utility Vehicles to include Sections 15-160 through 169.

THE TOWN OF FARMVILLE HEREBY ORDAINS:

1. That Article III of Chapter 15 – Motor Vehicles and Traffic be amended by adding Article V – Operation of Golf Carts and Utility Vehicles to include Sections 15-160 through 169 of the Town of Farmville Town Code as follows:

ARTICLE V. OPERATION OF GOLF CARTS AND UTILITY VEHICLES

Sec. 15-160. Definitions.

Golf cart, for the purposes of this article, means a self-propelled vehicle that is designed to transport persons playing golf and their equipment on a golf course.

Utility vehicle, for the purposes of this article, means a motor vehicle that is:

- (1) Designed for off-road use;*
- (2) Powered by a motor; and*
- (3) Used for general maintenance, security, agricultural, or horticultural purposes.*

"Utility vehicle" does not include riding lawn mowers.

Sec. 15-161. Prohibited uses.

No golf cart or utility vehicle may be operated in the Town on any public highway or any portion of any public highway, except as specifically authorized and designated by this article or any duly adopted amendment thereto.

Sec. 15-162. Authorized uses.

The operation of golf carts and utility vehicles is authorized on designated highways, subject to the following limitations and obligations:

- (1) *Golf carts and utility vehicles may only be operated on designated highways. Designated highways include the portion of Putney Street west of and beginning at the entrance of Mid-Town Square to the intersection of Putney Street and N. Main Street. Golf carts and utility vehicles may cross N. Main Street at the controlled intersection to enter Redford Street. Any operation of golf carts and utility vehicles outside of the highways designated herein shall be unlawful.*
- (2) *Golf carts and utility vehicles may only be operated by designees of Longwood University who are acting in the course of their assigned duties.*
- (3) *No person shall operate any golf cart or utility vehicle on the designated highways, unless he has a valid driver's license in his possession.*
- (4) *Every golf cart or utility vehicle, whenever operated on designated highways, shall display a slow-moving vehicle emblem in conformity with Code of Virginia, § 46.2-1081, 1950, as amended.*
- (5) *Golf carts and utility vehicles shall be operated on designated highways only between sunrise and sunset, unless equipped with such lights as are required in Code of Virginia, Article 3 (§ 46.2-1010 et seq.) Chapter 10, 1950, as amended, for different classes of vehicles.*
- (6) *Golf carts and utility vehicles shall be marked in Longwood University markings and have a blinking strobe on the top of the vehicle while in operation on the designated highways.*
- (7) *Golf carts and utility vehicles operating on designated highways shall be covered by an insurance policy or equivalent governmental plan of liability coverage. Such policy shall meet the minimum liability amounts contained in Code of Virginia, § 46.2-472, 1950, as amended, and shall provide coverage during the operation of the golf cart or utility vehicle on the designated highways. Proof of such insurance shall be maintained in such golf cart or utility vehicle at all times that such golf cart or utility vehicle is in operation on the designated highways.*
- (8) *Operators and passengers of any golf cart or utility vehicle operated on the designated highways shall comply with all applicable state and local laws and regulations pertaining to the consumption and possession of alcoholic beverages and illegal drugs or other illegal substances.*
- (8) *Golf carts and utility vehicles operated on the designated highways shall be operated in conformity with all applicable state and local laws and ordinances.*
- (9) *No person shall operate any golf cart or utility vehicle on the designated highways unless signs have been installed and maintained which alert motorists and pedestrians that golf carts and utility vehicles may be in operation. If such signs are not in place, it shall be unlawful to operate golf carts or utility vehicles on the designated highways until the signs are installed, repaired, or replaced. Pursuant to Code of Virginia, § 46.2-916.2(E), as the requesting entity, Longwood University has agreed to provide signs, and (when needed) replace signs, for the Town to install and maintain on designated highways. All signs must be approved in advance by the Town.*

Sec. 15-163. Penalties.

Any person who violates any provision of this article shall be guilty of a traffic infraction punishable by a fine of not more than \$250.00.

Sec. 15-164 – 169 Reserved

2. This ordinance shall be in full force and effect upon passage.

Approved: _____
Mayor

Attest: _____
Clerk of Council

I certify that the above ordinance was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. “Chuckie” Reid:	_____.
The Honorable Sallie O. Amos	_____.
The Honorable Daniel E. Dwyer	_____.
The Honorable Tommy Pairet	_____.
The Honorable Adam Yoelin	_____.
The Honorable Donald L. Hunter	_____.
The Honorable John Hardy	_____.

**REQUEST APPROVAL OF PLAT OF SUBDIVISION SURVEY-HENRY ROWLETTE
(PLANK ROAD)**

Mrs. Amos made a motion to approve plat of subdivision survey-Henry Rowlette (Plank Road), seconded by Mr. Hardy, and with a recorded vote of Council members Amos, Reid, Dwyer, Yoelin, Hunter, and Hardy voting “yes”, the motion passed.

BACKGROUND: The Town Manager reported that the staff report has been provided and meets all requirements. The zoning code states if there is more than one parcel that the Council must approve the subdivision and passage was recommended.

**REQUEST ADOPTION OF RESOLUTION NO. 2024-05-01 NEW DELINQUENT MEALS
TAX POLICY**

Mr. Dwyer made a motion to adopt Resolution No. 2024-05-01 New Delinquent Meals Tax Policy, seconded by Mr. Reid, and with a recorded vote of Council members Reid, Dwyer, Yoelin, Hunter, Hardy, and Amos voting “yes”, the motion passed.

BACKGROUND: The Town Manager reported that the ordinance isn’t changing that allows meals tax to be collected or the rate of the meals tax. The proposed policy is for internal purposes and outlines the procedures and timeline for handling delinquent meals tax payments. It includes defined steps for courtesy follow-ups, formal notifications, and legal actions to ensure compliance and facilitate the recovery of owed taxes.

Resolution No. 2024-05-01

Approving the Delinquent Meals Tax Policy

BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF FARMVILLE:

1. The Town Manager and Finance Director are hereby authorized to implement the Delinquent Meals Tax Policy as provided in the attached document.
2. This resolution shall be in full force and effect upon its approval.

Approved: _____
Mayor

Attest: _____
Clerk of Council

I certify that the above resolution was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. “Chuckie” Reid: _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairet _____.

The Honorable John F. Hardy _____.

The Honorable Donald L. Hunter _____.

The Honorable Adam Yoelin _____.

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**TOWN OF FARMVILLE
OPERATING POLICY MANUAL**

Chapter: Finance

DELINQUENT MEALS TAX POLICY

Section 1. PURPOSE

This policy outlines the procedures and timeline for handling delinquent meal tax payments within the Town of Farmville ("Town"). The intent is to establish a systematic approach for the timely collection of meal taxes, ensuring fiscal responsibility and adherence to Town ordinances governing tax collection. This policy provides clear guidelines for actions to be taken at specific intervals when meal tax payments are overdue, aiming to facilitate compliance and recovery of owed taxes while maintaining a constructive relationship with the business community.

Section 2. POLICY

The Finance Department is responsible for administering meal tax collection, including managing delinquent accounts. The following timeline and procedures have been established to address delinquency in meal tax payments:

1. **Monthly Due Date:** All reports and payments for meal taxes are due by the 20th of each month.
2. **Courtesy Follow-up:** If a report and payment have not been received by the 24th-25th of the month, the customer (business) will be contacted via a courtesy call and/or email by the Finance Department, reminding them of their obligation and inquiring about any issues preventing payment.
3. **Formal Notification:** By the 1st of the following month, delinquent businesses will receive a formal letter from the Finance Director. This letter will notify them of the delinquent return and provide a new deadline, the 20th of the subsequent month, to submit both the overdue and the current month's meal tax payments.
4. **Legal Notification:** If payment and reports are not received by the 20th of the second month, the Finance Department will escalate the issue to the Town Attorney. The Town Attorney will formally notify the business of delinquency, indicating potential legal actions for failure to comply.
5. **Final Steps:** After two additional weeks without compliance, the Finance Department will coordinate with the Farmville Police Department to discuss initiating legal action against the delinquent business.

Section 3. OBJECTIVES

- To ensure timely and complete collection of meal taxes owed to the Town.
- To maintain fiscal integrity and support the Town's financial stability through diligent tax collection efforts.
- To foster a cooperative and informed business community that is aware of their tax obligations and the consequences of delinquency.

**TOWN OF FARMVILLE
OPERATING POLICY MANUAL**

Chapter: Finance

DELINQUENT MEALS TAX POLICY

Section 4. PROCEDURES

- **Finance Department Responsibilities:**
 - Monitor meal tax payments and report submissions monthly.
 - Initiate courtesy follow-ups and send formal notifications as per the timeline.
 - Coordinate with the Town Attorney and the Farmville Police Department for escalating enforcement actions.
 - Maintain records of all communications and actions taken for each delinquent account.
- **Town Council:**
 - Review and approve the Delinquent Meals Tax Policy.
 - Stay informed on the effectiveness of the policy and any significant issues related to tax collection efforts.

This policy shall be reviewed annually to ensure its effectiveness and compliance with current laws and regulations governing tax collection within the Town.

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REQUEST ADOPTION OF RESOLUTION NO. 2024-05-02 REVISED SCOPE FOR SOUTH MAIN STREET AND GRIFFIN BLVD INTERSECTION IMPROVEMENT PROJECT

Mr. Hunter made a motion to adopt Resolution No. 2024-05-02 Revised Scope for South Main Street and Griffin Boulevard Intersection Improvement Project, seconded by Mr. Dwyer, and with a recorded vote of Council members Dwyer, Yoelin, Hunter, Hardy, Amos, and Reid voting “yes”, the motion passed.

BACKGROUND: VDOT Project Engineer Raina Rosado provided a presentation of the Smart Scale Project at the May 1, 2024, Work Session. The Town Manager reported on the discussion held at that meeting concerning the viability of the Green-T and an alternative intersection. This is in line with if the Green-T wasn’t selected, then the conventional method would be and spells out what that entails. This resolution was provided by VDOT to meet their requirements to change the scope but within the specified funding of the original smart scale approval.

RESOLUTION NO. 2024-05-02

A RESOLUTION FOR THE COUNCIL OF THE TOWN OF FARMVILLE, VIRGINIA AS AN ENDORSEMENT OF THE REVISED SCOPE FOR SOUTH MAIN STREET (ROUTE 15) AND GRIFFIN BLVD INTERSECTION IMPROVEMENT PROJECT

WHEREAS, in accordance with the Commonwealth Transportation Board construction allocation procedures, it is necessary that a Resolution be received from the Town of Farmville requesting the following revised scope for UPC: 119386: Resurface South Main Street (Route Bus. 15) extending from Sanford Street to north of Griffin Blvd., restripe NB shared left/thru lane to a dedicated left turn lane, right lane continues to operate as a thru lane. Construction of a 5 ft. wide concrete sidewalk and associated handicap ramps and pedestrian signals. Signal replacement and modification to signal timings to implement an overlap phase for NB left turns and EB right turns and some proposed signal phasing to address crash conflicts at the referenced intersection (“Project”); and

NOW, THEREFORE, BE IT RESOLVED, that after considering the impacts to the community and safety for the traveling public in this area, the Town of Farmville fully endorses the revised scope and the continued development of this Project; and

BE IT FURTHER RESOLVED, that if the Town of Farmville, Virginia, subsequently elects to cancel this project, the Town agrees to reimburse the Virginia Department of Transportation (“VDOT”) for the total amount of costs expended by VDOT through the date it is notified of such cancellation.

This Resolution shall be in full force and effect upon passage.

Approved:

Mayor

Attest: _____
Clerk of Council

I certify that the above resolution was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. “Chuckie” Reid: _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairt _____.

The Honorable John Hardy _____.

The Honorable Donald L. Hunter _____.

The Honorable Adam Yoelin _____.

REQUEST APPROVAL OF PROPERTY LEASE WITH BETTER DAYS SOUTHSIDE VIRGINIA

Mr. Reid made a motion to approve the property lease with Better Days Southside Virginia, seconded by Mr. Hunter, and with a recorded vote of Council members Yoelin, Hunter, Hardy, Amos, Reid, and Dwyer voting “yes”, the motion passed.

BACKGROUND: Town Manager Davis gave credit to Council member Tommy Pairt for bringing this topic forward. Mr. Pairt had some contact with this organization and knew the trouble they were having in finding spaces. The town has one available place which is the old Wilson Oil building and former FACES location. The organization is aware of the flood area, and

the rent is only to pay the water, sewer, and electric bills. This is the same lease previously provided to Habitat for Humanity for another building the town owns near Wilck's Lake.

TOWN MANAGER'S REPORT

- Spring Cleanup Results - a total collection of 36.43 tons of trash was reported. Appreciation was expressed for the efforts of Public Works Director Robin Atkins and his staff for providing the pickup twice a year.
- Splash Pad Update – the pouring of concrete along with the slab for the pump room was supposed to occur last week but was unable to be delivered so it is scheduled for next week. It is hoped the site will open in June 2024.
- Water and wastewater plant updates – the elevator project at the water plant is nearing completion and another project will begin which Council approved when the ARPA funding was first received; a new potassium permanganate tank to help with water treatment. Staff are still working with the engineer on converting from chlorine gas to a liquid with hopes of having more information soon. One of the items from the initial discussion was that the floor might need to be stabilized a little better at the water plant for the weight of the liquid compared to the gas.
- The town should be busy this weekend and next with commencement ceremonies taking place.
- Some water issues are occurring more frequently in the hallway of the Town Hall basement due to the rain. Some of the vegetation from around the building will be cut back and then a drain will be installed to help with the water not getting underneath the foundation.
- A Memorandum of Understanding with Prince Edward County will be brought forward to the June Work Session for Council's consideration to move forward with the radio system upgrades.
- He and Fire Chief Daniel Clark will be meeting with the architect next week about the fire station plans of having bunk rooms with adequate showers and bathrooms for both men and women, and hopefully will have some results not long after that meeting.
- National Police Week - May 12-18, 2024, and Peace Officers Memorial Day - May 15, 2024, which was signed into law on October 1, 1962, by President John F. Kennedy.
National Public Works Week – May 19-25, 2024
Appreciation was expressed to those two groups for the work done for the community.

COMMENTS BY MAYOR AND TOWN COUNCIL

Mr. Hardy thanked all for attending and participating in the meeting by having their say on issues.

Mr. Hunter remarked that issues aren't purposely brought forward just to get citizens to attend.

Mr. Yoelin directed a comment to the Town Manager if he purposely is growing his hair longer as a dare for Council members to raise money for the challenge initiated to benefit Helene "Winkie" Blanton.

Mr. Dwyer provided comments on his attendance at the recent Citizens' Police Academy. He reported only 13 of the 20 slots were filled and how much he learned and enjoyed the program. Favorable comments were made of Officers Chris Moss and Sammy Entekin and asked all to consider signing up for the worthwhile program. A thank you was expressed to Chief Ellington.

Mr. Reid commended the Finance Department and all the departments for the great job being done.

Mrs. Amos commented that she was glad Better Days found a building to lease and provided a thank you for the work being done by the organization. She also mentioned appropriate comments were made about Council member Tommy Pairet and provided thanks to Town Manager Scott Davis for finding a building for them to lease.

Mayor Vincent reported returning today from Washington DC where agency heads, congressional leaders, and CEOs from the outdoor recreation industry gathered, and the opportunity for that industry to be recognized for the \$1 trillion dollars that is contributed to the United States economy. The High Bridge Trail that runs through the middle of downtown was also referenced as a gift and those with the foresight to make that happen are celebrated. The mayor noted there was an eagerness for decency to be represented in politics and commended everyone who spoke today and participated in democracy. Appreciation was extended to fellow Council members who operate with the same level of decency.

Mr. Hunter made one additional inquiry; can the Town Manager speak to Heinz Jones concerning the IRF grant application process for the mill. Mayor Vincent advised he was going to have a conversation the next day and thanked Mr. Hunter for bringing it back up. Town Manager Davis reported on a scheduled meeting with Mr. Jones on Friday and mentioned the IRF process with the Farmville Downtown Partnership took six months or more. There is a lot to the process

other than just being a locality sponsor. Mr. Jones was told that the Council's approval is needed. The short period of three weeks was mentioned.

With no further business, on motion by Mr. Hunter, seconded by Mr. Dwyer, and with all in favor stating "aye", the meeting adjourned at 7:11 PM.

APPROVED:

ATTEST:

Brian R. Vincent, Mayor

Mary H. McKay, Clerk of Council

DRAFT



Town of Farmville

Agenda Item Summary

MEETING DATE: June 12, 2024

ITEM NUMBER: 10.a. – May 2024 Finance Report

BACKGROUND: Report by Finance Director Julie Moore

RECOMMENDATION: Approve the Finance Report as presented.

FISCAL IMPACT:

ATTACHMENTS:

1. Finance Report - May 2024
2. Rescue Squad 2023-2024-Expenses-Month of May
3. Rescue Squad 2023-2024-YTD Expenses Thru May
4. Variable Revenue-May 2024 Charts

TOWN OF FARMVILLE
FINANCE REPORT OF CASH RECEIPTS AND DISBURSEMENTS
FOR THE MONTH OF MAY 2024

FUND NUMBER	FUND TITLE	BALANCE 05/01/2024	NET CHANGE	BALANCE 05/31/2024
<u>UNRESTRICTED FUNDS</u>				
10	GENERAL FUND	\$ 2,883,605	\$ (299,206)	\$ 2,584,400
15	ST MAINT FUND	1,050,512	(137,669)	912,843
40	WATER FUND	2,133,049	14,907	2,147,956
42	SEWER FUND	3,633,922	116,881	3,750,803
44	TRANSPORTATION FUND	1,105,445	(41,668)	1,063,777
45	AIRPORT FUND	41,755	559	42,314
TOTAL	UNRESTRICTED FUNDS	\$ 10,848,289	\$ (346,196)	\$ 10,502,093
<u>RESTRICTED FUNDS</u>				
10	ARPA-COVID FUNDS	\$ 5,293,414	\$ -	\$ 5,293,414
10	ENHANCED 911-WIRELESS	495,590	11,747	507,338
10	E911-RESERVE	133,167	17	133,184
10	SET ASIDE ACCOUNT	2,989,981	172,554	3,162,535
10	E-CITATION	31,345	1,498	32,843
10	MEDICAL COMPENSATION	260,469	(11,376)	249,093
10	BOA - LEASE PURCHASE	1,212,106	5,593	1,217,699
40	BOA - LEASE PURCHASE	2,510,665	11,584	2,522,250
70	NARCOTICS FUND	12,725	2	12,727
70	TASK FORCE	2,799	0	2,799
TOTAL	RESTRICTED FUNDS	\$ 12,942,261	\$ 191,619	\$ 13,133,880
TOTAL ALL FUNDS		\$ 23,790,550	\$ (154,577)	\$ 23,635,973

UNRESTRICTED FUNDS - ACCOUNTED FOR AS FOLLOWS:

PETTY CASH	\$ 2,500
VIP ACCT - GOLF SALE PROCEEDS	962,028
VIP ACCTS - UNRESTRICTED	2,128,169
LGIP ACCT - UNRESTRICTED	1,278,225
CHECKING ACCT-BENCHMARK-AIRPORT	294,475
CHECKING ACCOUNT-BENCHMARK-UNRESTRICTED	5,836,696
TOTAL UNRESTRICTED FUNDS	\$ 10,502,093

RESTRICTED FUNDS - ACCOUNTED FOR AS FOLLOWS:

LGIP ACCT - ARPA -COVID FUNDS	\$ 5,293,414
MONEY MARKET - BENCHMARK - 911 WIRELESS	188,112
VIP ACCT - WIRELESS	319,226
INTEREST CHECKING-BENCHMARK-E911 RESERVE	133,184
INTEREST CHECKING-BENCHMARK-SET ASIDE ACCOUNT	1,662,398
LGIP ACCT - SET ASIDE ACCOUNT	1,061,434
VIP ACCT - SET ASIDE ACCOUNT	438,702
INTEREST CHECKING-FARMERS BANK-E-CITATION ACCOUNT	32,843
INTEREST CHECKING-BENCHARK-MEDICAL COMPENSATION	249,093
VIP ACCT - BOA - LEASE PURCHASE	3,739,948
INTEREST CHECKING-BENCHMARK - NARCOTICS FUND-STATE	12,727
INTEREST CHECKING-BENCHMARK-TASK FORCE	<u>2,799</u>
TOTAL RESTRICTED FUNDS	\$ 13,133,880

RESPECTFULLY SUBMITTED:

Julie A. Moore

Julie A. Moore, CPA, CFE, CGFM

MAY MONTHLY COST-RESCUE SQUAD

<u>DATE</u>	<u>VEHICLE</u>	<u>DESCRIPTION OF SERVICE</u>	<u>Man</u>	<u>LABOR</u>	<u>MATERIAL</u>	<u>EQUIPMENT</u>	<u>FUEL</u>
			<u>Hours</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>
6-May	Unit 14	Rotors, Brakes	4	\$89.76	\$367.17		
		Tires			\$709.08		
9-May	D Copeland	Cut grass	2	\$36.85			
	J Watson		2	\$31.88			
	C Stanley		2	\$30.03			
23-May	D Copeland	Cut grass	2	\$36.85			
	J Watson		2	\$31.88			
	C Stanley		2	\$30.03			
	T Inman		2	\$29.52			
		Cut Grass				\$ 310.00	
		Fuel Cost					\$ 1,344.70

Total Labor Cost	\$316.80
Total Material Cost	\$1,076.25
Total Equipment Cost	\$310.00
Total Fuel Cost	<u>\$1,344.70</u>
Total May	\$3,047.75

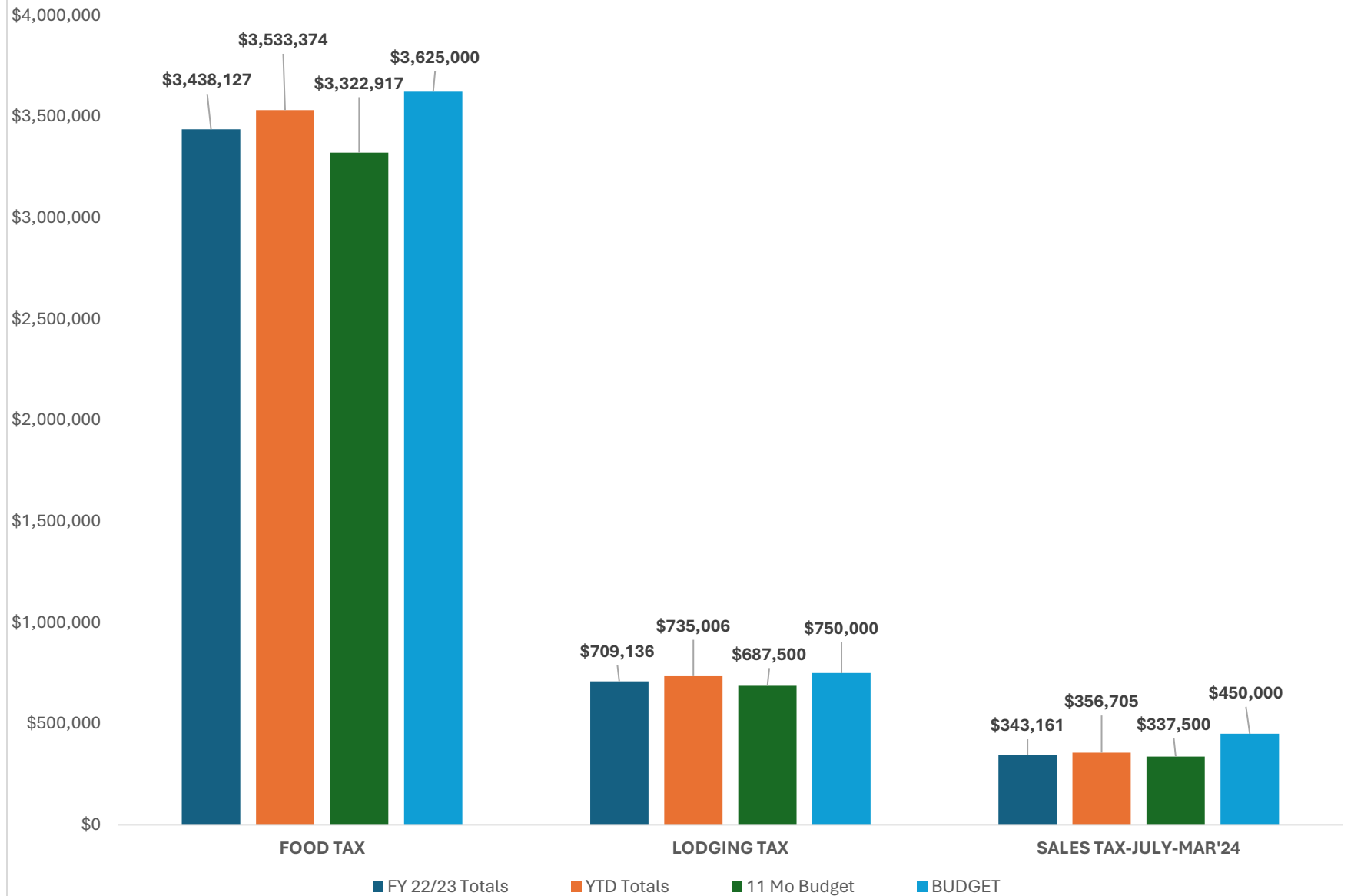
<u>YTD Total</u>	\$40,905.55
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Year-to-Date Costs - Rescue Squad
July - June 2024

2023-2024

	<u>July</u>	<u>August</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>Total</u>
Labor	1,239.65	1,182.76	920.77	378.05	507.63	112.25	64.88	397.66	78.43	342.20	316.80	0.00	\$5,541.09
Materials	4,902.21	813.09	2,922.80	131.67	1,611.04	20.00	0.00	1,044.41	0.00	920.40	1,076.25	0.00	\$13,441.87
Equipment	310.00	310.00	310.00	310.00	0.00	0.00	0.00	0.00	0.00	310.00	310.00	0.00	\$1,860.00
Fuel	<u>2,028.25</u>	<u>2,312.09</u>	<u>1,993.70</u>	<u>1,816.51</u>	<u>1,645.40</u>	<u>1,775.80</u>	<u>1,557.45</u>	<u>2,543.63</u>	<u>1,456.64</u>	<u>1,588.42</u>	<u>1,344.70</u>	<u>0.00</u>	<u>\$20,062.59</u>
	\$8,480.11	\$4,617.94	\$6,147.27	\$2,636.23	\$3,764.07	\$1,908.05	\$1,622.33	\$3,985.70	\$1,535.07	\$3,161.02	\$3,047.75	\$0.00	\$40,905.55

VARIABLE REVENUE - MAY 2024





Town of Farmville

Agenda Item Summary

MEETING DATE: June 12, 2024

ITEM NUMBER: 11.a. – Request to Adopt Ordinance No. 230 Farmville Land Bank

BACKGROUND: Report by the Town Manager.

At the May 1, 2024, Work Session, a discussion was held on the topic of Land Bank Entity and Receivership for Condemnable Properties.

Michael McCullough, President of Virginia Receivership Group, which is a for-profit company, and Commonwealth Land Bank of Virginia, a non-profit, provided a detailed review of the use of a land bank to address vacant, abandoned, tax delinquent and derelict properties.

A Public Hearing is scheduled for June 12, 2024.

RECOMMENDATION: Adopt Ordinance No. 230 Farmville Land Bank

FISCAL IMPACT:

ATTACHMENTS:

1. Farmville Land Bank Ordinance

ORDINANCE NO. 230

Amending Chapter 6 – Building by adding Article VI – Farmville Land Bank

THE TOWN OF FARMVILLE HEREBY ORDAINS:

1. Chapter 6 – Building be amended by adding Article VI – Farmville Land Bank to include Sections 6-150 through 6-165 of the Town of Farmville Town Code as follows:

ARTICLE VI – FARMVILLE LAND BANK

Sec. 6-150. Authority

Pursuant to the authority granted by Sec. 15.2-7512 of the Code of Virginia, the Town of Farmville hereby designates Commonwealth Land Bank and its governing board to carry out the functions of a land bank entity.

Sec. 6-151. Purpose

The purpose of the Land Bank shall be to assist the town of Farmville addressing vacant, abandoned, tax delinquent and derelict properties within Town limits.

Sec. 6-152. Governance

The governance structure, articles of incorporation, charters, bylaws and other corporate documents of Commonwealth Land Bank are sufficient to authorize Commonwealth Land Bank to carry out the provisions of the Land Bank Entities Act (Code of Virginia Sec. 15.2-7500 – 15.2-7512).

Secs. 6-153 – 6-165. – Reserved.

2. This ordinance shall be in full force and effect upon passage.

Approved: _____
Mayor

Attest: _____
Clerk of Council

I certify that the above ordinance was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. "Chuckie" Reid: _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairet _____.

The Honorable Adam Yoelin _____.

The Honorable Donald L. Hunter _____.

The Honorable John Hardy _____.



Town of Farmville

Agenda Item Summary

MEETING DATE: June 12, 2024

ITEM NUMBER: 11.b. – Request Adoption of Resolution No. 2024-06-01 To grant a conditional use permit to High Bridge Solar, LLC to allow for a utility scale solar facility

BACKGROUND: Report by the Town Manager.

At their April 17, 2024, meeting, the Farmville Planning Commission recommended Council approval of a conditional use permit to allow for a utility service, major (utility scale solar facility) per Town Code Section 29.22.a. subject to town attorney review of compliance with VA State Code Section 15.2-2232 and with conditions listed in attachment 1 of the staff report.

Council was provided an update at the May 1, 2024, Work Session.

A Public Hearing is scheduled for June 12, 2024.

RECOMMENDATION: Adopt Resolution No. 2024-06-01 To grant a conditional use permit to High Bridge Solar, LLC to allow for a utility scale solar facility

FISCAL IMPACT:

ATTACHMENTS:

1. CUP24-001 TC Staff Report
2. Attachment 1 - Conditions
3. Attachment 2A - Vicinity Map
4. Attachment 2B - Aerial Map
5. CUP24-001 Pictures
6. Attachment 4 - Applicant Narrative
7. Attachment 5 - Preliminary Site Plan 2024-03-26
8. Attachment 6 - Impact Analysis
9. Attachment 7 - Economic Analysis
10. Attachment 8 - Proposed Decommissioning Plan
11. Resolution - CUP High Bridge Solar LLC



116 North Main Street
Farmville, Virginia 23901
434-392-8465
www.farmvilleva.com

Department of Community Development
CUP24-001
High Bridge Solar – Utility Scale Solar Facility
Staff Report for 6/12/2024 Town Council Meeting

Identification and Location Information

Applicant	Alexandria Walling representing High Bridge Solar, LLC
Property Owner	Johns W. Bailey
Location	521 Cedar Avenue, Tax Map # 0024000(OA)00-006
Ward	E
Acreage	131 acres
Zoning	R3 High Density Residential
Density	Not Applicable
Future Land Use Recommendation	Urban Residential
Overlays	None
Adjacent Zoning	Adjacent Town properties are zoning R1 and R3. Adjacent Prince Edward County property, zoned A2. The Appomattox River borders the property to the north.
Adjacent Uses	Surrounding area includes wastewater treatment facility, Farmville Area Bus, Prince Edward Rescue Squad, apartment complexes, and single-family residential.
Staff Contact	Ashley Atkins-Austin, CZA, Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

The Town of Farmville has received a conditional use permit request for a twelve (12) megawatt (MW) solar energy facility proposed to be located in residential district, R-3. This is the first request the town has received for this type of facility. The Town of Farmville’s zoning ordinance does not establish specific standards for solar energy facilities. Staff has referenced the Prince Edward County code, Appendix B, Article VII – Alternative Energy Facilities to guide conditions and applicant submittals.

The 131-acre site is located at the end of Cedar Avenue northeast of its intersection with East Second Street on parcel number 0024000(OA)00-006. The site is currently privately owned with one residence and is mainly forested terrain. The parcel contains a powerline easement and an access road for this utility.

The applicant proposes the solar use to be limited to approximately 79 acres of the 131-acre site with the remaining unused parcel consisting of the existing transmission line easement, existing residence with access, floodplain, wetlands, streams, forested land, and setbacks.

Zoning Ordinance Considerations

A Utility service, major is permitted by **Conditional Use Permit** in the R3 High Density District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix).

A Utility service, major is defined in Section 29-81- Definitions as the following:



- *Service of a regional nature which normally entails the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, community wastewater treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. All overhead service, distribution and transmission lines are included in this definition.*

The R3 District's purpose and intent is as follows:

- *High density Residential district, R-3, encompasses high-density residential areas, both existing and planned, as well as certain compatible public, semipublic, and very limited commercial land uses. This district should provide a suitable environment for persons desiring the amenities of apartment living and the convenience of being closest to shopping and employment centers and other community facilities.*

Comprehensive Plan Considerations

The current land use of the parcel is R-3 Residential (High-Density Neighborhood). The Future Land Use Map in the comprehensive plan shows this area as Urban Residential. The comprehensive plan does not specifically address solar facilities.

Utilities

No structures requiring connection to Town water and sewer systems are proposed with the proposed solar facility.

Transportation/Streets

Traffic impacts will be most noticeable during construction of the facility. According to the applicant, the types of vehicles expected to be accessing the site during construction include equipment hauling trucks, passenger vehicles, fuel delivery vehicles, and material delivery trucks. No oversize or overweight loads are anticipated. Staff has discussed best routes to the site and provided the applicant with contact information for the Department of Public Works.

Environmental

The site does include areas within the floodplain, wetlands, and streams. On the preliminary site plan, the applicant shows a 100' buffer around these areas. Stormwater and Erosion and Sedimentation Control plans will be required as conditions to the Conditional Use Permit.

Economic and Fiscal Impact

The applicant has submitted an Economic & Fiscal Impact Report that is included in the attachments.



116 North Main Street
Farmville, Virginia 23901
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www.farmvilleva.com

Department of Community Development
CUP24-001
High Bridge Solar – Utility Scale Solar Facility
Staff Report for 6/12/2024 Town Council Meeting

Findings and Recommendations

The Planning Commission voted 4-1 to recommend Council approval with conditions listed in Attachment 1 of the staff report.

Attachments

1. Conditions of Conditional Use Permit
2. Vicinity and aerial maps
3. Images
4. Applicant narrative
5. High Bridge Solar Preliminary Site Plan
6. High Bridge Solar Impact Analysis
7. High Bridge Economic Analysis
8. Proposed Decommissioning Plan

List of conditions to be placed on High Bridge Solar, LLC's Conditional Use Permit for a utility service, major located at the terminus of Cedar Avenue.

- (A) *Project narrative.* A narrative identifying the applicant, facility owner, site owner, and operator, if known at the time of the application, and describing the proposed energy facility, including an overview of the project and its location; the size of the site and the project area; the current use of the site; the estimated time for construction and proposed date for commencement of operations; the planned maximum-rated capacity of the facility; the approximate number, representative types and expected footprint of the equipment to be constructed, including without limitation photovoltaic panels; any ancillary facilities, if applicable; and how and where the electricity generated at the facility will be transmitted, including the location of the proposed electric grid interconnection.
- (B) *Site plan.* Regulated under Section 29-13.e. of the Town Code.
- (C) *Documentation of right to use property for the proposed facility.* Documentation shall include proof of control over the proposed site or possession of the right to use the proposed site in the manner requested. The applicant may redact sensitive financial or confidential information.
- (D) *Decommissioning plan; security.*
 - (1) The applicant shall provide a detailed decommissioning plan that provides procedures and requirements for removal of all parts of the energy generation facility and its various structures at the end of the useful life of the facility or if it is deemed abandoned pursuant to section 53-160. 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 will be updated upon the request of the zoning administrator, provided the update shall be no more frequently than once every five years and no less frequently than once every ten years.
 - (2) Prior to operation, the applicant must provide security in the amount of the estimated cost of the decommissioning. Options for security include a cash escrow, a performance surety bond, a certified check, an irrevocable letter of credit, or other security acceptable to the town in an amount equal to the estimated decommissioning cost developed and updated in accordance with the decommissioning plan acceptable to the town. The security must remain valid until the decommissioning obligations have been met. The security may be adjusted up or down by the town 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 overall decommissioning cost in accordance with the periodic updated estimates required by the

decommissioning plan. At a minimum the decommissioning cost estimate shall be recalculated every five years and the surety increased when the recalculated estimate exceeds the guarantee by ten percent. Obtaining and maintaining the requisite security will be a mandatory condition of the special use permit. The security shall be in favor of the town and shall be obtained and delivered to the town before any construction commences.

- (3) The decommissioning plan, cost estimates, and all updates of those plans and estimates shall be sealed by a professional engineer.
- (E) *Liability insurance.* The applicant shall propose a reasonable amount of liability insurance that the applicant deems adequate to cover operations at the large and utility scale energy facility prior to the issuance of a building permit. Obtaining and maintaining the requisite liability insurance will be a mandatory condition of the special use permit.
- (F) *Landscaping and screening plan.* The applicant must submit a landscaping and screening plan that addresses the vegetative buffering required in this article, including the use of existing and newly installed vegetation to screen the facility. The plan also must address the use of pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers in the project area and in the setbacks and vegetative buffering as required in this article.
- (G) *Erosion and sediment control plan.* An erosion and sediment control plan must be approved prior to any land disturbing activity.
- (H) *Stormwater management plan.* A stormwater management plan must be approved prior to any land disturbing activity exceeding one acre.
- (I) *Virginia Cultural Resource Information System report.* A report by the Virginia Department of Historic Resources Virginia Cultural Resource Information System must be submitted to identify historical, architectural, archeological, or other cultural resources on or near the proposed facility.
- (J) *Additional information.* If deemed relevant to the consideration of a special use permit application or the conditions to be included in any special use permit, the zoning administrator, planning commission or board of supervisors may require the applicant to submit any of the following information, either as part of the special use permit application or as a condition of any special use permit:
 - (1) As a condition of the special use permit, the applicant will be required to submit a construction plan, including a proposed construction schedule and hours of operation, before obtaining a building permit.

- (2) The identification and location of any existing large or utility scale energy facilities and any known proposed large or utility scale energy facilities within a five-mile radius of the proposed site.
 - (3) A report of impact on adjacent property values prepared by a qualified third party, such as a licensed real estate appraiser.
 - (4) An economic impact analysis prepared by a qualified third party that reports any expected change in the value of the subject property, expected employment during the construction of the facility, any expected impact on the town's tax revenues, the estimated costs to the town associated with the facility in the form of additional services, and the information on any our economic benefits or burdens from the facility that may be requested by the zoning administrator.
 - (5) A copy of the cultural resources review conducted in conjunction with the state department of historic resources for the permit by rule process shall be submitted by the applicant prior to the issuance of a building permit. This report shall be in addition to the report required in subsection (J)(1) and shall further identify historical, architectural, archeological, or other cultural resources on or near the proposed facility.
 - (6) A report on the potential impacts on wildlife and wildlife habitats at the site and within a two-mile radius of the proposed facility using information provided by the state department of game and inland fisheries or a report prepared by a qualified third party.
 - (7) A report on potential impacts on pollinators and pollinator habitats at the site, including but not necessarily limited to the submission of a completed site pollinator habitat assessment form as required by the zoning administrator.
 - (8) A glint and glare study that demonstrates either that the panels will be sited, designed, and installed to eliminate glint and glare effects on roadway users, nearby residences, commercial areas, and other sensitive viewing locations, or that the applicant will use all reasonably available mitigation techniques to reduce glint and glare to the lowest achievable levels. The study will assess and quantify potential glint and glare effects and address the potential health, safety, and visual impacts associated with glint and glare. Any such assessment must be conducted by qualified individuals using appropriate and commonly accepted software and procedures.
- (K) *Review fees.* The town may retain qualified third parties to review portions of a permit application that are outside the town's areas of expertise and do not have adequate state and federal review. Any out-of-pocket costs incurred by the town for such review by qualified third parties shall be paid by the applicant. The third-party reviewers and their estimated costs will be submitted to applicant for approval before the costs

incurred. The town may, in the alternative, accept such review by qualified third parties selected, retained and paid by the applicant.

- (L) *Community meeting.* A public meeting shall be held prior to the public hearing with the planning commission to give the community an opportunity to hear from the applicant and ask questions regarding the proposed facility. The meeting shall adhere to the following:
- (1) The applicant shall inform the zoning administrator and adjacent property owners in writing of the date, time and location of the meeting, at least seven but no more than 14 days, in advance of the meeting date;
 - (2) The date, time and location of the meeting shall be advertised in a newspaper of record in the town by the applicant, at least seven but no more than 14 days, in advance of the meeting date;
 - (3) The meeting shall be held within the town, at a location open to the general public with adequate parking and seating facilities that will accommodate persons with disabilities;
 - (4) The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant and provide feedback; and
 - (5) The applicant shall provide to the zoning administrator with a summary of any input received from members of the public at the meeting.
- (M) *Post-application documentation and approvals.* All documentation required to be submitted to and approvals required from the town after the issuance of the permit shall, unless otherwise stated in the conditions attached to the conditional use permit, be submitted or obtained no later than the date of any application for a building permit for the facility. The failure or refusal to submit required documentation or obtain required approvals following the issuance of a conditional use permit shall result in the suspension of the conditional use permit and the denial of the building permit.

Location, appearance, and operational requirements.

The following requirements apply to large and utility scale energy facilities:

- (A) *Visual impacts.* The applicant shall demonstrate through project siting and proposed mitigation, if necessary, that the project minimizes impacts on viewsheds, including from residential areas and areas of scenic, historical, cultural, archaeological, and recreational significance. The facility shall utilize only panels that employ anti-glare technology, anti-reflective coatings, and other available mitigation techniques, all that meet or exceed industry standards, to reduce glint and glare. The applicant shall provide written certification from a qualified expert acceptable to the town that the facility's

panels incorporate and utilize anti-glare technology and anti-reflective coatings and reduce glint and glare to levels that meet or exceed industry standards.

- (B) *Signage.* All signage on the site shall comply with the town sign ordinance, as adopted and from time to time amended. Appropriate warning signage and a 911 address sign shall be posted in a clearly visible manner. Warning signage must identify the owner and include a 24-hour emergency contact phone number.
- (C) *Noise.* Noise levels from the facility at the property line shall not exceed 50 dB.
- (D) *Setbacks.* The project area shall be set back a distance of at least 75 feet from all public rights-of-way and main buildings on adjoining parcels, and a distance of at least 75 feet from adjacent property lines. Exceptions may be made for adjoining parcels that are owned by the applicant. Increased setbacks up to 100 feet and additional buffering may be included in the conditions for a particular permit. Energy facilities also shall meet all setback requirements for primary structures for the zoning district in which the facility is located in addition to the requirements set forth above. Access, erosion and stormwater structures, and interconnection to the electrical grid may be made through setback areas provided that such are generally perpendicular to the property line.
- (E) *Fencing.* The project area shall be enclosed by security fencing not less than six feet in height and equipped with an appropriate anti-climbing device such as strands of barbed wire on top of the fence. The height and/or location of the fence may be altered in the conditions for a particular permit. Fencing must be installed on the interior of the vegetative buffer required in this section so that it is screened from the ground level view of adjacent property owners. The fencing shall be maintained at all times while the facility is in operation.
- (F) *Vegetative buffer.* A vegetative buffer sufficient to mitigate the visual impact of the facility is required. The buffer shall consist of a landscaped strip at least 15 feet wide, shall be located within the setbacks required under subsection (d), and shall run around the entire perimeter of the property. The buffer shall consist of existing vegetation and, if deemed necessary for the issuance of a special use permit, an installed landscaped strip consisting of multiple rows of staggered trees and other vegetation. This buffer should be made up of plant materials at least three feet tall at the time of planting and that are reasonably expected to grow to a minimum height of eight feet within three years. The planning commission or board of supervisors may require increased setbacks and additional or taller vegetative buffering in situations where the height of structures or the topography affects the visual impact of the facility. Noninvasive plant species and pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers must be used in the vegetative buffer. Fencing must be installed on the interior of the buffer. A recommendation that the screening and/or buffer creation requirement be waived or altered may be made by the planning commission when the applicant proposes to use existing wetlands or woodlands, as long as the wetlands or woodlands are permanently protected for use as a buffer. Existing trees and vegetation

may be maintained within such buffer areas except where dead, diseased or as necessary for development or to promote healthy growth, and such trees and vegetation may supplement or satisfy landscaping requirements as applicable. If existing trees and vegetation are disturbed, new plantings shall be provided for the buffer. The buffer shall be maintained for the life of the facility.

- (G) *Pollinator habitats.* The project area will be seeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers. The project area will be seeded promptly following completion of construction in such a manner as to reduce invasive weed growth and sediment in the project area. The owners and operator also are required to install pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers in the setbacks and vegetative buffering.
- (H) *Height.* Ground-mounted solar energy generation facilities shall not exceed a height of 20 feet, which shall be measured from the highest natural grade below each solar panel. This limit shall not apply to utility poles and the interconnection to the overhead electric utility grid. Roof mounted systems shall not exceed the maximum height requirements for the applicable zoning district by more than four feet.
- (I) *Lighting.* Lighting shall be limited to the minimum reasonably necessary for security purposes and shall be designed to minimize off-site effects. Lighting on the site shall comply with any dark skies ordinance the board of supervisors may adopt or, from time to time, amend.
- (J) *Density; location, size.* Large and utility scale energy facilities shall not be located within one mile of an airport unless the applicant submits, as part of its application, written certification from the Federal Aviation Administration that the location of the facility poses no hazard for, and will not interfere with, airport operations. In addition, no more than 5.5 percent of the land in a five-mile radius of the project area of any existing large or utility scale energy facility shall be approved for use as the project area for a new large or utility scale energy facility. In no case shall any energy facility exceed 2,513 acres. Projects consisting of multiple parcels shall be contiguous in order to be part of the same project.
- (K) *Utility connection.* No large or utility scale generation system shall be installed until evidence has been provided to the town that the owner has been approved by the appropriate electrical provider to interconnect.
- (L) *Repair of facility.* Solar panels and equipment shall be repaired or replaced when in visible disrepair. Such repairs include the restoration of non-reflective finish per manufacturer specifications.
- (M) *Entry and inspection.* The owners and/or operator will allow designated town officials access to the facility for inspection purposes, provided such inspectors will be subject to

the owners' and/or operator's safety requirements and protocols while within the facility.

Unsafe or abandoned projects; decommissioning.

- (A) If an energy facility has been determined to be unsafe by the town building official, the facility shall be required to be repaired by the facility owner, site owner, or operator to meet federal, state, and local safety standards, or to be removed by the owners or operator. The owners or operator must complete the repair or removal of the facility, as directed by the building official, within the time period allowed by the building official. If directed to do so by the building official, the owners or operator will remove the energy facility in compliance with the decommissioning plan established for the facility.
- (B) If any energy generation facility is not operated for a continuous period of 12 months, the town may notify the facility owner by registered mail and provide 45 days for a response. In its response, the facility owner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the town deems the timetable for corrective action unreasonable, it may notify the facility owner, and the facility owner shall ensure removal of the facility in compliance with the decommissioning plan established for the facility.
- (C) At such time as an energy facility is scheduled to be abandoned or cease operation, the facility owner shall ensure the zoning administrator is notified in writing.
- (D) Within 365 days of the date of abandonment or non-operation, whether as declared by the town under subsection (B) or as scheduled by the owners or operator under subsection (C), the facility owner shall ensure the physical removal of the energy facility in compliance with the decommissioning plan established for such facility. This period may be extended at the request of the owners upon approval of the board of supervisors.
- (E) When the facility owner, site owner, operator or other responsible parties decommission an energy facility, he shall handle and dispose of the equipment and other facility components in conformance with federal, state and local requirements. All equipment both above and below ground must be removed as part of the decommissioning plan. This shall include but not be limited to above and below ground tanks, cables, fencing, debris, structures or equipment to include foundations and pads and the restoration of the land and related disturbed areas to a natural condition or other approved state.
- (F) "Natural condition" shall mean the stabilization of soil to a depth of three feet and restoration of site vegetation and topography to pre-existing condition, provided that the exact method and final site restoration plan shall be subject to site plan review

and approval giving, among other items, consideration to impact upon future site use, environmental and adjacent property impacts. The zoning administrator may approve a request by the landowner to allow internal paths, roads, travel ways, landscaping, pads or other items which will serve a future permitted site use to remain. Where applicable, if the zoning administrator determines the restoration plan significantly deviates from the description and conditions approved by the board such plan shall require amendment of conditions through the zoning process.

- (G) If the facility owner, site owner, or operator fails to remove or repair any unsafe abandoned or non-operating energy facility after written notice, the town 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 town may call upon the decommissioning security to remove the facility.

Legend



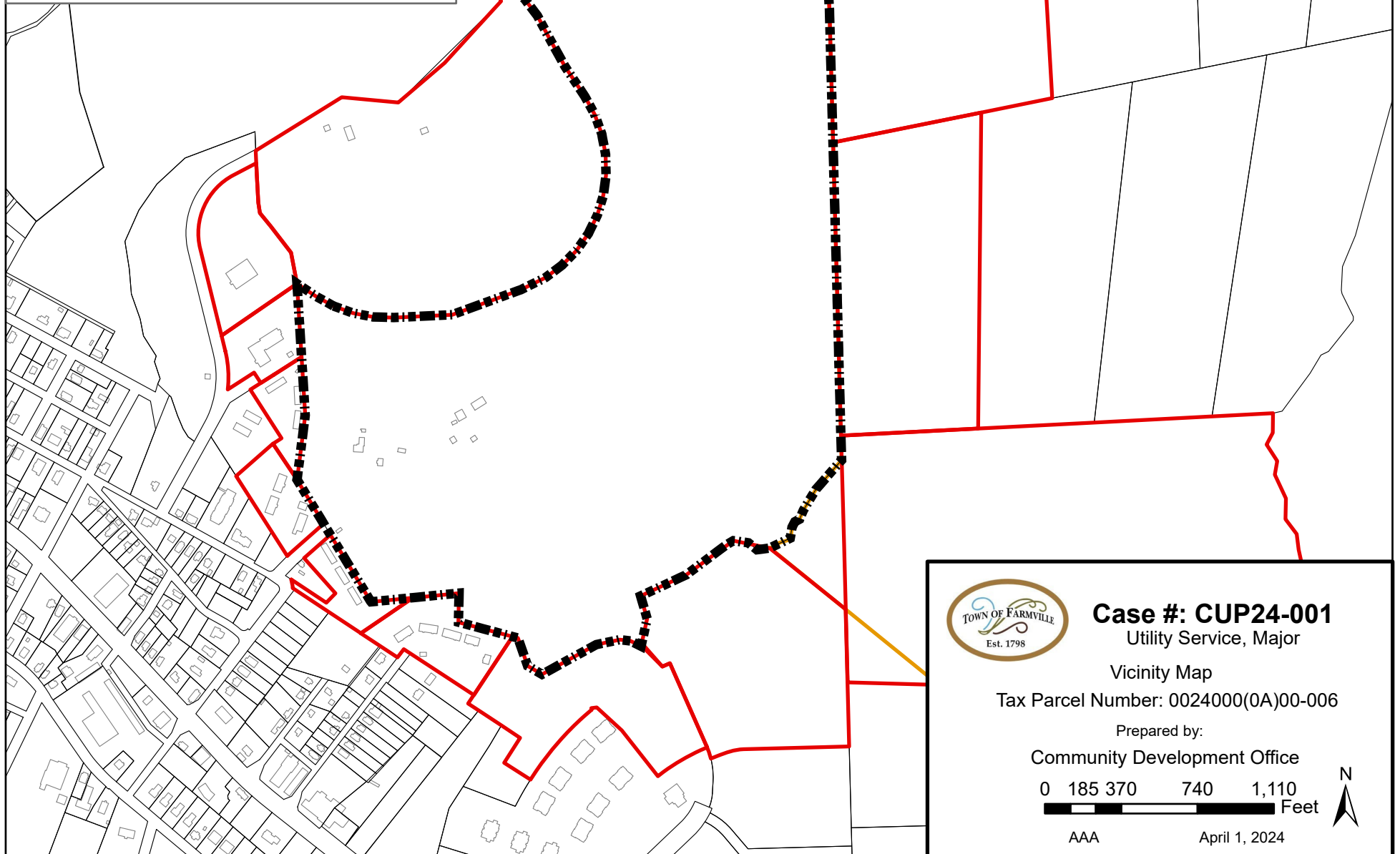
Subject Site



Adjacent Land Owners



Adjacent Land Owners - P. E. County



Case #: CUP24-001

Utility Service, Major

Vicinity Map

Tax Parcel Number: 0024000(0A)00-006

Prepared by:

Community Development Office

0 185 370 740 1,110 Feet

AAA

April 1, 2024



Legend



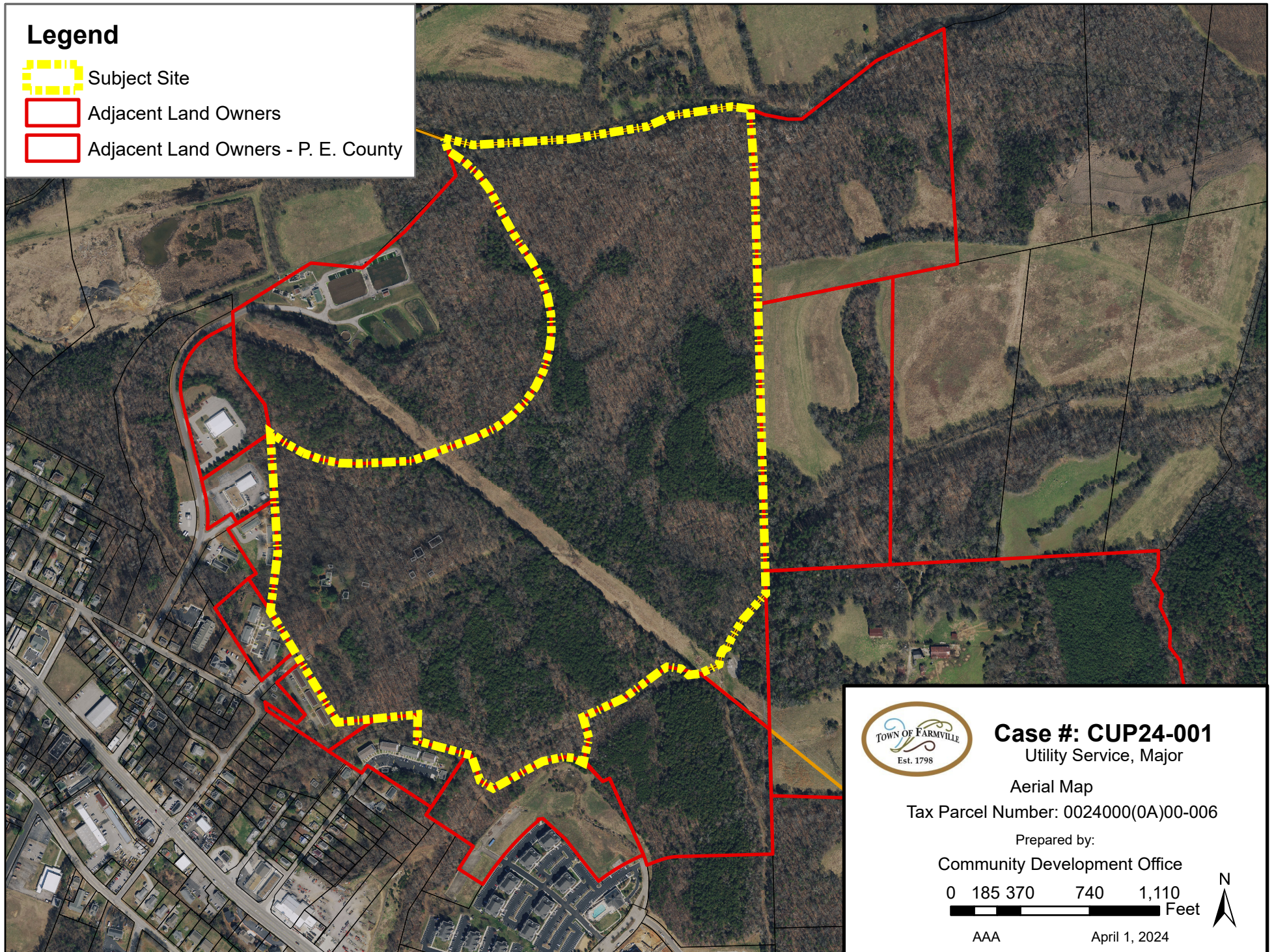
Subject Site



Adjacent Land Owners



Adjacent Land Owners - P. E. County



Case #: CUP24-001

Utility Service, Major

Aerial Map

Tax Parcel Number: 0024000(0A)00-006

Prepared by:

Community Development Office

0 185 370 740 1,110 Feet

AAA

April 1, 2024

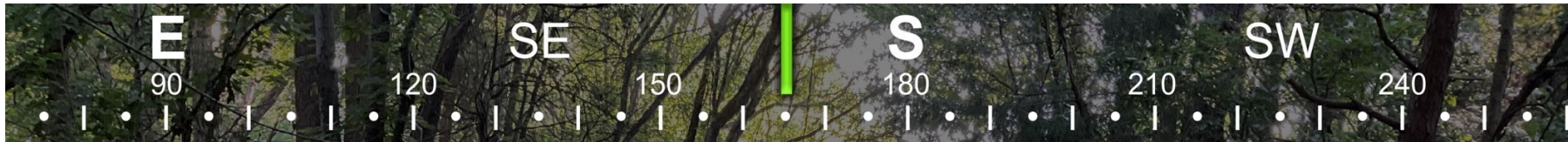




☀ 104°E (T) ● 37°17'58"N, 78°22'44"W ±45ft ▲ 425ft



High bridge
20 Jul 2023, 07:57:09



☀ 158°(null) (T) ☉ 37°17'59"N, 78°22'43"W ±72ft ▲ 416ft



High bridge
20 Jul 2023, 08:10:24

CONDITIONAL USE PERMIT APPLICATION

HIGH BRIDGE SOLAR, LLC
FARMVILLE, VIRGINIA

PROPERTY OWNER:
JOHNS W. BAILEY
3131 MAIDENS ROAD
POWHATAN, VA 23139

APPLICANT:
HIGH BRIDGE SOLAR, LLC
19890 STATE LINE ROAD
SOUTH BEND, IN 46637

PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR, SUITE 400
RESTON, VIRGINIA 20191
&
INOVATEUS SOLAR
19890 STATE LINE ROAD
SOUTH BEND, IN 46637

MARCH 2024

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Attachments

Attachment A – Copy of the Conditional Use Permit Application Form

Attachment B – Town of Farmville, VA Parcel Details

Attachment C – Farmville Herald Ad Proof

Attachment D – Preliminary Site Plan

Attachment E – Property Impact Analysis

Attachment F – Fiscal & Economic Analysis

I. EXECUTIVE SUMMARY

High Bridge Solar, LLC (represented by “Inovateus Solar” or the “Applicant”) seeks the issuance of a Conditional Use Permit for a 12 megawatt (MW) solar energy facility (High Bridge Solar or “Project”).

The Project site is located within the Farmville, VA city limits. The eastern and northern-most boundary of the property is along the city line of Farmville and the northern property line is along the Appomattox River. The property is accessible using Cedar Avenue within Farmville, VA. The Project is to be located on a 131-acre tract of land comprised of one parcel, 0024000(OA)00-006, zoned R-3. The site is currently privately owned and mainly forested terrain. The current resident will remain. The parcel contains a powerline easement as well as an access road for this utility. The surrounding area contains wastewater treatment facilities, public services, apartment complexes, and single-family residential. Parcel details obtained from the Town of Farmville Interactive GIS Map are provided in Attachment B.

The total development area will be approximately 79 acres located within the 131-acre parent parcel. The remaining unused parcel area consists of existing transmission line easement, existing residence with access, floodplain, wetlands, streams, forested land, and setbacks. The Project will interconnect to the grid via overhead electric poles to the existing overhead lines located on the project parcel within the existing transmission easement running NW to SE. Ancillary project facilities will include electrical equipment pads, utility infrastructure and erosion control/stormwater management facilities. Native, pollinator-friendly vegetation will be maintained across the site to minimize erosion and promote a diverse ecological habitat. The project area shall be enclosed by agricultural square knot fencing comprised of metal with a height of at least 7ft. The height and/or location of the fence may be altered in the conditions for a particular permit. Fencing must be installed on the interior of the vegetative buffer so that it is screened from the ground level view of adjacent property owners. The fencing shall be maintained at all times while the facility is in operation.

Inovateus Solar designed the Project and crafted this application to be consistent with the Zoning Ordinance of the Town of Farmville as well as the Special Use Permit Zoning Ordinance of Prince Edward County, Virginia Zoning Ordinance. The Project is compliant with the Applications and Procedures for Large and Utility Scale Energy Facilities as demonstrated by the Preliminary Site Plan and this application.

Solar energy is clean and efficient, and a properly sited solar facility such as this Project can be a safe, quiet, and unobtrusive neighbor. Solar development can bring significant benefits to Prince Edward County and the Town of Farmville. This Project also directly supports both goals relating

to Community Facilities and Environment as described in the Town of Farmville Comprehensive plan that was adopted 6-10-20. The Project can also complement the Town's existing industry, diversify incomes for landowners and revenues for the Town, and become an overall positive force in the community. The Project can also be the Town's contribution toward advancing the Commonwealth's Energy Policy Plan.

II. PROJECT DESCRIPTION

A. Proposed Use

This Application for a Conditional Use Permit is submitted to the Town of Farmville pursuant to the Town of Farmville's Comprehensive Plan and Article VII. – Alternative Energy Facilities of the Prince Edward County Code to construct and operate the 12 megawatts (MW) High Bridge Solar Project.

Attachment A is a copy of the completed Conditional Use Permit Application Form for the Project.

B. The Applicant

The Applicant, High Bridge Solar, LLC is leasing the property for the intended use of constructing and operating a distribution level solar generating facility from the current property owner for the life of the proposed project and decommissioning. The Project is being developed and will be constructed by Inovateus Solar.

1. High Bridge Supporting Parties

a. Inovateus Solar – Developer & EPC - Since its founding in 2008, Inovateus Solar has been guided by a commitment to invest in the energy future of its customers by providing affordable, reliable and sustainable energy solutions. Headquartered in South Bend, Indiana, with offices across the United States including Virginia, Inovateus has established itself as the top Midwest Solar EPC and Developer through the execution of commercial and utility scale PV projects for a diverse portfolio of clients, including utilities, electric cooperatives, municipalities, schools, Fortune 500 firms, and industrial entities. Through origination, development, engineering, design build, and finance capabilities, Inovateus seeks to serve the growing demands of the solar energy marketplace and the communities that it serves. Inovateus has completed over 700 MW of solar installations throughout the USA and the Caribbean, and has delivered services in over 15 countries.

Inovateus Solar has made a commitment to actively reduce its customers' carbon footprint and landfilled waste. Their Environmental Management System (EMS) provides a mechanism for environmental management throughout all areas and departments designed to cover

environmental aspects that the company can control and directly manage, as well as those it does not control or directly manage but can be expected to have an influence on. Inovateus Solar is committed to protecting the local and global environment of the earth with the primary goals of advancing sustainability and positive community stewardship. To minimize environmental impacts concerning all activities, products and services, we shall:

- Comply with all applicable environmental legislation and sustainability commitments;
- Include the consideration of environmental issues in all business strategies and initiatives;
- Prevent pollution and reduce consumption of resources through waste management strategies that promote waste minimization reuse, recovery and recycling as appropriate;
- Adopt a procurement program that takes into account the environmental impact of products and services, and supports the purchase of energy-efficient products;
- Encourage environmental protection among suppliers and subcontractors;
- Pursue a program of continuous improvement (PDCA – Plan, Do, Check, Act) by reviewing our EMS and related objectives and targets, policies and practices;
- Develop and maintain environmental management programs with objectives and targets to minimize adverse environmental or community impacts;
- Provide all team members with the knowledge and tools needed to meet the goals of this policy and to actively participate in efforts to prevent negative environmental or community impacts;
- Develop environmental goals and targets relevant to project fulfillment, and taking actions to achieve those goals and targets;
- Continually improve the effectiveness and efficiency of environmental management through assessments, performance and cost metrics;
- Advance environmental justice efforts in communities we work in;
- Utilize seeding that promotes pollinator habitats on our sites; and
- Specific to this project, we shall conserve the existing forested areas outside of our project limits.

C. Community Outreach

The Applicant held a Community Meeting on March 6, 2024 at the Prince Edward – Farmville Community Library. Eleven adjacent and nearby landowners were invited by mail to attend the meeting and a Public Notice was posted in The Farmville Herald on February 28, 2024. A copy of the public notice is provided in Attachment C.

D. Project Location and Site Description

The Project site is located in north-eastern Farmville, VA in the northern section of Prince Edward

County. The east and north edges of the parcel line up with the border of the Town of Farmville and the north side is aligned with the Appomattox River. At its closest border, the parcel is over half a mile away from S Main Street/State Route 45.

The site is comprised of one approximately 131-acre parcel, 0024000(OA)00-006. Only the approximate 79 acres of solar development area will be leased for the life of the Project by High Bridge Solar, LLC, while the remaining acreage will be owned and maintained by the property owner. The parcel is zoned High Density Residential (R-3) and currently undeveloped except for the existing residence and access drive at the entrance of the parcel. The solar development area will be in the centralized areas of the parcel and on either side of the existing transmission easement running approximately NW to SE down the center of the parcel. Adjacent parcels are zoned Agricultural Residential District (A-2), Low Density Residential (R-1), and High Density Residential (R-3). There is a 100-year FEMA Floodplain present on the northern extents of the parcel. Wetlands and streams are also present throughout the parcel.

E. Project Components

The Project will include the following key components:

- Rows of photovoltaic (PV) panels mounted on steel posts principally driven into the ground. Panels will not exceed 15' in height. Rows of panels are typically spaced 15-25 feet apart.
- The steel posts are placed individually in an effort to minimize the amount of on-site grading and are engineered to be driven to a depth in the ground that does not require concrete reinforcement.
- Solar PV panels will be mounted on fixed tilt racks running east/west with a south-facing orientation to maximize exposure to sunlight.
- Like most technology, equipment improves continuously, and markets fluctuate, so the specific manufacturer and models of equipment will not be known until late in the engineering design process
- Inverters and transformers will be located within pad-mounted modular metal cabinets. This equipment converts electricity from direct current (DC) to alternating current (AC) and increases its voltage to deliver the energy to the existing utility's distribution grid.
- Electrical collection and communications lines either mounted on the racking, buried in conduits, or located on overhead utility poles.
- Gravel onsite access roads, grass cover driving aisles, and gravel entrances from public roads.
- Agricultural square knot fencing comprised of metal with a height of at least 7ft.
- Stormwater and erosion and sedimentation control features designed to meet town

and state requirements.

- A storage container placed on a gravel pad for spare parts and maintenance materials, if necessary

A Preliminary Site Plan showing the proposed Project layout is provided as Attachment D. The developed Project footprint is approximately 79 acres of the total 131-acre site. All disturbed and developed areas will be planted and maintained with grass to stabilize the site and prevent erosion. The remaining site area includes stormwater control features, erosion buffer areas, and property setbacks with an existing vegetative buffer.

F. Setbacks and Screening

1. Setbacks

The proposed Preliminary Site Plan incorporates proposed setbacks from the Project's property line or road reservation line. Per Location, Appearance, and Operational Requirements of Alternative Energy Facilities Requirements (Section 7-110) in the Prince Edward County Ordinance all solar equipment will be set back 75' from the property boundary and 75' from any existing residences. Given the agricultural and low-density residential developments on neighboring properties, the proposed setbacks are considered adequate for the project.

Note that no solar facilities will be located within these setback areas. Some stormwater and erosion and sediment control facilities may be located within certain setback areas to connect them hydrologically to existing downstream systems, per state requirements.

2. Buffering

The solar development area is in the center of the project parcel, which is surrounded by the following adjacent developments: a wastewater treatment facility, public services, apartment complexes, and some single-family residences. The solar area is set back from the public right of way and not located near residential houses. The nearest residence is over 125 feet from the Project's solar arrays, the nearest state highway is about 1.50 miles from the Project's solar arrays, and the nearest county road is over 0.25 miles from the Project's solar arrays. Existing mature trees are present along the northern, southern, and western property lines providing screening to the site.

Furthermore, a 200' buffer will be maintained from the stream on the southern border of the parcel, a 300' buffer will be maintained from the Appomattox River on the northern border of the parcel, and a 100' buffer will be maintained around the wetlands and

intermittent streams.

G. Supplemental Studies

1. Property Impact Analysis

The Applicant contracted Kirkland Appraisals, LLC to evaluate the Project's impact on abutting or adjacent properties. The report concluded that the Project has no impact to these properties due to the lack of noise, odor, and traffic generated by a solar facility. See Attachment E for the full report.

2. Economic and Fiscal Contribution

The Applicant contracted Magnum Economics to assess the economic and fiscal contribution that the Project is forecasted to make to the Town of Farmville. Overall, the report concluded the Project will have favorable economic and fiscal contributions to the Town, such as creating jobs and generating tax revenue. See Attachment F for the full report.

III. POTENTIAL IMPACTS AND MITIGATION

A. Construction

The project will be constructed in three phases; 1) site work, 2) structure installation, and 3) electrical installation. The first phase consists of installing initial erosion control features (i.e. perimeter silt fence, sediment ponds, etc.), the site access road, and the perimeter security fence. The second phase consists of driving the support piles into the ground, connecting the racking system to the piles, attaching the solar panels to the racking system, and installing the concrete pad for the transformer and electrical pad. The third phase consists of trenching for the underground electrical conduits, installing the electrical components, and directional boring or trenching the Medium Voltage Line ("MVL") to the POI, erecting the tie-in poles, and connecting the system to the existing grid. Complete construction of the solar array will take approximately 6 to 8 months from breaking ground to commercial operation. Approximately 60 workers will be onsite during the peak of the construction phase.

1. Stormwater and Erosion and Sedimentation Control

The proposed project will comply with all requirements of the County and State stormwater management regulations and erosion & sediment control provisions, as well as NPDES permit

requirements, as applicable. This site may require minimal grading the existing topography to allow for the solar infrastructure to properly function on the site.

Full stormwater management design will be a part of civil design plans and will include all necessary stormwater control structures to ensure no excess stormwater leaves the site during construction or post- development.

Land disturbing activities will be minimized as much as practical to reduce the potential for environmental and off-site impacts. Currently, the site consists of forested land. With the proposed site design, the entire site will be stabilized and maintained with vegetative cover; areas beneath the solar arrays will be planted with grass to stabilize the site. Disturbances within the site area will be seeded with native grasses and pollinator-friendly seed mixes appropriate for the region. Seeded vegetation will establish a deep root system that will stabilize the soil and promote stormwater ground infiltration similar to the existing vegetation on site.

The proposed site design will protect against soil erosion and sedimentation, as all such facilities must develop erosion and sediment control and stormwater management plans that satisfy applicable state and town or county requirements during the site plan process.

2. Traffic

Due to the passive nature of the proposed facility, traffic impacts will be minimal. Trip generation is one of the first steps in a traffic impact analysis for a proposed land use. For this project site, there are no on-site personnel required for day-to-day operations and the site will not be open to the public. Consequently, trip generations and impacts to the transportation network are negligible. Traffic impacts will be most noticeable during construction of the facility, which will last approximately 6 to 8 months. The types of vehicles expected to be accessing the site during construction include equipment hauling trucks, passenger vehicles, fuel delivery vehicles, and material delivery trucks. No oversize or overweight loads are anticipated.

3. Noise

The project is considered a “passive” power generation facility and noise levels will not exceed 60 decibels; this represents a level just above a conversational talking volume. The transformers and inverters are the loudest components of the system. Noise levels at the property line will be in accordance with Location, Appearance, and Operational Requirements of Alternative Energy Facilities (Section 7-110) and will not exceed 50 decibels.

B. Operations

1. Health and Safety

Solar facilities do not endanger public health or safety. The facility will be designed and built to all applicable electrical, construction, and environmental codes and regulations. Fencing will be provided around all equipment to prevent unauthorized entry.

All equipment must comply with FCC rules to limit any radio frequency power that is emitted by electronic devices.

Solar projects do not contain hazardous materials which are leachable and pose no threat of soil, groundwater, nor surface water contamination when properly maintained. The facility will not produce any air emissions.

The photovoltaic (PV) solar panels that will be installed with this project are coated with non-reflective materials designed to maximize light absorption and significantly minimize glare. PV solar panels are designed to absorb as much light as possible since any reflected light is energy lost from the system; therefore, glare or reflected sun light is not an issue with PV solar projects.

The solar facility will be remotely monitored and will not have on-site personnel for normal day-to-day operations. Standard operation and maintenance of the facility requires personnel to be on-site approximately 7-10 days during a calendar year.

2. Visual Impact

The Applicant is proposing to preserve the existing mature tree line within the 75' property line setback along the entire perimeter of the project in an effort to provide a robust visual screen of the Project. Therefore, in accordance with the Comprehensive Plan, the Project will encourage environmental conservation of the area and maintain the scenic qualities of the surrounding parcels. The solar development area is strategically placed away from public rights of way and residential houses. The nearest residence is over 125 feet from the project's solar arrays, the nearest state highway is over 1.50 miles from the project's solar arrays, and the nearest county road is over 0.25 miles from the project's solar arrays.

C. Decommissioning of the Project

The solar facility is anticipated to have a lifespan of at least 25 years with a goal of 40 years. The purpose of site decommissioning is to return the original property to pre-development conditions to the greatest extent possible after the project lifespan has elapsed.

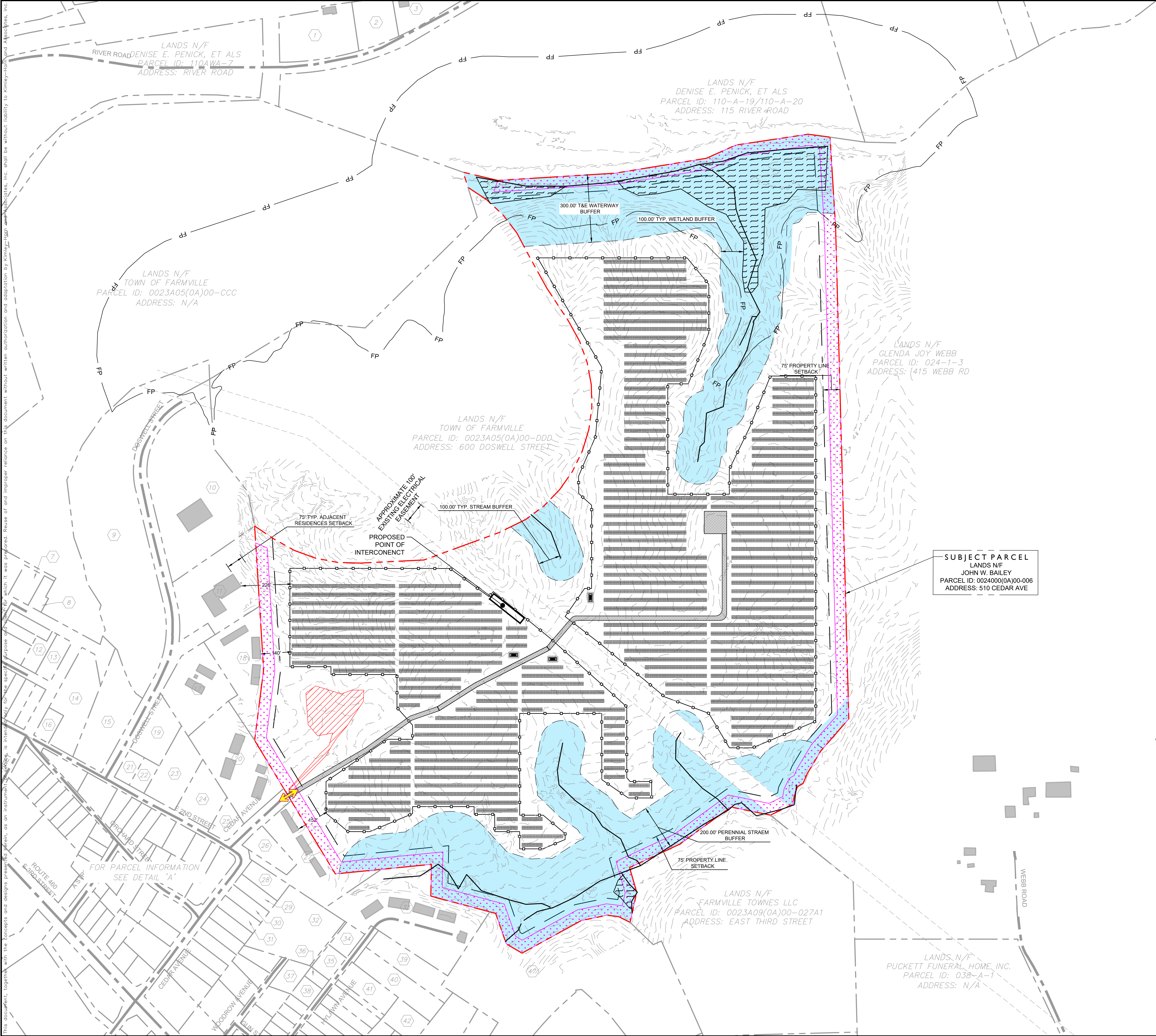
Decommissioning of the solar facility will be in accordance with Prince Edward Zoning Ordinance Sec. 7-108 and include the disconnection of the solar facility from the electrical grid and the removal of all solar facility components, including solar collectors, cabling, electrical components, fencing and any other associated equipment, facilities, and structures to a depth of at least 36 inches and restoration of site vegetation and topography to pre-existing conditions. Permits for decommissioning will be obtained as required and notification will be given to stakeholders prior to decommissioning the project. The owner and operator of the solar facility shall completely decommission the facility within 12 months if the facility stops generating electricity for a period of 12 months. In the case of abandonment of the project during construction or before its maturity, the same decommissioning procedures will be undertaken.

A finalized decommissioning plan will be submitted with the Site Plan application. The plan will include the anticipated life of the project, the estimated decommissioning cost, how the estimate was determined, and the manner in which the project will be decommissioned. The full estimate of decommissioning will be guaranteed by escrow at a federally insured financial institution, irrevocable letter of credit, or surety bond prior to a building permit being issued. The cost estimate will be updated every five years and the surety increased when the recalculation of the estimate exceeds the guarantee amount by 10% and provided to the town.

IV. Conclusion

The Applicant respectfully requests approval of a Conditional Use Permit for the proposed Project. The Project plan as described above, and the Preliminary Site Plan in Attachment C demonstrate a well-conceived Project that conforms to the Comprehensive Plan and latest Zoning Ordinance and provides substantial benefits to the Town of Farmville and Prince Edward County.

This document, together with the concepts and designs presented herein, is intended solely for the specific purpose and use for which it was prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



HIGH BRIDGE SOLAR	
APPLICANT	HIGH BRIDGE SOLAR, LLC
PARCEL ID	0024000(OA)00-006
EXISTING AND PROPOSED ZONING	R3 HIGH DENSITY RESIDENTIAL DISTRICT
EXISTING USE	RESIDENTIAL
PROPOSED USE	SOLAR ENERGY FACILITY
TOTAL POWER TO BE GENERATED	12 MEGAWATTS AC (MWac)
TOTAL PARCEL AREA	± 131 ACRES
TOTAL DEVELOPMENT AREA	± 78.45 ACRES
TOTAL AREA UNDER PANELS	± 17.94 ACRES
SOLAR SETBACKS	ADJACENT PROPERTY: 75'
	ROW: 75'
	ADJACENT STRUCTURES: 75'

- NOTES:
- LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN.
 - ACCESS POINTS SHOWN WITHIN THESE PLANS ARE CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
 - LIDAR TOPOGRAPHY DATAT SHOWN WITHIN THESE PLANS OBTAINED FROM INOVATEUS SOLAR 07/19/2023.
 - ONSITE WETLAND DATA SHOWN WITHIN THESE PLANS OBTAINED FROM FIELD DELINEATION REPORT DATED 08/01/2023.
 - PARCEL AND ROAD DATA OBTAINED FROM TOWN OF FARMVILLE PUBLIC DATA.
 - STRUCTURES DATA OBTAINED FROM AERIAL IMAGERY
 - FLOODPLAIN DATA OBTAINED FROM FEMA PUBLIC DATA

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

LEGEND:

	PARCEL BOUNDARY
	PARCEL EXCLUSION AREA
	75' PROPERTY LINE SETBACK
	PRESERVED 50' LANDSCAPED BUFFER
	PUBLIC RIGHT OF WAY CENTERLINE
	PROPOSED ACCESS ROAD ENTRANCE
	PROPOSED ELECTRICAL EQUIPMENT PAD
	PROPOSED SOLAR EQUIPMENT
	PROPOSED SECURITY FENCE
	APPROXIMATE LOCATIONS OF EXISTING STRUCTURES
	DELINEATED WETLANDS WITH 100' BUFFER
	DELINEATED STREAMS WITH 100' BUFFER
	100YR FEMA FLOODPLAIN
	PROPOSED PRIMARY GRAVEL ACCESS ROAD (20' WIDE)
	MAJOR CONTOURS (5-FOOT)
	PROPOSED CONSERVATION AREAS

REV	DATE
△	02/21/2024
△	02/27/2024
△	03/05/2024
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400 RESTON, VA 20191 PHONE: 703-674-1300 WWW.KIMLEY-HORN.COM	
KHA PROJECT 110929004	DATE 02/21/2024
SCALE AS SHOWN	DESIGNED BY MCM
DRAWN BY MCM	CHECKED BY SAH
HIGH BRIDGE SOLAR PREPARED FOR INOVATEUS SOLAR	
PRELIMINARY SITE PLAN	
SHEET NUMBER EX-1	



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

November 27, 2023

Lauren Parker
High Bridge Solar, LLC
c/o Inovateus Solar
19890 State Line Road
South Bend, IN 46637

RE: High Bridge Solar, LLC Impact Analysis, near Farmville, Prince Edward County, VA

Ms. Parker

At your request, I have considered the impact of a 5 MW solar farm proposed to be constructed on a portion of a 172.58-acre tract of land on Cedar Avenue, near Farmville, Prince Edward County, Virginia. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in Virginia as well as other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is High Bridge Solar, LLC, c/o Inovateus Solar, represented to me by Ms. Lauren Parker. My findings support the Application. The effective date of this consultation is November 27, 2023.

Conclusion

The adjoining properties are well set back from the proposed solar panels and most of the site has good existing landscaping for screening the proposed solar farm.

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is minimal traffic.

If you have any questions, please let me know.

Sincerely,



Richard C. Kirkland, Jr., MAI
NC Certified General Appraiser #A4359
VA Certified General Appraiser # 4001017291

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I. Proposed Project and Adjoining Uses

Proposed Use Description

This 12 MW solar farm proposed to be constructed on a portion of a 172.58-acre tract of land on Cedar Avenue, near Farnville, Prince Edward County, Virginia.

Adjoining Properties

I have considered adjoining uses and included a map to identify each parcel's location. The closest adjoining home will be 270 feet from the closest solar panel and the average distance to adjoining homes will be 592 feet to the nearest solar panel.

Adjoining land is a mix of residential and agricultural uses with some commercial uses to the west.

The breakdown of those uses by acreage and number of parcels is summarized below.

Adjoining Use Breakdown		
	Acreage	Parcels
Residential	4.75%	45.45%
Agricultural	25.63%	27.27%
Agri/Res	66.33%	9.09%
Commercial	3.29%	18.18%
Total	100.00%	100.00%





Surrounding Uses

#	MAP ID	Owner	GIS Data		Adjoin Acres	Adjoin Parcels	Distance (ft)
			Acres	Present Use			Home/Panel
1	110-A-19	Penick	47.91	Agricultural	13.49%	9.09%	N/A
2	24-A-7	Unknown	235.55	Agri/Res	66.33%	9.09%	1,235
3	24-A-3	Unknown	1.52	Residential	0.43%	9.09%	N/A
4	24-A-3E	Meadows	5.20	Residential	1.46%	9.09%	270
5	24-A-3D	Residential	2.53	Residential	0.71%	9.09%	N/A
6	24-A-3A	Country	4.01	Residential	1.13%	9.09%	270
7	24-A-3I	Housing	6.06	Commercial	1.71%	9.09%	N/A
8	24-A-3B1	Prince	5.64	Commercial	1.59%	9.09%	N/A
9	24-A-3B	Farmville	3.59	Residential	1.01%	9.09%	N/A
10	24-A-2	Farmville	22.00	Agricultural	6.20%	9.09%	N/A
11	24-A-1	Farmville	21.10	Agricultural	5.94%	9.09%	N/A
Total			355.110		100.00%	100.00%	592

Demographics Around Subject Property

I have pulled demographic data around a 1-mile, 3-mile and 5-mile radius from the middle of the project as shown on the following pages.

I note that the census projects a decline in population in all 3 rings included in the demographic profile.





Housing Profile

Farmville
Farmville, Virginia
Ring: 1 mile radius

Prepared by Esri
Latitude: 37.30199
Longitude: -76.37506

Population		Households	
2020 Total Population	2,540	2023 Median Household Income	\$36,865
2023 Total Population	2,449	2028 Median Household Income	\$38,382
2028 Total Population	2,409	2023-2028 Annual Rate	0.81%
2023-2028 Annual Rate	-0.33%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	886	100.0%	880	100.0%	862	100.0%
Occupied	791	89.3%	783	89.0%	776	90.0%
Owner	317	35.8%	368	41.8%	372	43.2%
Renter	474	53.5%	415	47.2%	404	46.9%
Vacant	115	13.0%	97	11.0%	86	10.0%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	370	100.0%	372	100.0%
<\$50,000	8	2.2%	6	1.6%
\$50,000-\$99,999	45	12.2%	34	9.1%
\$100,000-\$149,999	92	24.9%	85	22.8%
\$150,000-\$199,999	92	24.9%	97	26.1%
\$200,000-\$249,999	43	11.6%	49	13.2%
\$250,000-\$299,999	68	18.4%	80	21.5%
\$300,000-\$399,999	7	1.9%	7	1.9%
\$400,000-\$499,999	12	3.2%	12	3.2%
\$500,000-\$749,999	2	0.5%	1	0.3%
\$750,000-\$999,999	1	0.3%	1	0.3%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$171,739		\$181,443	
Average Value	\$187,905		\$195,363	

Census 2020 Housing Units	Number	Percent
Total	886	100.0%
Housing Units In Urbanized Areas	791	89.3%
Rural Housing Units	95	10.7%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	316	100.0%
Owned with a Mortgage/Loan	194	61.4%
Owned Free and Clear	122	38.6%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

November 27, 2023



Housing Profile

Farmville
Farmville, Virginia
Ring: 3 mile radius

Prepared by Esri
Latitude: 37.30199
Longitude: -78.37506

Population		Households	
2020 Total Population	9,642	2023 Median Household Income	\$39,228
2023 Total Population	9,642	2028 Median Household Income	\$41,811
2028 Total Population	9,552	2023-2028 Annual Rate	1.28%
2023-2028 Annual Rate	-0.19%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,592	100.0%	3,601	100.0%	3,584	100.0%
Occupied	3,028	84.3%	3,017	83.8%	3,012	84.0%
Owner	1,496	41.6%	1,695	47.1%	1,731	48.3%
Renter	1,532	42.7%	1,322	36.7%	1,281	35.7%
Vacant	555	15.5%	584	16.2%	572	16.0%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	1,693	100.0%	1,731	100.0%
<\$50,000	42	2.5%	32	1.8%
\$50,000-\$99,999	131	7.7%	99	5.7%
\$100,000-\$149,999	274	16.2%	250	14.4%
\$150,000-\$199,999	351	20.7%	362	20.9%
\$200,000-\$249,999	282	16.7%	313	18.1%
\$250,000-\$299,999	440	26.0%	496	28.7%
\$300,000-\$399,999	90	5.3%	99	5.7%
\$400,000-\$499,999	64	3.8%	63	3.6%
\$500,000-\$749,999	9	0.5%	7	0.4%
\$750,000-\$999,999	5	0.3%	5	0.3%
\$1,000,000-\$1,499,999	1	0.1%	1	0.1%
\$1,500,000-\$1,999,999	3	0.2%	3	0.2%
\$2,000,000+	1	0.1%	1	0.1%
Median Value	\$208,599		\$219,569	
Average Value	\$218,576		\$225,390	

Census 2020 Housing Units	Number	Percent
Total	3,592	100.0%
Housing Units In Urbanized Areas	2,823	78.6%
Rural Housing Units	769	21.4%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,496	100.0%
Owned with a Mortgage/Loan	887	59.3%
Owned Free and Clear	609	40.7%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

November 27, 2023



Housing Profile

Farmville
Farmville, Virginia
Ring: 5 mile radius

Prepared by Esri
Latitude: 37.30199
Longitude: -78.37506

Population		Households	
2020 Total Population	12,275	2023 Median Household Income	\$41,378
2023 Total Population	12,172	2028 Median Household Income	\$44,730
2028 Total Population	12,043	2023-2028 Annual Rate	1.57%
2023-2028 Annual Rate	-0.21%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	4,757	100.0%	4,761	100.0%	4,745	100.0%
Occupied	4,065	85.5%	4,048	85.0%	4,036	85.1%
Owner	2,149	45.2%	2,380	50.0%	2,424	51.1%
Renter	1,916	40.3%	1,668	35.0%	1,612	34.0%
Vacant	677	14.2%	713	15.0%	708	14.9%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	2,380	100.0%	2,423	100.0%
<\$50,000	78	3.3%	58	2.4%
\$50,000-\$99,999	210	8.8%	160	6.6%
\$100,000-\$149,999	399	16.8%	361	14.9%
\$150,000-\$199,999	445	18.7%	459	18.9%
\$200,000-\$249,999	362	15.2%	405	16.7%
\$250,000-\$299,999	601	25.3%	681	28.1%
\$300,000-\$399,999	133	5.6%	148	6.1%
\$400,000-\$499,999	81	3.4%	80	3.3%
\$500,000-\$749,999	12	0.5%	10	0.4%
\$750,000-\$999,999	24	1.0%	22	0.9%
\$1,000,000-\$1,499,999	7	0.3%	8	0.3%
\$1,500,000-\$1,999,999	17	0.7%	20	0.8%
\$2,000,000+	11	0.5%	11	0.5%
Median Value	\$208,011		\$221,420	
Average Value	\$238,204		\$247,771	

Census 2020 Housing Units	Number	Percent
Total	4,757	100.0%
Housing Units In Urbanized Areas	2,959	62.2%
Rural Housing Units	1,798	37.8%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,150	100.0%
Owned with a Mortgage/Loan	1,253	58.3%
Owned Free and Clear	897	41.7%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

November 27, 2023

II. Methodology and Discussion of Issues

Standards and Methodology

I conducted this analysis using the standards and practices established by the Appraisal Institute and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in Virginia and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

The type of analysis employed is a Matched Pair Analysis or Paired Sales Analysis. This methodology is outlined in **The Appraisal of Real Estate**, Twelfth Edition by the Appraisal Institute pages 438-439. It is further detailed in **Real Estate Damages**, Third Edition, pages 33-36 by Randall Bell PhD, MAI. Paired sales analysis is used to support adjustments in appraisal work for factors ranging from the impact of having a garage, golf course view, or additional bedrooms. It is an appropriate methodology for addressing the question of impact of an adjoining solar farm. The paired sales analysis is based on the theory that when two properties are in all other respects equivalent, a single difference can be measured to indicate the difference in price between them. Dr. Bell describes it as comparing a test area to control areas. In the example provided by Dr. Bell he shows five paired sales in the test area compared to 1 to 3 sales in the control areas to determine a difference. I have used 3 sales in the control areas in my analysis for each sale developed into a matched pair.

Determining what is an External Obsolescence

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tends to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.
- 3) Noise. Solar farms generate minimal noise and are even quieter at night typically with no noise above ambient sounds outside of the fence line.

- 4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.
- 5) Appearance/Viewshed. This is the one area that potentially applies to solar farms. However, solar farms are generally required to provide significant setbacks and landscaping buffers to address that concern. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.
- 6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

Market Imperfection

Throughout this analysis, I have specifically considered the influence of market imperfection on data analysis. Market imperfection is the term that refers to the fact that unlike a can of soup at the supermarket or in your online shopping cart, real estate cannot be comparison shopped for the best price and purchased at the best price for that same identical product. Real estate products are always similar and never identical. Even two adjacent lots that are identical in almost every way, have a slight difference in location. Once those lots are developed with homes, the number of differences begin to multiply, whether it is size of the home, landscaping, layout, age of interior upfit, quality of interior upfit, quality of maintenance and so on.

Neoclassical economics indicates a perfectly competitive market as having the following: A large number of buyers and sellers (no one person dominates the market), no barriers or transaction costs, homogeneous product, and perfect information about the product and pricing. Real estate is clearly not homogeneous. The number of buyers and sellers for a particular product in a particular location is limited by geography, financing, and the limited time period within a property is listed. There are significant barriers that limit the liquidity in terms of time, costs and financing. Finally, information on real estate is often incomplete or partial – especially at the time that offers are made and prices set, which is prior to appraisals and home inspections. So real estate is very imperfect based on this definition and the impact of this are readily apparent in the real estate market.

What appear to be near-identical homes that are in the same subdivision will often sell with slight variations in price. When multiple appraisers approach the same property, there is often a slight variation among all of those conclusions of value, due to differences in comparables used or analysis of those comparables. This is common and happens all of the time. In fact, within each appraisal, after making adjustments to the comparables, the appraiser will typically have a range of values that are supported that often vary more than +/-5% from the median or average adjusted value.

Based on this understanding of market imperfection, it is important to note that very minor differences in value within an impact study do not necessarily indicate either a negative or positive impact. When the impacts measured fall within that +/-5%, I consider this to be within typical market variation/imperfection. Therefore it may be that there is a negative or positive impact identified if the impact is within that range, but given that it is indistinguishable from what amounts to the background noise or static within the real estate data, I do not consider indications of +/-5% to support a finding of a negative or positive impact.

Impacts greater than that range are however, considered to be strong indications of impacts that fall outside of typical market imperfection. I have used this as a guideline while considering the impacts identified within this report.

Relative Solar Farm Sizes

Solar farms have been increasing in size in recent years. Much of the data collected is from existing, older solar farms of smaller size, but there are numerous examples of sales adjoining 75 to 80 MW facilities that show a similar trend as the smaller solar farms. This is understandable given that the primary concern relative to a solar farm is the appearance or view of the solar farm, which is typically addressed through setbacks and landscaping buffers. The relevance of data from smaller solar farms to larger solar farms is due to the primary question being one of appearance. If the solar farm is properly screened, then little of the solar farm would be seen from adjoining property regardless of how many acres are involved.

Larger solar farms are often set up in sections where any adjoining owner would only be able to see a small section of the project even if there were no landscaping screen. Once a landscaping screen is in place, the primary view is effectively the same whether adjoining a 5 MW, 20 MW or 100 MW facility.

I have split out the data for the matched pairs adjoining larger solar farms only to illustrate the similarities later in this report.

Steps Involved in the Analysis

The paired sales analysis employed in this report follows the following process:

1. Identify sales of property adjoining existing solar farms.
2. Compare those sales to similar property that does not adjoin an existing solar farm.
3. Confirmation of sales are noted in the analysis write ups.
4. Distances from the homes to panels are included as a measure of the setbacks.
5. Topographic differences across the solar farms themselves are likewise noted along with demographic data for comparing similar areas.

There are a number of Sale/Resale comparables included in the write ups, but most of the data shown is for sales of homes after a solar farm has been announced (where noted) or after a solar farm has been constructed.

III. Research on Solar Farms

A. *Appraisal Market Studies*

I have also considered a number of impact studies completed by other appraisers as detailed below.

CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities, Michigan, 2020

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The conclusion of this study is that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia, 2020

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed county planners and real estate assessors in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County, North Carolina, 2013

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

Mr. Beck was interviewed as part of the Christian Kalia study noted above. From that I quote “Mr. Beck concluded on no effect on moderate priced homes, and only a 5% change in his limited research of higher priced homes. His one sale that fell through is hardly a reliable sample. It also was misleading on Mr. Beck's part to report the lower re-assessments since the primary cause of the

re-assessments were based on the County Official, who lived adjacent to the solar farm, appeal to the assessor for reductions with his own home.” In that Clay County Case study the noted lack of lot sales after announcement of the solar farm also coincided with the recession in 2008/2009 and lack of lot sales effectively defined that area during that time.

I further note, that I was present at the hearing where Mr. Beck presented these findings and the predominance of his argument before the Lincoln County Board of Commissioner’s was based on the one cancelled sale as well as a matched pair analysis of high-end homes adjoining a four-story call center. He hypothesized that a similar impact from that example could be compared to being adjacent solar farm without explaining the significant difference in view, setbacks, landscaping, traffic, light, and noise. Furthermore, Mr. Beck did have matched pairs adjoining a solar farm in his study that he put in the back of his report and then ignored as they showed no impact on property value.

Also noted in the Christian Kalia interview notes is a response from Mr. Beck indicating that in his opinion “the homes were higher priced homes and had full view of the solar farm.” Based on a description of screening so that “the solar farm would not be in full view to adjoining property owners. Mr. Beck said in that case, he would not see any drop in property value.”

NorthStar Appraisal Company – Impact Analysis for Nichomus Run Solar, Pilesgrove, New Jersey, 2020

Mr. William J. Sapio, MAI with NorthStar Appraisal Company considered a matched pair analysis for the potential impact on adjoining property values to this proposed 150 MW solar farm. Mr. Sapio considered sales activity in a subdivision known as Point of Woods in South Brunswick Township and identified two recent new homes that were constructed and sold adjoining a 13 MW solar farm and compared them to similar homes in that subdivision that did not adjoin the solar farm. These homes sold in the \$1,290,450 to \$1,336,613 price range and these homes were roughly 200 feet from the closest solar panel.

Based on this analysis, he concluded that the adjoining solar farm had no impact on adjoining property value.

MR Valuation Consulting, LLC – The Kuhl Farm Solar Development and The Fischer Farm Solar Development – New Jersey, 2012

Mr. Mark Pomykacz, MAI MRICS with MR Valuation Consulting, LLC considered a matched pair analysis for sales near these solar farms. The sales data presented supported a finding of no impact on property value for nearby and adjoining homes and concludes that there is no impact on marketing time and no additional risk involved with owning, building, or selling properties next to the solar farms.

Mary McClinton Clay, MAI – McCracken County Solar Project Value Impact Report, Kentucky, 2021

Ms. Mary Clay, MAI reviewed a report by Kirkland Appraisals in this case and also provided a differing opinion of impact. She cites a number of other appraisal studies and interestingly finds fault with heavily researched opinions, while praising the results of poorly researched studies that found the opposing view.

Her analysis includes details from solar farms that show no impact on value, but she dismisses those.

She cites the University of Texas study noted later in this report, but she cites only isolated portions of that study to conclude the opposite of what that study specifically concludes.

She cites the University of Rhode Island study noted alter in this report, but specifically excludes the conclusion of that study that in rural areas they found no impact on property value.

She cites lot sales near Spotsylvania Solar without confirming the purchase prices with brokers as indicative of market impact and has made no attempt to compare lot prices that are contemporaneous. In her 5 lot sales that she identifies, all of the lot prices decline with time from 2015 through 2019. This includes the 3 lot sales prior to the approval of the solar farm. The decrease in lot values shown in this chart are more indicative of the trend in the market, than of any impact related to the solar farm. Otherwise, how does she explain the drop in price from 2015 to 2017 prior to the solar farm approval.

She considers data at McBride Place Solar Farm and does a sale/resale analysis based on Zillow Home Value Index, which is not a reliable indication for appreciation in the market. She then adjusted her initial sales prior to the solar farm over 7 years to determine what she believes the home should have appreciated by and then compares that to an actual sale. She has run no tests or any analysis to show that the appreciation rates she is using are consistent with the market but more importantly she has not attempted to confirm any of these sales with market participants. I have spoken with brokers active in the sales that she cites and they have all indicated that the solar farm was not a negative factor in marketing or selling those homes.

She has considered lot sales at Sunshine Farms in Grandy, NC. She indicates that the lots next to the solar farm are selling for less than lots not near the solar farm, but she is actually using lot sales next to the solar farm prior to the solar farm being approved. She also ignores recent home sales adjoining this solar farm after it was built that show no impact on property value.

She also notes a couple of situations where solar developers have purchased adjoining homes and resold them or where a neighbor agreement was paid as proof of a negative impact on property value. Given that there are over 2,500 solar farms in the USA as of 2018 according to the U.S. Energy Information Administration and there are only a handful of such examples, this is clearly not an industry standard but a business decision. Furthermore, solar developers are not in the business of flipping homes and are in a position very similar to a bank that acquires a home as OREO (Other Real Estate Owned), where homes are frequently sold at discounted prices, not because of any drop in value, but because they are not a typically motivated seller. Market value requires an analysis of a typically motivated buyer and seller. So these are not good indicators of market value impacts.

The comments throughout this study are heavy in adjectives, avoids stating facts contrary to the conclusion and shows a strong selection bias.

Kevin T. Meeks, MAI – Corcoran Solar Impact Study, Minnesota, 2017

Mr. Kevin Meeks, MAI reviewed a report by Kirkland Appraisals in this case and also provided additional research on the topic with additional paired sales. The sales he considered are well presented and show that they were confirmed by third parties and all of the broker commentary is aligned with the conclusion that the adjoining solar farms considered had no impact on the adjoining home values.

Mr. Meeks also researched a 100 MW project in Chisago County, known as North Star Solar Garden in MN. He interviewed local appraisers and a broker who was actively marketing homes adjoining that solar farm to likewise support a finding of no impact on property value.

John Keefe, Chisago County Assessor, Chisago County Minnesota Assessor's Office, 2017

This study was completed by the Chisago County Minnesota Assessor's Office on property prices adjacent to and in close vicinity of a 1,000-acre North Star solar farm in Minnesota. The study concluded that the North Star solar farm had "no adverse impact" on property values. Mr. Keefe further stated that, "It seems conclusive that valuation has not suffered."

Tim Connelly, MAI – Solar Impact Study of Proposed Solar Facility, New Mexico, 2023

This study is a detailed review of an Impact Study completed by Kirkland Appraisals, LLC for Rancho Viejo Solar. It goes through all of the analysis and confirms the applicability and reliability of the methods and conclusions. Mr. Connelly, MAI concurs that “the proposed solar project will not have a negative impact on market value, marketability, or enjoyment of property in the immediate vicinity of the proposed project.”

Donald Fisher, ARA, 2021

Donald Fisher has completed a number of studies on solar farms and was quoted in February 15, 2021 stating, “Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact or, ironically, a positive impact, where values on properties after the installation of solar farms went up higher than time trends.”

Jennifer N. Pitts, MAI - Study of Residential Market Trends Surrounding Six Utility-Scale Solar Projects in Texas, 2023

This study was completed by Real Property Analytics with Ms. Pitts along with Erin M. Kiella, PhD, and Chris Yost-Bremm, PhD. This analysis considered these solar farms through different stages of the market from announcement of the project, during construction, and after construction. They found no indication of a negative impact on sales price, the ratio of sales price to listing price, or the number of Days on Market. They also researched individual sales and interviewed local brokers who confirmed that market participants were knowledgeable of the solar projects and did not result in a negative impact on sales price or marketing time.

Conclusion of Impact Studies

Of the ten studies noted eight included actual sales data to derive an opinion of no impact on value. The two studies to conclude on a negative impact includes the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact. The other study by Mary Clay shows improper adjustments for time, a lack of confirmation of sales comparables, and exclusion of data that does not support her initial position.

I have relied on these studies as additional support for the findings in this impact analysis.

B. Articles

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

Farm Journal Guest Editor, March 22, 2021 – Solar’s Impact on Rural Property Values

Andy Ames, ASFMRA (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA’s National Appraisal Review Committee. He is also the Executive Vice President of the CNY Pomeroy Appraiser and has conducted several market studies on solar farms and property impact. He is quoted in the article as saying, “Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact, or ironically, a positive impact, where values on properties after installation of solar farms went up higher than time trends.”

Howard Halderman, AFM, President and CEO of Halderman Real Estate and Farm Management attended the ASFMRA solar talk hosted by the Indiana Chapter of the ASFMRA and he concludes that other rural properties would likely see no impact and farmers and landowners shown even consider possible benefits. “In some cases, farmers who rent land to a solar company will insure the viability of their farming operation for a longer time period. This makes them better long-term tenants or land buyers so one can argue that higher rents and land values will follow due to the positive impact the solar leases offer.”

More recently in August 2022, Donald Fisher, ARA, MAI and myself led a webinar on this topic for the ASFMRA discussing the issues, the university studies and specific examples of solar farms having no impact on adjoining property values.

National Renewable Energy Laboratory – Top Five Large-Scale Solar Myths, February 3, 2016

Megan Day reports from NREL regarding a number of concerns neighbors often express. Myth #4 regarding property value impacts addresses specifically the numerous studies on wind farms that show no impact on property value and that solar farms have a significantly reduced visual impact from wind farms. She highlights that the appearance can be addressed through mitigation measures to reduce visual impacts of solar farms through vegetative screening. Such mitigations are not available to wind farms given the height of the windmills and again, those studies show no impact on value adjoining wind farms.

North Carolina State University: NC Clean Energy Technology Center White Paper: Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development (Version 2), May 2019

Tommy Cleveland and David Sarkisian wrote a white paper for NCSU NC Clean Energy Technology Center regarding the potential impacts to agricultural productivity from a solar farm use. I have interviewed Tommy Cleveland on numerous occasions and I have also heard him speak on these issues at length as well. He addresses many of the common questions regarding how solar farms work and a detailed explanation of how solar farms do not cause significant impacts on the soils, erosion and other such concerns. This is a heavily researched paper with the references included.

North Carolina State University: NC Clean Energy Technology Center White Paper: Health and Safety Impacts of Solar Photovoltaics, May 2017

Tommy Cleveland wrote a white paper for NCSU NC Clean Energy Technology Center regarding the health and safety impacts to address common questions and concerns related to solar farms. This is a heavily researched white paper addressing questions ranging from EMFs, fire safety, as well as vegetation control and the breakdown of how a solar farm works.

C. *Broker Commentary*

In the process of working up the matched pairs used later in this report, I have collected comments from brokers who have actually sold homes adjoining solar farms indicating that the solar farm had no impact on the marketing, timing, or sales price for the adjoining homes. I have included comments from brokers within this report where they discussed specific solar projects including brokers from Kentucky, Virginia, Tennessee, and North Carolina.

I have additional commentary from other states including New Jersey and Michigan that provide the same conclusion.

IV. University Studies

I have also considered the following studies completed by four different universities related to solar farms and impacts on property values.

A. *University of Texas at Austin, May 2018*

An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations

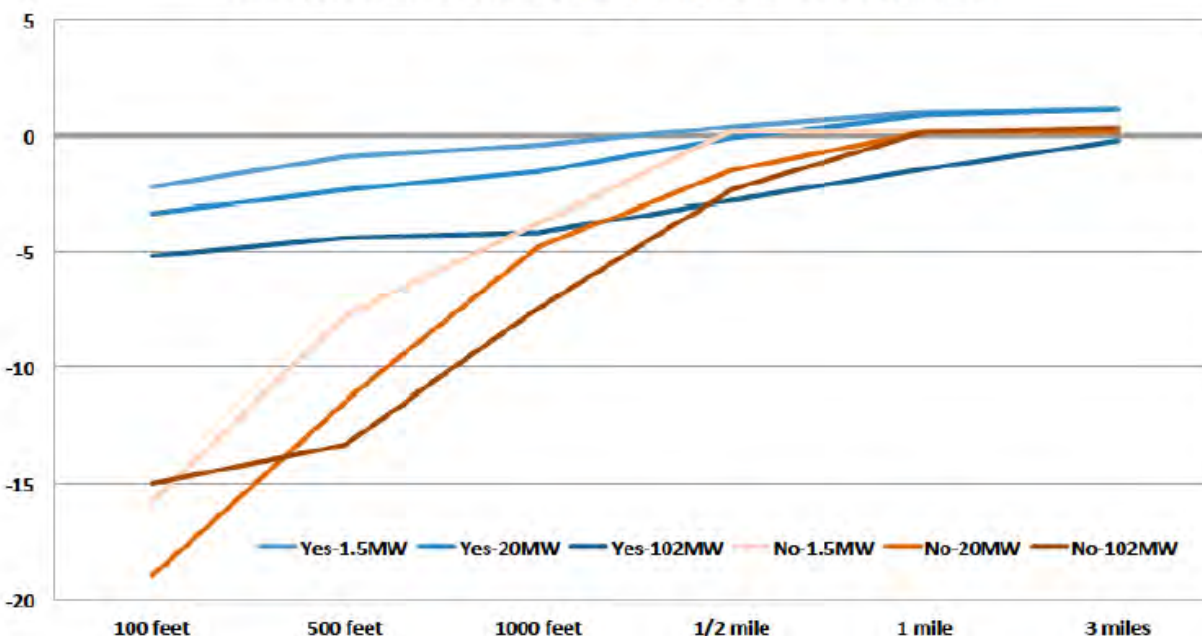
This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.

Chart B.2 - Estimates of Property Value Impacts (%) by Size of Facility, Distance, & Respondent Type

Have you assessed a home near a utility-scale solar installation?



Furthermore, the question cited above does not consider any mitigating factors such as landscaping buffers or screens which would presumably reduce the minor impacts noted by experienced appraisers on this subject.

The conclusion of the researchers is shown on Page 23 indicated that “Results from our survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values.”

This analysis supports the conclusion of this report that the data supports no impact on adjoining property values.

B. University of Rhode Island, September 2020

Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island

The University of Rhode Island published a study entitled **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island** on September 29, 2020 with lead researchers being Vasundhara Gaur and Corey Lang. I have read that study and interviewed Mr. Corey Lang related to that study. This study is often cited by opponents of solar farms but the findings of that study have some very specific caveats according to the report itself as well as Mr. Lang from the interview.

While that study does state in the Abstract that they found depreciation of homes within 1-mile of a solar farm, that impact is limited to non-rural locations. On Pages 16-18 of that study under Section 5.3 Heterogeneity in treatment effect they indicate that the impact that they found was limited to non-rural locations with the impact in rural locations effectively being zero. For the study they defined “rural” as a municipality/township with less than 850 population per square mile.

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population dataset.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2nd and 3rd most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for District 201 of Prince Edward County, which has a population of 2,750 for 2023 based on SiteToDoBusiness.com and a total area of 61.9 square miles. This indicates a population density of 44 people per square mile which puts this well below the threshold indicated by the Rhode Island Study.

I therefore conclude that the Rhode Island Study supports a finding of no impact on adjoining properties for the proposed solar farm.

C. Georgia Institute of Technology, October 2020

Utility-Scale Solar Farms and Agricultural Land Values

This study was completed by Nino Abashidze as Post-Doctoral Research Associate of Health Economics and Analytics Lab (HEAL), School of Economics, Georgia Institute of Technology. This research was started at North Carolina State University and analyzes properties near 451 utility-scale ground-mount solar installations in NC that generate at least 1 MW of electric power. A total of 1,676 land sales within 5-miles of solar farms were considered in the analysis.

This analysis concludes on Page 21 of the study “Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option -value for land owners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value.”

This study supports a finding of no impact on adjoining agricultural property values and in some cases could support a modest increase in value.

D. Master’s Thesis: ECU by Zachary Dickerson July 2018

A Solar Farm in My Backyard? Resident Perspectives of Utility-Scale Solar in Eastern North Carolina

This study was completed as part of a Master of Science in Geography Master’s Thesis by Zachary Dickerson in July 2018. This study sets out to address three questions:

1. Are there different aspects that affect resident satisfaction regarding solar farms?
2. Are there variations in satisfaction for residents among different geographic settings, e.g. neighborhoods adjacent to the solar farms or distances from the solar farms?
3. How can insight from both the utility and planning sectors, combined with knowledge gained from residents, fill gaps in communication and policy writing in regard to solar farms?

This was done through survey and interview with adjacent and nearby neighbors of existing solar farms. The positive to neutral comments regarding the solar farms were significantly higher than negative. The researcher specifically indicates on Page 46 “The results show that respondents generally do not believe the solar farms pose a threat to their property values.”

The most negative comments regarding the solar farms were about the lack of information about the approval process and the solar farm project prior to construction.

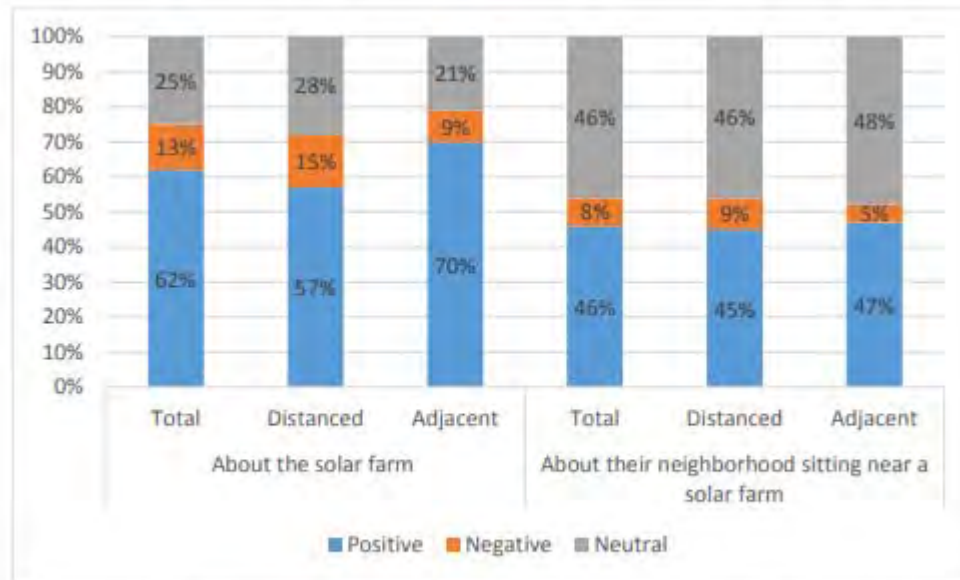
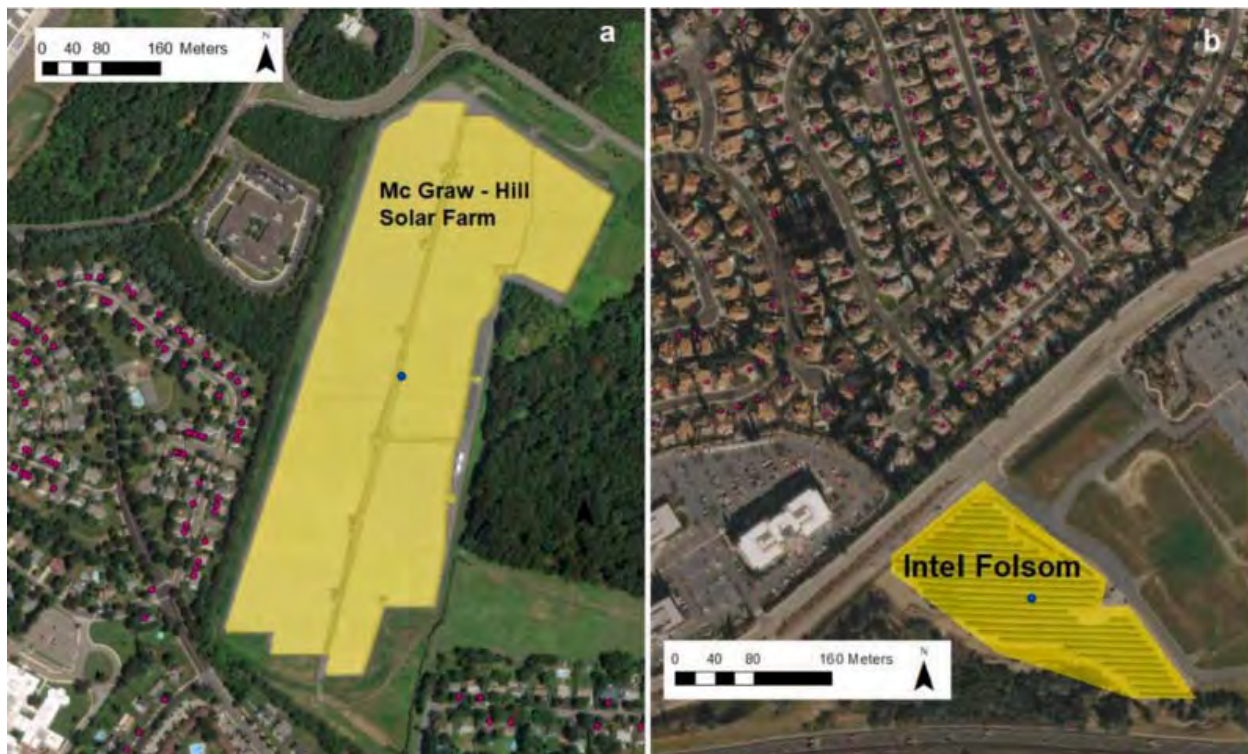


Figure 11: Residents' positive/negative word choices by geographic setting for both questions

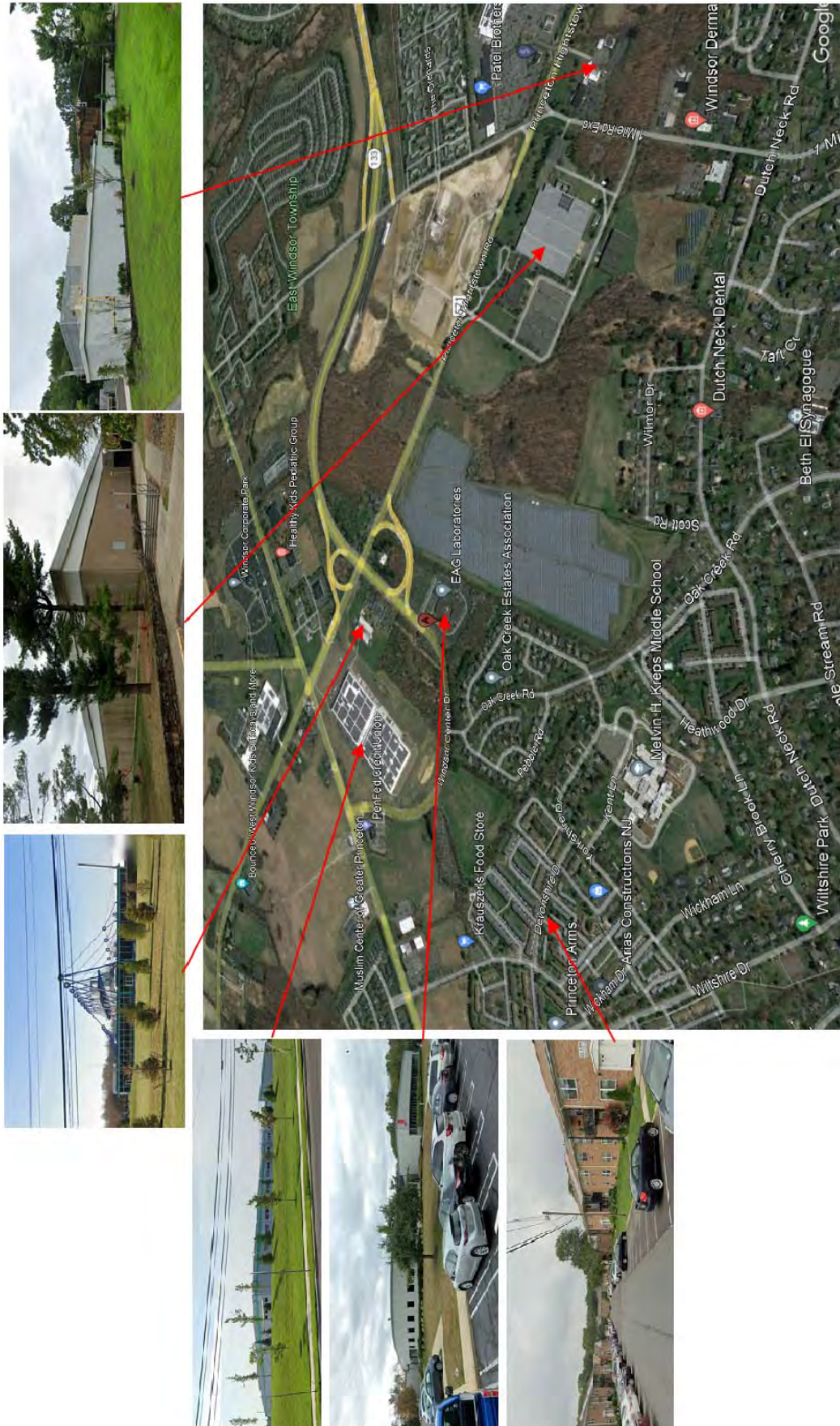
E. Lawrence Berkeley National Lab, March 2023

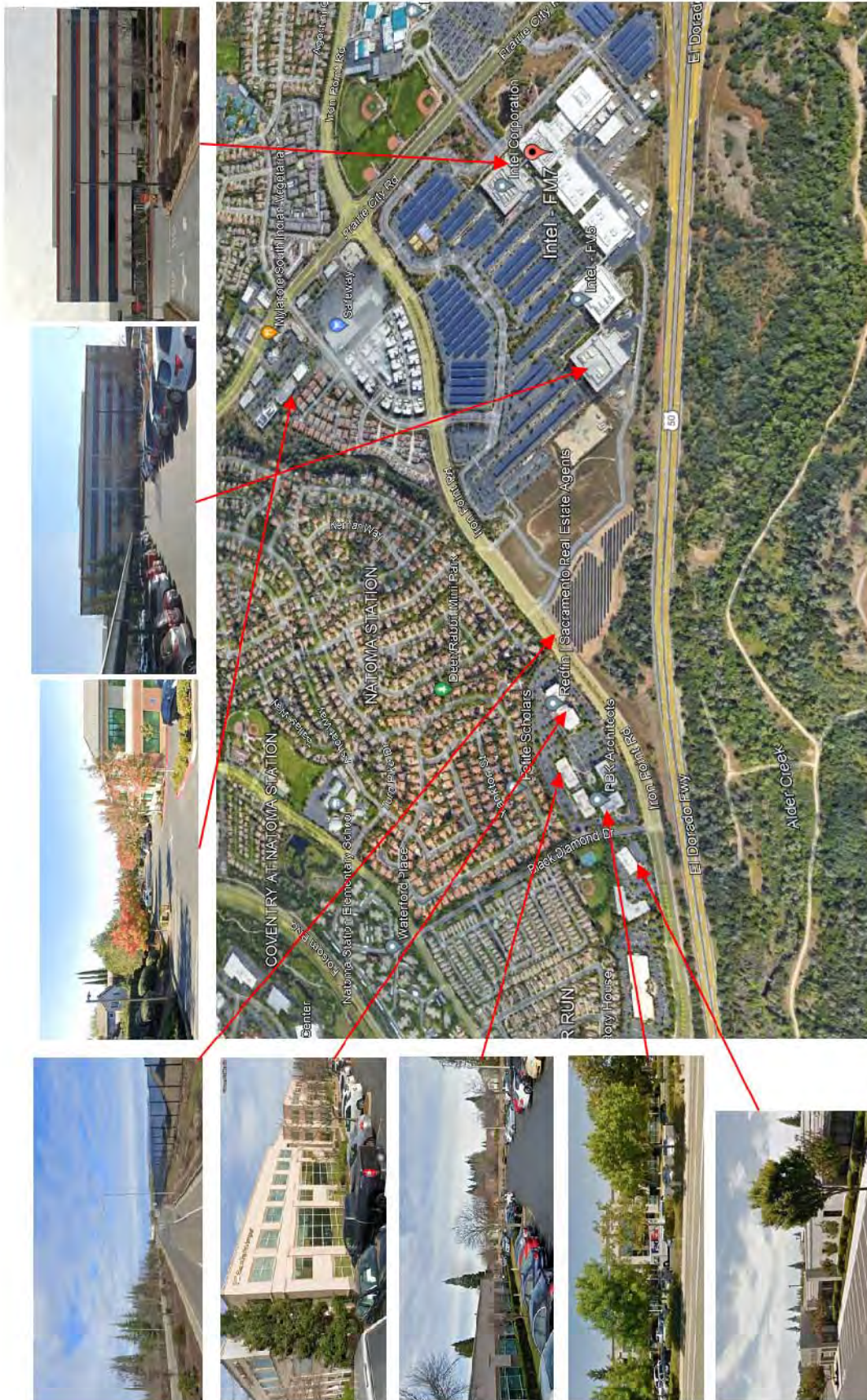
Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states

This study was completed by researchers including Salma Elmallah, Ben Hoen, K. Sydney Fujita, Dana Robson, and Eric Brunner. This analysis considers home sales before and after solar farms were installed within a 1 mile radius and compared them to home sales before and after the solar farms at a 2-4 mile radius. The conclusion found a 1.5% impact within 1 mile of a solar farm as compared to homes 2-4 miles from solar farms. This is the largest study of this kind on solar and addresses a number of issues, but also does not address a number of items that could potentially skew these results. First of all, the study found no impact in the three states with the most solar farm activity and only found impacts in smaller sets of data. The data does not in any way discuss actual visibility of solar farms or address existing vegetation screens. This lack of addressing this is highlighted by the fact that they suggest in the abstract that vegetative shading may be needed to address possible impacts. Another notable issue is the fact that they do not address other possible impacts within the radii being considered. This lack of consideration is well illustrated within the study on Figure A.1 where they show satellite images of McGraw Hill Solar Farm in NJ and Intel Folsom in CA. The Folsom image clearly shows large highways separating the solar farm from nearby housing, but with tower office buildings located closer to the housing being considered. In no place do they address the presence of these towers that essentially block those homes from the solar farm in some places. An excerpt of Fig. A.1. is shown below.



For each of these locations, I have panned out a little further on Google Earth to show the areas illustrated to more accurately reflect the general area. For the McGraw Hill Solar Farm you can see there is a large distribution warehouse to the west along with a large offices and other industrial uses. Further to the west is a large/older apartment complex (Princeton Arms). To the east there are more large industrial buildings. However, it is even more notable that 1.67 miles away to the west is Cranbury Golf Club. Given how this analysis was set up, these homes around the industrial buildings are being compared to homes within this country club to help establish impacts from the solar farm. Even considering the idea that each set is compared to itself before and after the solar farm, it is not a reasonable supposition that homes in each area would appreciate at the same rates even if no solar farm was included. Furthermore the site where the solar farm is located an all of the surrounding uses not improved with residential housing to the south is zoned Research Office (RO) which allows for: manufacturing, preparation, processing or fabrication of products, with all activities and product storage taking place within a completely enclosed building, scientific or research laboratories, warehousing, computer centers, pharmaceutical operations, office buildings, industrial office parks among others. Homes adjoining such a district would likely have impacts and influences not seen in areas zoned and surrounded by zoning strictly for residential uses.





On the Intel Folsom map I have shown the images of two of the Intel Campus buildings, but there are roughly 8 such buildings on that site with additional solar panels installed in the parking lot as shown in that image. I included two photos that show the nearby housing having clear and close views of adjoining office parking lots. This illustrates that the homes in that 1 mile radius are significantly more impacted by the adjoining office buildings than a solar farm located distantly that are not within the viewshed of those homes. Also, this solar farm is located on land adjoining the Intel Campus on a tract that is zoned M-1 PD, which is a Light Industrial/Manufacturing zoning. Furthermore, the street view at the solar farm shows not only the divided four-lane highway that separates the office buildings and homes from the solar farm, but also shows that there is no landscaping buffer at this location. All of these factors are ignored by this study. Below is another image of the Folsom Solar at the corner of Iron Point Road and Intel West Driveway which shows just how close and how unscreened this project is.



Compare that image from the McGraw Hill Street view facing south from County Rte 571. There is a distant view and much of the project is hidden by a mix of berms and landscaping. The analysis makes no distinction between these projects.



The third issue with this study is that it identifies impacts following development in areas where they note that “more adverse home price impacts might be found where LSPVPS (large-scale photovoltaic project) displace green space (consistent with results that show higher property values

near green space.” The problem with this statement is that it assumes that the greenspace is somehow guaranteed in these areas, when in fact, they could just as readily be developed as a residential subdivision and have the same impacts. They have made no effort to differentiate loss of greenspace through other development purposes such as schools, subdivisions, or other uses versus the impact of solar farms. In other words, they may have simply identified the impact of all forms of development on property value. This would in fact be consistent with the comments in the Rhode Island study where the researchers noted that the loss of greenspace in the highly urban areas was likely due to the loss of greenspace in particular and not due to the addition of solar panels.

Despite these three shortcomings in the analysis – the lack of differentiating landscape screening, the lack of consideration of other uses within the area that could be impacting property values, and the lack of consideration of alternative development impacts – the study still only found impacts between 0 and 5% with a conclusion of 1.5% within a 1-mile radius. As discussed later in this report, real estate is an imperfect market and real estate transactions typically sell for much wider variability than 5% even where there are no external factors operating on property value.

I therefore conclude that the minor impacts noted in this study support a finding of no impact on property value. Most appraisals show a variation between the highest and lowest comparable sale that is substantially greater than 1.5% and this measured impact for all its flaws would just be lost in the static of normal real estate transactions.

F. Masters Thesis: Loyola University Chicago by Simeng Hao May 2023
Assessing Property Value Impacts Near Utility-Scale Solar in the Midwest

This study considered 70 utility-scale facilities built in the Midwest from 2009 to 2022 using data from the Lawrence Berkley National Laboratory. Using the difference-in-differences, method he found that proximity to solar projects increased property values by 0.5% to 2.0%.

Included in this study is a summary of seven other studies including many of those noted above that considered a total of 3,296 projects with results ranging from 1.7% decline in value to no impact. Only 2 of the studies identified found negative results that ranged from 0.82% to 1.7% impact on property value, while the other five studies found no consistent negative impact.

Given that 5 of the 7 studies identified show no negative impact and the analysis by Mr. Hao shows a positive relationship up to 2%, I consider this analysis to support my conclusions on no impact on property value. While statistical studies note impacts of +/- 2%, as noted earlier in this report, market imperfection is generally greater than that rate and supports a conclusion of no impact. Essentially, while the statistical studies are showing minor variation, applying that to any one particular property whether plus or minus, would be unsupportable given that market imperfection is greater than that purported adjustment.

V. Assessor Surveys

I have been working on a survey of Virginia Assessors regarding property values related to solar farms and whether or not the local assessors have found any data to support any changes to value on property adjoining solar farms. In this process I have contacted every assessor's office by email and I have received responses by email and by phone from a number of these counties. Many of the counties in Virginia rely on outside firms to assist in gathering data for the assessments and where that is the case, we have contacted the outside firms regarding the question of whether or not the assessors are currently making any adjustments to properties adjoining solar farms.

I currently have response from 16 counties that have solar farms in them and of those 16 responses none of the assessors are currently applying a negative impact on property value. One response suggested that adjoining values may go up.

I also spoke with Randy Willis with Pearson Assessors. His company assists in the assessments in many of the counties south of Richmond. He indicated that they had found no data to suggest a negative impact on property value and they have looked as they were concerned about that issue. He indicated that they would make no negative impact adjustments and that he recognizes that there are a number of agricultural adjoining uses that have a greater impact on adjoining properties in terms of noise, dust and odor than a solar farm would have. He did indicate that there could be situations where an individual home might have a greater visual impact and those should be looked at on a case-by-case basis, but he also agreed that many allowed agricultural uses could have similar visual impacts on such properties as well.

VIRGINIA Commissioner of the Revenue

County	Assessor Name	Number of Farms in Operation	Change in adjacent property value
Appomattox	Sara Henderson	1, plus one in process	No
Augusta	W. Jean Shrewsbury	no operational	No
Buckingham	Stephanie D. Love	1	No
Charlotte	Naisha Pridgen Carter	1, several others in the works	No
Clarke	Donna Peake	1	No
Frederick	Seth T. Thatcher	none, 2 approved for 2022	No, assuming compatible with rural area
Goochland	Mary Ann Davis		No
Hanover	Ed Burnett	1	No
Louisa	Stacey C. Fletcher	2 operational by end of year	No, only if supported by market data
Mecklenburg	Joseph E. "Ed" Taylor		No
Nottoway	Randy Willis with Pearson Assessors		No
Powhatan	Charles Everest	2 approved, 1 built	Likely increase in value
Rockingham	Dan Cullers	no operational	Likely no
Southampton	Amy B. Carr	1	Not normally
Surry	Jonathan F. Judkins	1	None at this time
Westmoreland	William K. Hoover	4	No

Responses: 16

Negative Impact on Adjoining Value = Yes: 0

Negative Impact on Adjoining Value = No: 16

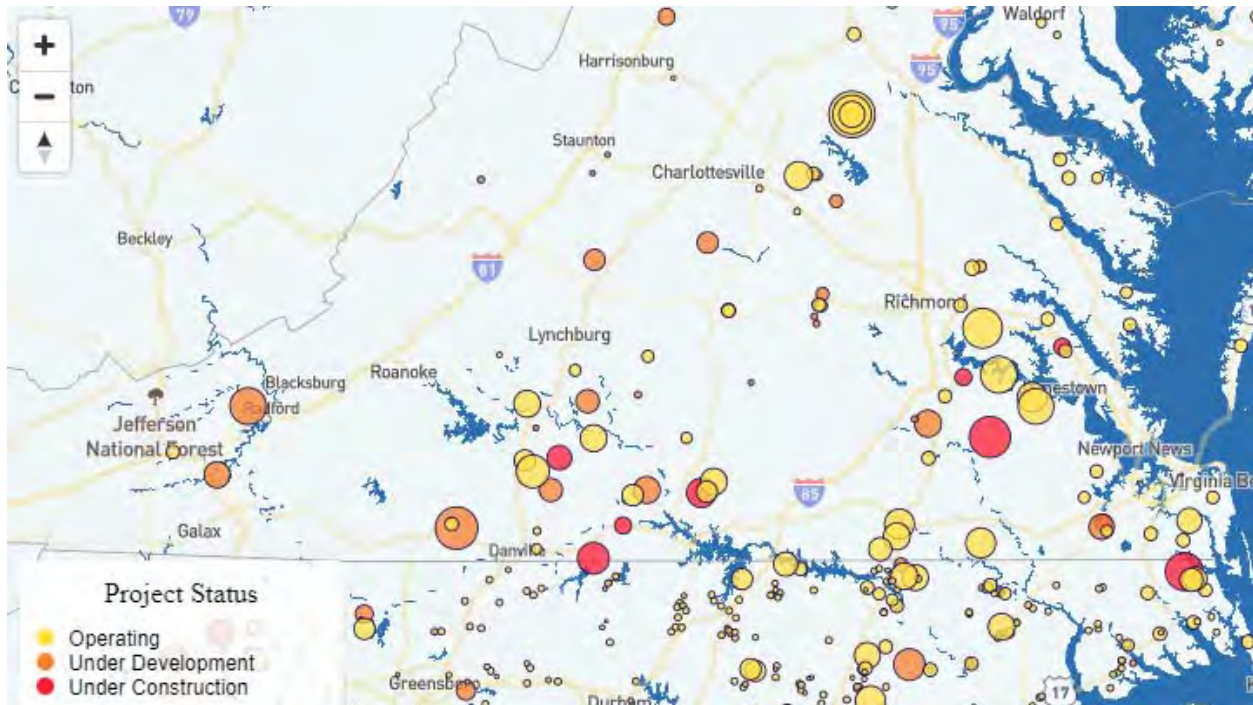
I have a breakdown of assessor surveys from other states as well and those responses are below. I have not had any assessor indicate a negative adjustment due to adjacency to a solar farm in any state. These responses total 188 with 170 definitively indicating no negative adjustments are made to adjoining property values, 18 providing no response to the question, and 0 indicating that they do address a negative impact on adjoining property value.

Summary of Assessor Surveys				
State	Responses	No Impact	Yes Impact	No Comment
North Carolina	39	39		
Virginia	16	16		
Indiana	31	31		
Colorado	15	7		8
Georgia	33	33		
Kentucky	10	6		4
Mississippi	4	2		2
New Mexico	5	5		
Ohio	24	20		4
South Carolina	11	11		
Totals	188	170		18

VI. Summary of Solar Projects In Virginia

I have researched the solar projects in Virginia. I identified the solar farms through the Solar Energy Industries Association (SEIA) Major Projects List and then excluded the roof mounted facilities. I focused on larger solar farms over 10 MW though I have included a couple of smaller solar farms as shown in the chart below.

Below I have an excerpt from that map showing the area around Virginia.



I was able to identify and research 85 additional solar farms in Virginia as shown below. These are primarily over 20 MW in size with adjoining homes as close as 100 feet and the mix of adjoining uses is primarily agricultural and residential.

Solar #	Name	State	County	City	Output (MW)	Total	Used	Avg. Dist	Closest	Adjoining Use by Acre			
						Acres	Acres	to home	Home	Res	Agri	Agri/Res	Com
115	Buckingham I	VA	Buckingham	Cumberland	19.8	481.18			N/A	N/A	8%	73%	18%
121	Scott	VA	Powhatan	Powhatan	20	898.4		1,421	730	29%	28%	44%	0%
204	Walker-Correctional	VA	New Kent	Barhamsville	20	484.65		516	103	13%	68%	20%	0%
205	Sappony	VA	Sussex	Stony Creek	20	322.68				2%	98%	0%	0%
216	Beetle	VA	Southampton	Boykins	40	422.19		1,169	310	0%	10%	90%	0%
222	Grasshopper	VA	Mecklenburg	Chase City	80	946.25				6%	87%	5%	1%
226	Belcher/Desper	VA	Louisa	Louisa	88	1238.1			150	19%	53%	28%	0%
228	Bluestone Farm	VA	Mecklenburg	Chase City	4.99	332.5				0%	100%	0%	0%
257	Nokesville	VA	Prince William	Nokesville		331.01				12%	49%	17%	23%
261	Buckingham II	VA	Buckingham	Buckingham	19.8	460.05				6%	79%	15%	0%
262	Mount Jackson	VA	Shenandoah	Mount Jackson	15.65	652.47				21%	51%	14%	13%
263	Gloucester	VA	Gloucester	Gloucester	20	203.55		508	190	17%	55%	28%	0%
267	Scott II	VA	Powhatan	Powhatan		701				41%	25%	34%	0%
270	TWE Myrtle	VA	Suffolk	Suffolk	15	258.97	120	1,115	150	34%	48%	17%	0%
272	Churchview	VA	Middlesex	Church View	20	567.91				9%	64%	27%	0%
303	Turner	VA	Henrico	Henrico	20	463.12		N/A	N/A	21%	37%	0%	42%
311	Sunnybrook Farm	VA	Halifax	Scottsburg		527.88	340	N/A	N/A	15%	59%	26%	0%
312	Powell Creek	VA	Halifax	Alton		513		N/A	N/A	7%	71%	22%	0%
339	Crystal Hill	VA	Halifax	Crystal Hill		628.67	218	1,570	140	6%	41%	35%	18%
353	Amazon East(ern st)	VA	Accomack	Oak Hall	80	1000		645	135	8%	75%	17%	0%
354	Alton Post	VA	Halifax	Alton		501.96		749	100	2%	58%	40%	0%
357	Water Strider	VA	Halifax	Nathalie		1134	960	821	250	7%	55%	38%	0%
363	Remington	VA	Fauquier	Remington	20	277.2	125	2,755	1,280	10%	41%	31%	18%
364	Greenwood	VA	Culpepper	Stevensburg	100	2266.6	1800	788	200	8%	62%	29%	0%
366	Culpeper Sr	VA	Culpeper	Culpeper		12.53		N/A	N/A	15%	0%	86%	0%
369	Cherrydale	VA	Northampton	Kendall Grove	20	180.17		N/A	N/A	5%	0%	92%	3%
370	Clarke	VA	Clarke	White Post	10	234.84		N/A	N/A	14%	39%	46%	1%
371	Bedford	VA	Bedford	Bedford	3	101	20	N/A	N/A	8%	0%	66%	26%
372	Woodland,VA	VA	Isle of Wight	Smithfield	19.7	211.12		606	190	9%	0%	91%	0%
373	Whitehouse	VA	Louisa	Louisa	20	499.52		1,195	110	24%	55%	18%	4%
406	Foxhound	VA	Halifax	Clover	91	1311.8		885	185	5%	61%	17%	18%
483	Essex Solar Center	VA	Essex	Center Cross	20	106.12		693	360	3%	70%	27%	0%
484	Southampton	VA	Southampton	Newsoms	100	3243.9		-	-	3%	78%	17%	3%
494	Walnut	VA	King and Queen	Shacklefords	110	1700	1173	641	165	14%	72%	13%	1%
496	Piney Creek	VA	Halifax	Clover	80	776.18	422	523	195	15%	62%	24%	0%
500	Rappahannock	VA	Lancaster	White Stone	2	184	25	831	560	30%	0%	70%	0%
510	UVA Puller	VA	Middlesex	Topping	15	120	120	1,095	185	59%	32%	0%	10%
516	Dogwood	VA	Page	Stanley	20	360.7	110	2,207	225	12%	22%	65%	0%
518	Fountain Creek	VA	Greensville	Emporia	80	798.3	595	862	300	6%	23%	71%	0%
557	Winterpock 1	VA	Chesterfield	Chesterfield		518	308	2,106	350	4%	78%	18%	0%
559	Wood Brothers	VA	Middlesex	Hartfield	5	60.61	38.67	878	205	12%	86%	0%	2%
577	Windsor	VA	Isle of Wight	Windsor	85	760.87	760.87	459	160	8%	71%	21%	0%
579	Spotsylvania	VA	Spotsylvania	Paytes	500	6412	3500			9%	52%	11%	27%
586	Sweet Sue	VA	King William	Aylett	77	1262	576	1,617	680	7%	68%	25%	0%
591	Warwick	VA	Prince George	Disputanta	26.5	1090.1	564.53	555	115	12%	67%	21%	0%
621	Loblolly	VA	Surry	Spring Grove	150	2181.9	1000	1,860	110	7%	62%	31%	0%
622	Woodridge	VA	Albemarle	Scottsville	138	2260.9	1000	1,106	215	9%	63%	28%	0%
624	Reams	VA	Dinwiddie	Dinwiddie	5	64.1	37.8	873	270	28%	40%	32%	0%
633	Brunswick	VA	Greensville	Emporia	150.2	2076.4	1387.3	1,091	240	4%	85%	11%	0%
642	Belcher 3	VA	Louisa	Louisa		749.36	658.56	598	180	14%	71%	14%	1%
649	Endless Caverns	VA	Rockingham	New Market	31.5	355	323.6	624	190	15%	27%	51%	7%
664	Watlington	VA	Halifax	South Boston	20	240.09	137	536	215	24%	48%	28%	0%
672	Spout Spring	VA	Appomattox	Appomattox	60	881.12	673.37	836	335	16%	30%	46%	8%

Solar #	Name	State	County	City	Output (MW)	Total	Used	Avg. Dist	Closest	Adjoining Use by Acre			
						Acres	Acres	to home	Home	Res	Agri	Agri/Res	Com
703	Lily Pond	VA	Dinwiddie	Carson	80	1107.5	600	628	110	13%	75%	12%	0%
704	Midway	VA	Albemarle	Batesville	8	136	90	858	340	20%	46%	34%	0%
749	Martin	VA	Goochland	Richmond	5	114.2	114.2	1,491	470	7%	54%	39%	0%
750	Palmer	VA	Fluvanna	Zion Crossroads	5	57	41	525	165	31%	55%	0%	14%
755	Danville	VA	Pittsylvania	Danville	6	72.08	72.08	616	135	22%	63%	15%	0%
756	Martin Trail	VA	Halifax	Clover	6	43	37	254	115	6%	13%	81%	0%
757	Route 360	VA	Halifax	Clover	5.65	110	40	1,957	1,275	6%	18%	76%	0%
769	Cavalier	VA	Surry/Isle of Wight	Elberon	240	5050	3323	1,231	215	2%	78%	20%	0%
772	Riverstone	VA	Buckingham	Arvonnia	149.5	1939	1193	814	355	4%	90%	6%	0%
773	Sunfish	VA	Orange	Culpeper	80	1131.5	679.5	1,121	120	4%	13%	38%	44%
776	West Lake	VA	Franklin	Harrisburg	20	592.82	592.82	3,280	1,260	11%	18%	49%	22%
777	Aditya	VA	Louisa	Louisa	11	94.67	60	614	350	15%	85%	0%	0%
781	Waller	VA	Lancaster	Burgess		1400	1400	880	125	28%	72%	0%	0%
795	Harris Staunton	VA	Halifax	South Boston	47	697	697	352	185	3%	89%	8%	0%
803	Hickory	VA	Chesterfield	Chesterfield	4.7	95.21	22	1,286	325	8%	22%	70%	0%
809	Mountain Brook	VA	Franklin	Wirtz	20			427	195	24%	21%	54%	1%
812	Prince Edward	VA	Prince Edward		25	369.2	369.2	1,275	660	0%	55%	45%	0%
813	Redbud	VA	Frederick	Winchester	30	262.99	262.99	529	150	29%	55%	17%	0%
829	OFW	VA	Shenandoah	Mount Jackson	20	126.64	126.64	504	110	6%	57%	31%	6%
831	Knight	VA	Rockingham	Shenandoah	70	461.59	461.59	833	240	0%	100%	0%	0%
833	Dayton Wayland	VA	Rockingham	Dayton	4	50.7	50.7	684	100	45%	53%	2%	0%
834	Firefly	VA	Pittsylvania			3143	3143	-	200	12%	73%	15%	0%
854	Reeve	VA	Prince Edward	Pamplin	5	164.7	164.7	2,232	1,195	7%	71%	22%	0%
858	360 Solar Center	VA	Chesterfield	Skinquarter	100	2000	410	2,036	235	1%	97%	2%	0%
864	Purdy	VA	Greensville	Purdy	65	596	596	825	250	5%	66%	29%	0%
865	Clover Creek	VA	Halifax	Clover	90	1472	1472	1,691	310	10%	89%	1%	0%
870	Pineside	VA	Buckingham	Scottsville	74.9	2242	2242	2,484	500	22%	51%	27%	0%
872	Rosalind	VA	Greensville	Emporia	160	1795	1795	654	500	8%	86%	7%	0%
879	Wheelhouse	VA	Lunenburg	Victoria	912.47	60	60	2,071	900	7%	41%	51%	0%
880	Elam	VA	Prince Edward	Pamplin	138.9	3	3	1,066	425	22%	66%	12%	0%
881	Helios	VA	Pulaski	Pulaski	11.45	141.76	141.76	734	225	48%	28%	24%	0%
882	Enon	VA	Stafford	Stafford	3	36.76	36.76	289	120	37%	63%	0%	0%
900	Land of Promise	VA	Chesapeake	Chesapeake	5	134.66	134.66	1,338	785	44%	48%	8%	0%
901	Pocaty	VA	Chesapeake	Chesapeake	2	27.22	27.22	632	445	21%	79%	0%	0%

	Output (MW)	Total	Used	Avg. Dist	Closest	Adjoining Use by Acre			
		Acres	Acres	to home	Home	Res	Agri	Agri/Res	Com
Average	64.6	815.0	624.2	1059	327	14%	54%	28%	4%
Median	20.0	482.9	331.8	836	215	10%	57%	22%	0%
High	912.5	6412.0	3500.0	3280	1280	59%	100%	92%	44%
Low	2.0	3.0	3.0	254	100	0%	0%	0%	0%

VII. Market Analysis of the Impact on Value from Solar Farms

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Louisiana, and New Jersey.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 1,000 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

On the following pages I have considered matched pair data specific to Virginia and Kentucky.

In the next section I have considered matched pair data throughout the Southeast of the United States as being the most similar states that would most readily compare to Virginia. This includes data from Florida, Georgia, South Carolina, North Carolina, Tennessee, Virginia and Maryland. I focused on projects of 5 MW and larger though I have significant supplemental data on solar farms just smaller than that in North Carolina that show similar results. This data is available in my files.

I have additional supporting information from other states in my files that show a consistent pattern across the United States, but again, I have focused on the Southeast in this analysis.

A. *Virginia Data*

I have identified matched pairs adjoining the solar farms noted above. I have also included data from a solar farm in Kentucky that does a good job of illustrating distant views of solar panels in relation to adjoining housing.

The following pages detail the matched pairs and how they were derived.

1. Matched Pair – Clarke County Solar, Clarke County, VA



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered two recent sales of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction. This home sold in January 2017 for \$295,000 and again in August 2019 for \$385,000. I show each sale below and compare those to similar home sales in each time frame. The significant increase in price between 2017 and 2019 is due to a major kitchen remodel, new roof, and related upgrades as well as improvement in the market in general. The sale and later resale of the home with updates and improvements speaks to pride of ownership and increasing overall value as properties perceived as diminished are less likely to be renovated and sold for profit.

I note that 102 Tilthammer includes a number of barns that I did not attribute any value in the analysis. The market would typically give some value for those barns but even without that adjustment there is an indication of a positive impact on value due to the solar farm. The landscaping buffer from this home is considered light.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	8/18/2019	\$385,000	1979	1,392	\$276.58	3/2	Det Gar	Ranch	UnBsmt
	Not	167 Leslie	5.00	8/19/2020	\$429,000	1980	1,665	\$257.66	3/2	Det2Gar	Ranch	
	Not	2393 Old Chapel	2.47	8/10/2020	\$330,000	1974	1,500	\$220.00	3/1.5	Det Gar	Ranch	
	Not	102 Tilthammer	6.70	5/7/2019	\$372,000	1970	1,548	\$240.31	3/1.5	Det Gar	Ranch	UnBsmt

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$385,000			1230
-\$13,268		-\$2,145	-\$56,272		-\$5,000	\$50,000	\$402,315	-4%		
-\$9,956	\$25,000	\$8,250	-\$19,008	\$5,000		\$50,000	\$389,286	-1%		
\$3,229		\$16,740	-\$29,991	\$5,000			\$366,978	5%		
									0%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	UnBsmt
	Not	6801 Middle	2.00	12/12/2017	\$249,999	1981	1,584	\$157.83	3/2	Open	Ranch	
	Not	4174 Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	2 Gar	2-story	
	Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Open	Ranch	

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$295,000			1230
-\$7,100	\$25,000	-\$2,500	-\$24,242		\$5,000	\$50,000	\$296,157	0%		
\$177		-\$16,500	-\$42,085		-\$10,000	\$50,000	\$281,592	5%		
-\$7,797		\$3,600	\$54,857	\$10,000	\$5,000	\$50,000	\$295,661	0%		
									1%	

2. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamsville, VA



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A

limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5241 Barham	2.65	10/18/2018	\$264,000	2007	1,660	\$159.04	3/2	Drive	Ranch	Modular
Not	17950 New Kent	5.00	9/5/2018	\$290,000	1987	1,756	\$165.15	3/2.5	3 Gar	Ranch	
Not	9252 Ordinary	4.00	6/13/2019	\$277,000	2001	1,610	\$172.05	3/2	1.5-Gar	Ranch	
Not	2416 W Miller	1.04	9/24/2018	\$299,000	1999	1,864	\$160.41	3/2.5	Gar	Ranch	

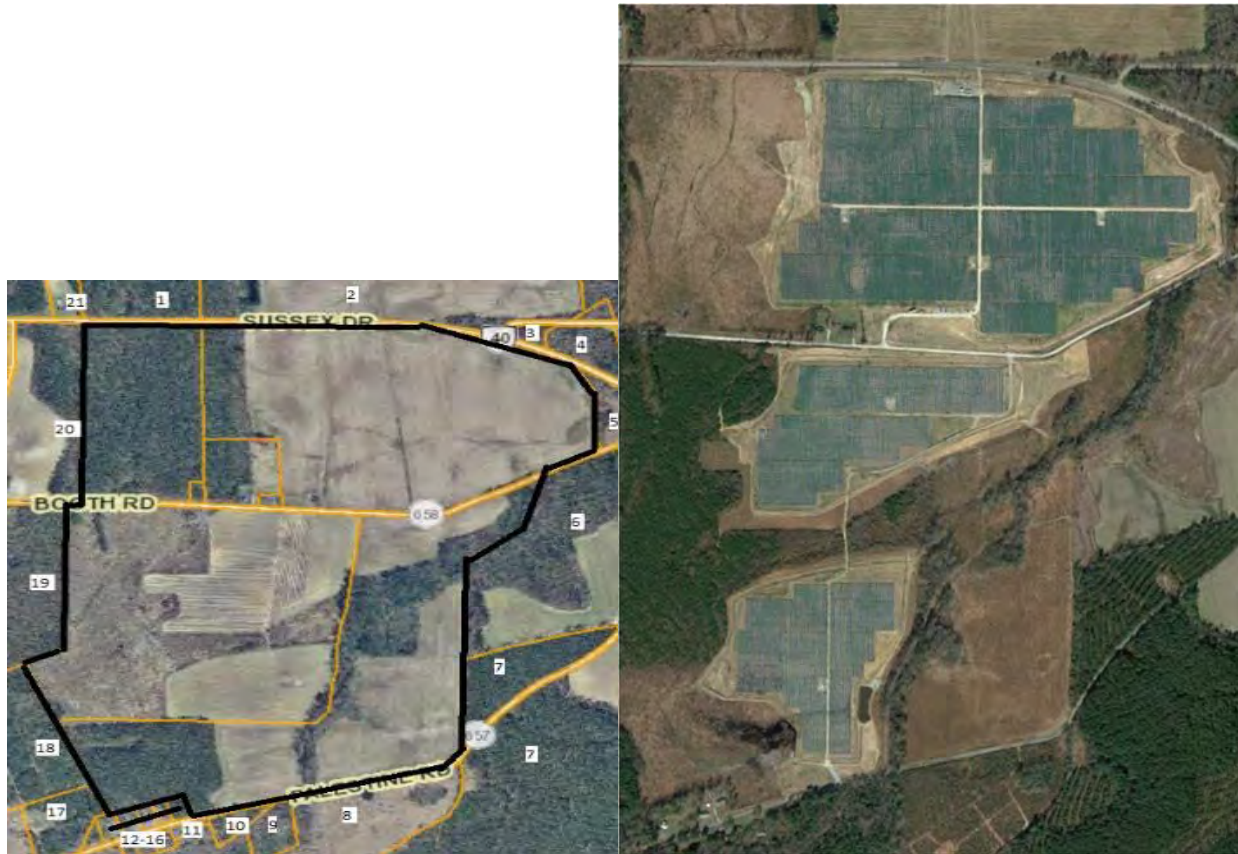
Adjoining Sales Adjusted

Solar	Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
Adjoins	5241 Barham								\$264,000		250
Not	17950 New Kent		-\$8,000	\$29,000	-\$4,756	-\$5,000	-\$20,000	-\$15,000	\$266,244	-1%	
Not	9252 Ordinary	-\$8,310	-\$8,000	\$8,310	\$2,581		-\$10,000	-\$15,000	\$246,581	7%	
Not	2416 W Miller		\$8,000	\$11,960	-\$9,817	-\$5,000	-\$10,000	-\$15,000	\$279,143	-6%	

Average Diff 0%

I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for \$358,000. I did not set up any matched pairs for this property since it is a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.

3. Matched Pair – Sappony Solar, Sussex County, VA



This project is a 30 MW facility located on a 322.68-acre tract that was built in the fourth quarter of 2017.

I have considered the 2018 sale of Parcel 17 as shown below. This was a 1,900 s.f. manufactured home on a 6.00-acre lot that sold in 2018. I have compared that to three other nearby manufactured homes as shown below. The range of impacts is within typical market variation with an average of -1%, which supports a conclusion of no impact on property value. The landscaping buffer is considered medium.

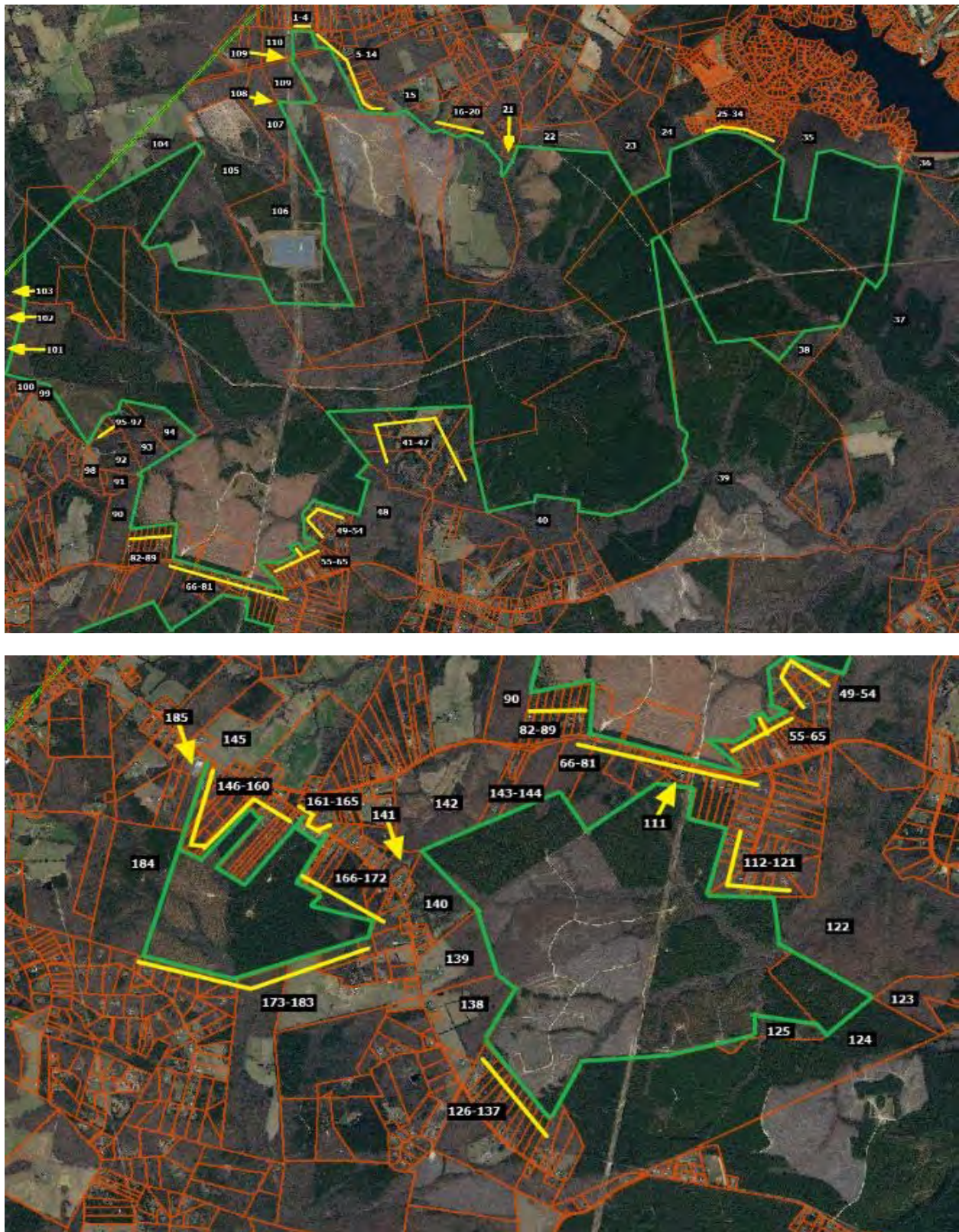
Adjoining Residential Sales After Solar Farm Approved

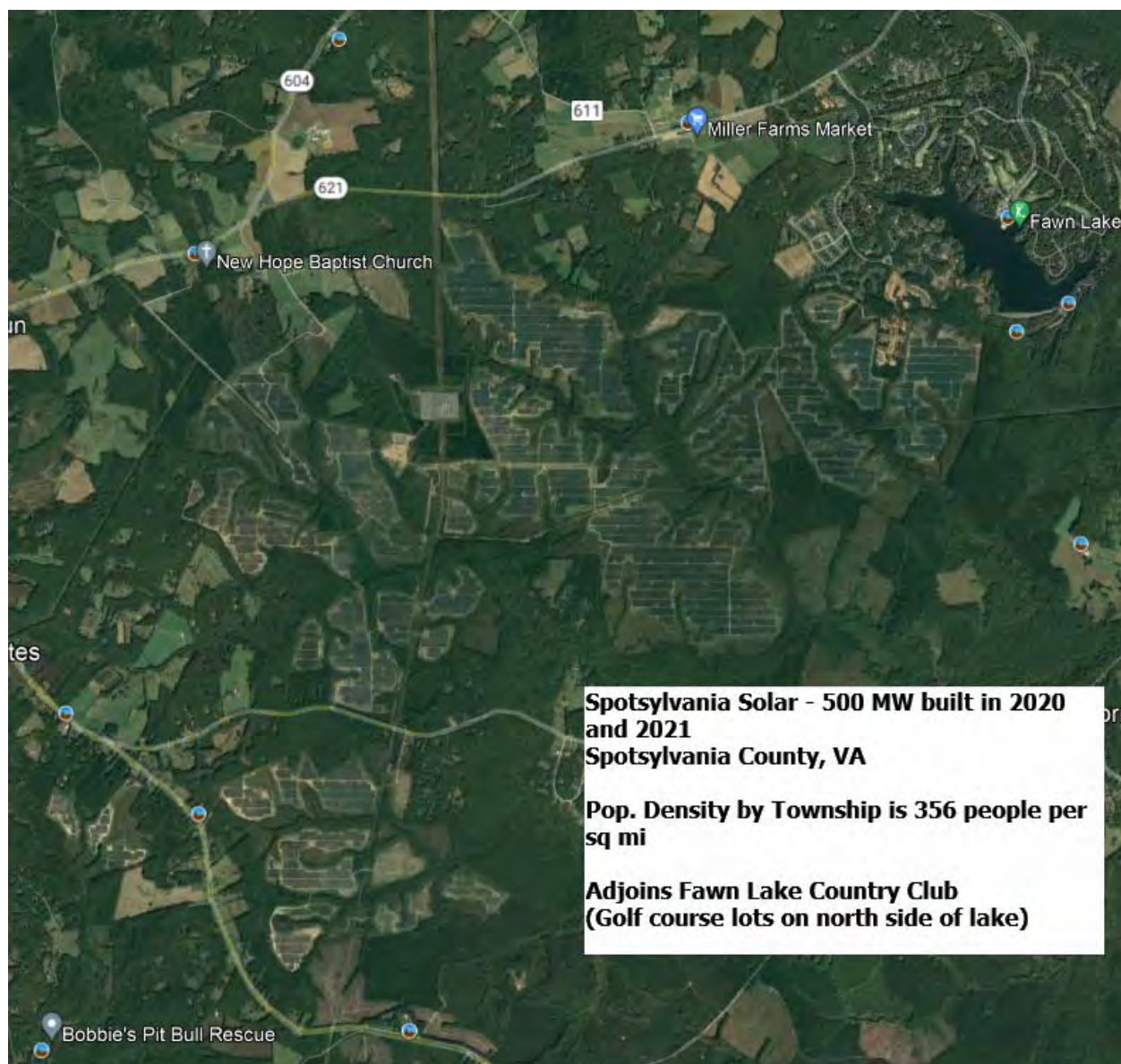
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
	Adjoins	12511 Palestine	6.00	7/31/2018	\$128,400	2013	1,900	\$67.58	4/2.5	Open	Manuf	
	Not	15698 Concord	3.92	7/31/2018	\$150,000	2010	2,310	\$64.94	4/2	Open	Manuf	Fence
	Not	23209 Sussex	1.03	7/7/2020	\$95,000	2005	1,675	\$56.72	3/2	Det Crpt	Manuf	
	Not	6494 Rocky Br	4.07	11/8/2018	\$100,000	2004	1,405	\$71.17	3/2	Open	Manuf	

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$128,400			1425
\$0		\$2,250	-\$21,299	\$5,000			\$135,951	-6%		
-\$5,660	\$13,000	\$3,800	\$10,209	\$5,000	\$1,500		\$122,849	4%		
-\$843		\$4,500	\$28,185				\$131,842	-3%		
									-1%	

4. Matched Pair – Spotsylvania Solar, Paytes, VA





This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 500 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Catharpin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

Spotsylvania Solar Farm

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	12901 Orng Plnk	5.20	8/27/2020	\$319,900	1984	1,714	\$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	\$415,000	2004	2,064	\$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	\$375,000	2017	1,680	\$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	\$290,000	1990	1,592	\$182.16	3/2.5	Det Gar	Ranch	

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
12901 Orng Plnk								\$319,900		1270
8353 Gold Dale	-\$5,219	\$20,000	-\$41,500	-\$56,298		-\$20,000		\$311,983	2%	
6488 Southfork	-\$401	-\$20,000	-\$61,875	\$6,071		-\$15,000		\$283,796	11%	
12717 Flintlock	-\$2,312	\$40,000	-\$8,700	\$17,779	-\$5,000	-\$5,000		\$326,767	-2%	

Average Diff 4%

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	9641 Nottoway	11.00	5/12/2020	\$449,900	2004	3,186	\$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	\$390,000	2006	3,142	\$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	\$489,900	2017	3,350	\$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	\$485,000	1998	3,076	\$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
9641 Nottoway								\$449,900		1950
26123 Lafayette	-\$2,661	\$45,000	-\$3,900	\$4,369	-\$10,000	-\$5,000		\$417,809	7%	
11626 Forest	-\$3,624		-\$31,844	-\$19,187		-\$5,000		\$430,246	4%	
10304 Pny Brnch	-\$3,030		\$14,550	\$13,875	-\$15,000	-\$15,000	-\$10,000	\$470,396	-5%	

Average Diff 2%

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	13353 Post Oak	5.20	9/21/2020	\$300,000	1992	2,400	\$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	\$330,000	2004	2,352	\$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	\$280,000	2008	2,240	\$125.00	4/2.5	Drive	2-Story Bsmt/Nd Pnt	
Not	10725 Rbrt Lee	5.01	10/26/2020	\$295,000	1995	2,166	\$136.20	4/3	Gar	2-Story	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
13353 Post Oak								\$300,000		1171
9609 Logan Hgt	\$12,070		-\$19,800	\$5,388		-\$15,000	\$15,000	\$327,658	-9%	
12810 Catharpian	\$5,408		-\$22,400	\$16,000	\$5,000		\$15,000	\$299,008	0%	
10725 Rbrt Lee	-\$849		-\$4,425	\$25,496		-\$10,000		\$305,222	-2%	

Average Diff -4%

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for \$140,000 for a 0.76-acre lot. This property was on the market for less than 2 months before closing within 6% of the asking price. This lot sold earlier in September 2019 for \$55,000 based on a liquidation sale from NTS to an investor.

A similar 0.68-acre lot at 11507 Stonewood Court within the same subdivision located away from the solar farm sold on March 9, 2021 for \$109,000. This lot sold for 18% over the asking price within 1 month of listing suggesting that this was priced too low. Adjusting this lot value upward by 12% for very strong growth in the market over 2021, the adjusted indicated value is \$122,080 for this lot. This is still showing a 15% premium for the lot backing up to the solar farm.

The lot at 11009 Southview Court sold on August 5, 2019 for \$65,000, which is significantly lower than the more recent sales. This lot was sold by NTS the original developer of this subdivision, who was in the process of liquidating lots in this subdivision with multiple lot sales in this time period throughout the subdivision being sold at discounted prices. The home was later improved by the buyer with a home built in 2020 with 2,430 square feet ranch, 3.5 bathrooms, with a full basement, and a current assessed value of \$492,300.

I spoke with Chris Kalia, MAI, Mark Doherty, local real estate investor, and Alex Doherty, broker, who are all three familiar with this subdivision and activity in this neighborhood. All three indicated that there was a deep sell off of lots in the neighborhood by NTS at discounted prices under \$100,000 each. Those lots since that time are being sold for up to \$140,000. The prices paid for the lots below \$100,000 were liquidation values and not indicative of market value. Homes are being built in the neighborhood on those lots with home prices ranging from \$600,000 to \$800,000 with no sign of impact on pricing due to the solar farm according to all three sources.





Fawn Lake Lot Sales

Parcel	Solar?	Address	Acres	Sale Date	Sale Price	Ad. For Time	% Diff
A	Adjoins	11700 Southview Ct	0.76	12/29/2021	\$140,000		
1	1 parcel away	11603 Southview Ct	0.44	3/31/2022	\$140,000	\$141,960	-1.4%
2	Not adjoin	11507 Stonewood Ct	0.68	3/9/2021	\$109,000	\$118,374	15.4%
3	Not adjoin	11312 Westgate Wy	0.83	10/15/2020	\$125,000	\$142,000	-1.4%
4	Not adjoin	11409 Darkstone Pl	0.589	9/23/2021	\$118,000	\$118,000	15.7%
Average							7.1%
Median							7.0%
Least Adjusted							15.7%
2nd Least Adjusted							-1.4%
(Parcel 1 off solar farm)							

Time Adjustments are based on the FHFA Housing Price Index

5. Matched Pair – Crittenden Solar, Crittenden, KY



This solar farm was built in December 2017 on a 181.70-acre tract but utilizing only 34.10 acres. This is a 2.7 MW facility with residential subdivisions to the north and south.

I have identified five home sales to the north of this solar farm on Clairborne Drive and one home sale to the south on Eagle Ridge Drive since the completion of this solar farm. The home sale on Eagle Drive is for a \$75,000 home and all of the homes along that street are similar in size and price range. According to local broker Steve Glacken with Cutler Real Estate these are the lowest price range/style home in the market. I have not analyzed that sale as it would unlikely provide significant data to other homes in the area.

Mr. Glacken has been selling lots at the west end of Clairborne for new home construction. He indicated in 2020 that the solar farm near the entrance of the development has been a complete non-factor and none of the home sales are showing any concern over the solar farm. Most of the homes are in the \$250,000 to \$280,000 price range. The vacant residential lots are being marketed for \$28,000 to \$29,000. The landscaping buffer is considered light, but the rolling terrain allows for distant views of the panels from the adjoining homes along Clairborne Drive.

The first home considered is a bit of an anomaly for this subdivision in that it is the only manufactured home that was allowed in the community. It sold on January 3, 2019. I compared that sale to three other manufactured home sales in the area making minor adjustments as shown on the next page to account for the differences. After all other factors are considered the adjustments show a -1% to +13% impact due to the adjacency of the solar farm. The best indicator is 1250 Cason, which shows a 3% impact. A 3% impact is within the normal static of real estate transactions and therefore not considered indicative of a positive impact on the property, but it strongly supports an indication of no negative impact.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	250 Claiborne	0.96	1/3/2019	\$120,000	2000	2,016	\$59.52	3/2	Drive	Manuf	
	Not	1250 Cason	1.40	4/18/2018	\$95,000	1994	1,500	\$63.33	3/2	2-Det	Manuf	Carport
	Not	410 Reeves	1.02	11/27/2018	\$80,000	2000	1,456	\$54.95	3/2	Drive	Manuf	
	Not	315 N Fork	1.09	5/4/2019	\$107,000	1992	1,792	\$59.71	3/2	Drive	Manuf	

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	250 Claiborne								\$120,000			373
Not	1250 Cason	\$2,081		\$2,850	\$26,144		-\$5,000	-\$5,000	\$116,075	3%		
Not	410 Reeves	\$249		\$0	\$24,615				\$104,865	13%		
Not	315 N Fork	-\$1,091		\$4,280	\$10,700				\$120,889	-1%	5%	

I also looked at three other home sales on this street as shown below. These are stick-built homes and show a higher price range.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	300 Claiborne	1.08	9/20/2018	\$212,720	2003	1,568	\$135.66	3/3	2-Car	Ranch	Brick
	Not	460 Claiborne	0.31	1/3/2019	\$229,000	2007	1,446	\$158.37	3/2	2-Car	Ranch	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	Ranch	Brick
	Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	300 Claiborne								\$213,000			488
Not	460 Claiborne	-\$2,026		-\$4,580	\$15,457	\$5,000			\$242,850	-14%		
Not	2160 Sherman	-\$5,672		-\$2,650	-\$20,406				\$236,272	-11%		
Not	215 Lexington	\$1,072		\$3,468	-\$2,559	-\$5,000			\$228,180	-7%	-11%	

This set of matched pairs shows a minor negative impact for this property. I was unable to confirm the sales price or conditions of this sale. The best indication of value is based on 215 Lexington, which required the least adjusting and supports a -7% impact.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	350 Claiborne	1.00	7/20/2018	\$245,000	2002	1,688	\$145.14	3/3	2-Car	Ranch	Brick
	Not	460 Claiborne	0.31	1/3/2019	\$229,000	2007	1,446	\$158.37	3/2	2-Car	Ranch	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmnt	Brick
	Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	350 Claiborne								\$245,000			720
Not	460 Claiborne	-\$3,223		-\$5,725	\$30,660	\$5,000			\$255,712	-4%		
Not	2160 Sherman	-\$7,057		-\$3,975	-\$5,743				\$248,225	-1%		
Not	215 Lexington	-\$136		\$2,312	\$11,400	-\$5,000			\$239,776	2%	-1%	

The following photograph shows the light landscaping buffer and the distant view of panels that was included as part of the marketing package for this property. The panels are visible somewhat on the left and somewhat through the trees in the center of the photograph. The first photograph is from the home, with the second photograph showing the view near the rear of the lot.



This set of matched pairs shows a no negative impact for this property. The range of adjusted impacts is -4% to +2%. The best indication is -1%, which as described above is within the typical market static and supports no impact on adjoining property value.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	370 Claiborne	1.06	8/22/2019	\$273,000	2005	1,570	\$173.89	4/3	2-Car	2-Story	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmt	Brick
	Not	2290 Dry	1.53	5/2/2019	\$239,400	1988	1,400	\$171.00	3/2.5	2-Car	R/FBsmt	Brick
	Not	125 Lexington	1.20	4/17/2018	\$240,000	2001	1,569	\$152.96	3/3	2-Car	Split	Brick

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	370 Claiborne								\$273,000			930
Not	2160 Sherman	\$1,831		\$0	-\$20,161				\$246,670	10%		
Not	2290 Dry	\$2,260		\$20,349	\$23,256	\$2,500			\$287,765	-5%		
Not	125 Lexington	\$9,951		\$4,800					\$254,751	7%		
											4%	

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -5% to +10%. The best indication is +7%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship.

The photograph from the listing shows panels visible between the home and the trampoline shown in the picture.



Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	330 Claiborne	1.00	12/10/2019	\$282,500	2003	1,768	\$159.79	3/3	2-Car	Ranch	Brick/pool
Not	895 Osborne	1.70	9/16/2019	\$249,900	2002	1,705	\$146.57	3/2	2-Car	Ranch	Brick/pool
Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsm	Brick
Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

											Avg	
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
Adjoins	330 Claiborne								\$282,500			665
Not	895 Osborne	\$1,790		\$1,250	\$7,387	\$5,000		\$0	\$265,327	6%		
Not	2160 Sherman	\$4,288		-\$2,650	\$4,032			\$20,000	\$290,670	-3%		
Not	215 Lexington	\$9,761		\$3,468	\$20,706	-\$5,000		\$20,000	\$280,135	1%		
											1%	

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -3% to +6%. The best indication is +6%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship. The landscaping buffer on these is considered light with a fair visibility of the panels from most of these comparables and only thin landscaping buffers separating the homes from the solar panels.

I also looked at four sales that were during a rapid increase in home values around 2021, which required significant time adjustments based on the FHFA Housing Price Index. Sales in this time frame are less reliable for impact considerations as the peak buyer demand allowed for homes to sell with less worry over typical issues such as repairs.

The home at 250 Claiborne Drive sold with no impact from the solar farm according to the buyer's broker Lisa Ann Lay with Keller Williams Realty Service. As noted earlier, this is the only manufactured home in the community and is a bit of an anomaly. There was an impact on this sale due to an appraisal that came in low likely related to the manufactured nature of the home. Ms. Lay indicated that there was significant back and forth between both brokers and the appraiser to address the low appraisal, but ultimately, the buyers had to pay \$20,000 out of pocket to cover the difference in appraised value and the purchase price. The low appraisal was not attributed to the solar farm, but the difficulty in finding comparable sales and likely the manufactured housing.

Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	250 Claiborne	1.05	1/5/2022	\$210,000	2002	1,592	\$131.91	4/2	Drive	Ranch	Manuf
Not	255 Spillman	0.64	3/4/2022	\$166,000	1991	1,196	\$138.80	3/1	Drive	Ranch	Remodel
Not	546 Waterworks	0.28	4/29/2021	\$179,500	2007	1,046	\$171.61	4/2	Drive	Ranch	3/4 Fin B
Not	240 Shawnee	1.18	6/7/2021	\$180,000	1977	1,352	\$133.14	3/2	Gar	Ranch	N/A

											Avg
Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
Adjoins	250 Claiborne							\$210,000			365
Not	255 Spillman	-\$379	\$9,130	\$43,971	\$10,000		-\$20,000	\$208,722	1%		
Not	546 Waterworks	\$1,772	-\$4,488	\$74,958			-\$67,313	\$184,429	12%		
Not	240 Shawnee	\$1,501	\$22,500	\$25,562		-\$10,000		\$219,563	-5%		
											3%

The photograph of the rear view from the listing is shown below.



The home at 260 Claiborne Drive sold with no impact from the solar farm according to the buyer's broker Jim Dalton with Ashcraft Real Estate Services. He noted that there was significant wood rot and a heavy smoker smell about the house, but even that had no impact on the price due to high demand in the market.

Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	260 Claiborne	1.00	10/13/2021	\$175,000	2001	1,456	\$120.19	3/2	Drive	Ranch	N/A
Not	355 Oakwood	0.58	10/27/2020	\$186,000	2002	1,088	\$170.96	3/2	Gar	Ranch	3/4 Fin B
Not	30 Ellen Kay	0.50	1/30/2020	\$183,000	1988	1,950	\$93.85	3/2	Gar	2-Story	N/A
Not	546 Waterworks	0.28	4/29/2021	\$179,500	2007	1,046	\$171.61	4/2	Drive	Ranch	3/4 Fin B

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	260 Claiborne							\$175,000			390
Not	355 Oakwood	\$18,339	-\$930	\$50,329		-\$10,000	-\$69,750	\$173,988	1%		
Not	30 Ellen Kay	\$31,974	\$11,895	-\$37,088		-\$10,000		\$179,781	-3%		
Not	546 Waterworks	\$8,420	-\$5,385	\$56,287			-\$67,313	\$171,510	2%		
										0%	

The photograph of the rear view from the listing is shown below.



These next two were brick and with unfinished basements which made them easier to compare and therefore more reliable. For 300 Claiborne I considered the sale of a home across the street that did not back up to the solar farm and it adjusted to well below the range of the other comparables. I have included it, but would not rely on that which means this next comparable strongly supports a range of 0 to +3% and not up to +19%.

Joining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	300 Claiborne	0.89	12/18/2021	\$290,000	2002	1,568	\$184.95	3/3	2-Car	Br Rnch	Bsmt
Not	405 Claiborne	0.41	2/1/2022	\$267,750	2004	1,787	\$149.83	3/2	2-Car	Br Rnch	Bsmt
Not	39 Pinhook	0.68	3/31/2022	\$299,000	1992	1,680	\$177.98	3/2	2-Car	Br Rnch	Bsmt
Not	5 Pinhook	0.70	4/7/2022	\$309,900	1992	1,680	\$184.46	3/2	2-Car	Br Rnch	Bsmt

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	300 Claiborne							\$290,000			570
Not	405 Claiborne	-\$3,384	-\$2,678	-\$26,251				\$235,437	19%		
Not	39 Pinhook	-\$8,651	\$14,950	-\$15,947				\$289,352	0%		
Not	5 Pinhook	-\$9,576	\$15,495	-\$16,528				\$299,291	-3%		
										5%	

The photograph of the rear view from the listing is shown below.



This same home, 300 Claiborne sold again on October 14, 2022 for \$332,000, or \$42,000 higher or 15% higher than it had just 10 months earlier. The FHFA Home Price Index indicates an 8.3% increase over that time for the overall market, suggesting that this home is actually increasing in value faster than other properties in the area. An updated photo from the 2022 listing is shown below.



The home at 410 Claiborne included an inground pool with significant landscaping around it that was a challenge. Furthermore, two of the comparables had finished basements. I made no adjustment for the pool on those two comparables and considered the two factors to cancel out

Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	410 Claiborne	0.31	2/10/2021	\$275,000	2006	1,595	\$172.41	3/2	2-Car	Br Rnch	Bsmt/Pool
Not	114 Austin	1.40	12/23/2020	\$248,000	1994	1,650	\$150.30	3/2	2-Car	Br Rnch	Bsmt
Not	125 Liza	0.29	6/25/2021	\$315,000	2005	1,913	\$164.66	4/3	2-Car	Br Rnch	Ktchn Bsmt
Not	130 Hannahs	0.42	2/9/2021	\$295,000	2007	1,918	\$153.81	3/3	2-Car	Br Rnch	Fin Bsmt

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	410 Claiborne							\$275,000			1080
Not	114 Austin	\$3,413	\$14,880	-\$6,613			\$20,000	\$279,680	-2%		
Not	125 Liza	-\$11,945	\$1,575	-\$41,890	-\$10,000			\$252,740	8%		
Not	130 Hannahs	\$83	-\$1,475	-\$39,743	-\$10,000			\$243,864	11%		
										6%	

The nine matched pairs considered in this analysis includes five that show no impact on value, one that shows a negative impact on value, and three that show a positive impact. The negative indication supported by one matched pair is -7% and the positive impacts are +6% and +7%. The two neutral indications show impacts of -5% to +5%. The average indicated impact is +2% when all nine of these indicators are blended.

Furthermore, the comments of the local real estate brokers strongly support the data that shows no negative impact on value due to the proximity to the solar farm.

6. Matched Pair – White House Solar, Louisa, VA



This project was built in 2016 for a solar project on a 499.52-acre tract for a 20 MW facility. The closest single-family home is 110 feet away from the closest solar panel. The average distance is 1,195 feet.

I have identified one recent adjoining home sale to the north of this project that sold in 2020. I spoke with the broker, Stacie Chandler, who represented the buyer in that transaction. She indicated that the solar farm had no impact on the price that they negotiated on that home. That is supported by the matched pair shown below.

The adjustments shown below make no adjustment for the difference in acreage for the smaller parcels. One of these is on a smaller lot, but located in a golf course community with rear exposure to the golf course. The other is in Mineral and while the lots are not the same size, they are similarly valued. I also adjusted this property upward by \$50,000 for the condition/lack of renovation. This adjustment is based on the fact that this home was renovated following the 2020 purchase and then resold in 2021 for \$75,000 more than the 2020 value. Comparing the 2021 renovated price at \$144/s.f. to the subject property and adjusting on the same rates would require a downward adjustment to the comparable of \$10,400 for time, upward by \$8,325 for year built, and downward by \$5,000 for the extra half bathroom for an indicated adjusted value of \$252,925 which suggests a 5% reduction in value due to the solar farm. Either way this comparable requires significant adjustments and suggests a range of -5% to 0% impact. The Woodger comparable required less

adjustment and suggests an 11% enhancement due to proximity to the solar farm and that is without any consideration of this home having a superior exposure to a golf course.

Whitehouse Solar

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	127 Walnut Wds	4.09	3/27/2020	\$240,000	1984	1,824	\$131.58	3/2	2 Gar	Br Rnch	Reno
Not	126 Woodger	0.63	4/29/2019	\$240,000	1992	1,956	\$122.70	3/2+2	2 Gar	Br Rnch	Golf
Not	808 Virginia	0.51	3/16/2020	\$185,000	1975	1,806	\$102.44	3/2.5	2 Gar	Br Rnch	
Not	273 Carsons	3.94	9/29/2018	\$248,500	1985	2,224	\$111.74	4/3	Drive	Ranch	Not Brck

Adjoining Sales Adjusted

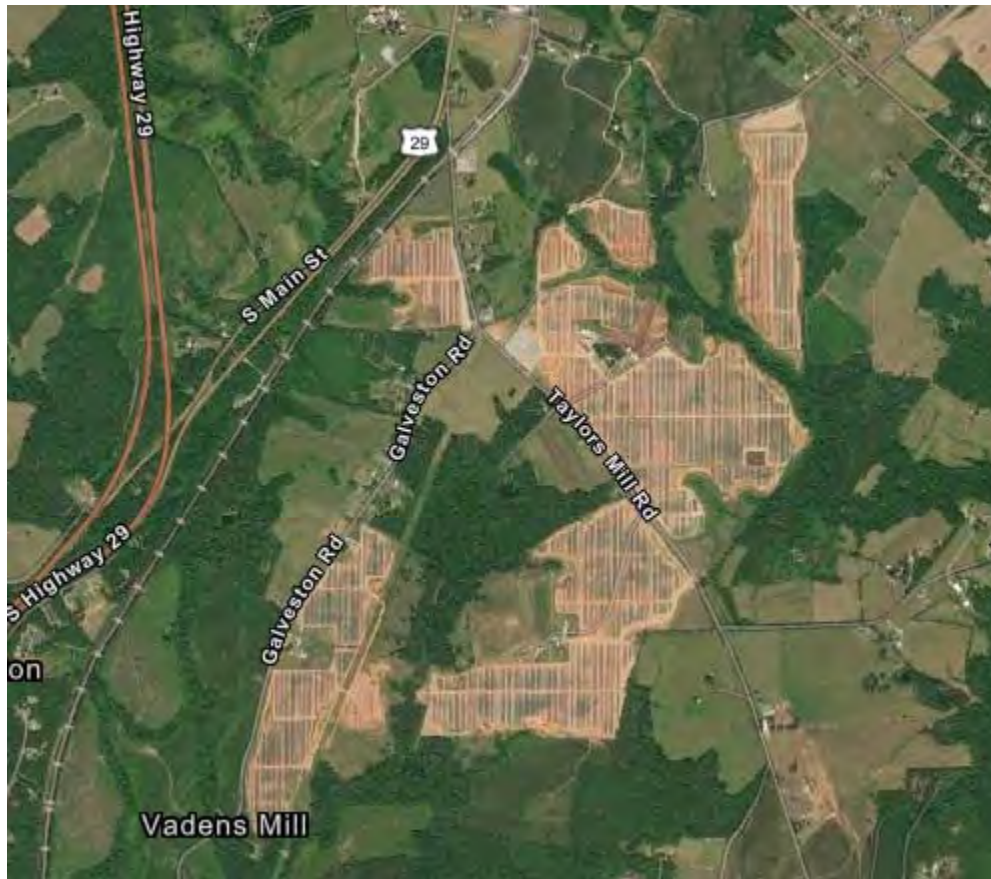
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
127 Walnut Wds								\$240,000		1400
126 Woodger	\$6,569		-\$9,600	-\$12,957	-\$10,000			\$214,012	11%	
808 Virginia	\$167		\$8,325	\$1,475	-\$5,000		\$50,000	\$239,967	0%	
273 Carsons	\$11,131		-\$1,243	-\$35,755	-\$10,000	\$15,000	\$12,425	\$240,059	0%	

Average Diff 4%

These matched pairs are generally challenging in that one is shown before and after a renovation suggesting impacts of -5% to 0%. The comparable requiring the least adjustment is on a golf course but it also was not recently renovated which makes it less reliable. Finally, the Carsons property was similar, but older and is not brick. While I adjusted for those factors it really does not make for a great matched pair.

The best indication by the matched pairs is -5% to 0%. The broker involved in the transaction indicated that the solar farm had no impact on property value. Given those comments and the range of impacts shown, I conclude that this home sale near the White House solar project indicates no impact on property value.

7. Matched Pair – Whitehorn Solar, Gretna, Pittsylvania, VA



This project was built in 2021 for a solar project with 50 MW. Adjoining uses are residential and agricultural. There was a sale located at 1120 Taylors Mill Road that sold on December 20, 2021, which is about the time the solar farm was completed. This sold for \$224,000 for 2.02 acres with a 2,079 s.f. mobile home on it that was built in 2010. The property was listed for \$224,000 and sold for that same price within two months (went under contract almost exactly 30 days from listing). This sales price works out to \$108 per square foot. This home is 255 feet from the nearest panel.

I have compared this sale to an August 20, 2020 sale at 1000 Long Branch Drive that included 5.10 acres with a 1,980 s.f. mobile home that was built in 1993 and sold for \$162,000, or \$81.82 per square foot. Adjusting this upward for significant growth between this sale date and December 2021 relied on data provided by the FHFA House Pricing Index, which indicates that for homes in the Roanoke, VA MSA would be expected to appreciate from \$162,000 to \$191,000 over that period of time. Using \$191,000 as the effective value as of the date of comparison, the indicated value of this sale works out to \$96.46 per square foot. Adjusting this upward by 17% for the difference in year built, but downward by 5% for the much larger lot size at this comparable, I derive an adjusted indication of value of \$213,920, or \$108 per square foot.

This indicates no impact on value attributable to the new solar farm located across from the home on Taylors Mill Road.

8. Matched Pair – Altavista Solar, Altavista, Campbell County, VA

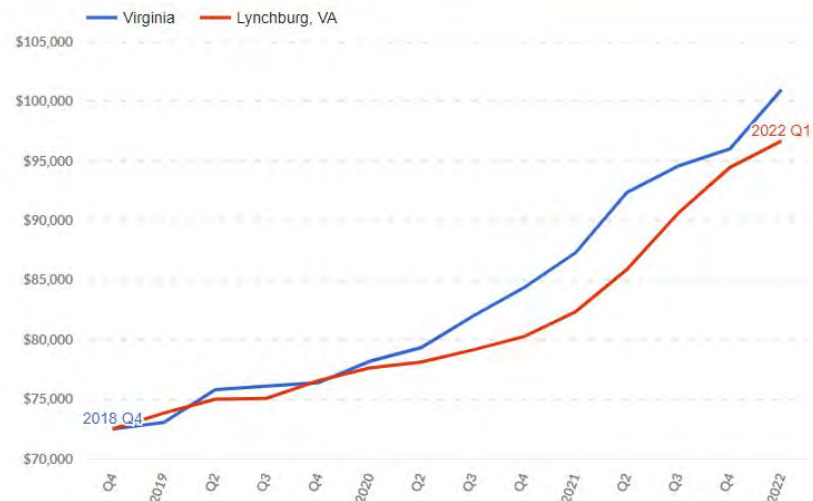


This project was mostly built in 2021 with final construction finished in 2022. This is an 80 MW facility on 720 acres just north of Roanoke River and west of Altavista. Adjoining uses are residential and agricultural.

I have done a Sale/Resale analysis of 3211 Leesville Road which is approximately 540 feet from the nearest solar panel. There was an existing row of trees between this home and the panels that was supplemented with additional screening for a narrow landscaped buffer between the home and the solar panels.

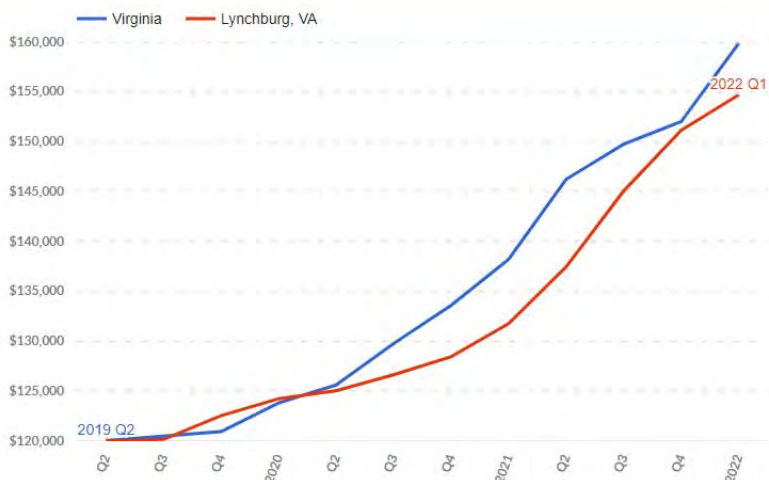
This home sold in December 2018 for \$72,500 for this 1,451 s.f. home built in 1940 with a number of additional outbuildings on 3.35 acres. This was before any announcement of a solar farm. This home sold again on March 28, 2022 for \$124,048 after the solar farm was constructed. This shows a 71% increase in value on this property since 2018. There was significant growth in the market between these dates and to accurately reflect that I have considered the FHFA House Price Index that is specific for the Lynchburg area of Virginia (the closest regional category), which shows an expected increase in home values over that same time period of 33.8%, which would suggest a normal growth in value up to \$97,000. The home sold for significantly more than this which certainly does not support a finding of a negative impact and in fact suggests a significant positive impact. However, I was not able to discuss this sale with the broker and it is possible that the home also was renovated between 2018 and 2022, which may account for that additional increase in value. Still give that the home increased in value so significantly over the initial amount there is no sign of any negative impact due to the solar farm adjacency.

Purchase Quarter	Valuation Quarter	Percentage Change
2018 Quarter 4	2022 Quarter 1	
Purchase Value	Estimated Value for MSA	
\$72,500	\$97,000	33.8%



Similarly, I looked at 3026 Bishop Creek Road that is approximately 600 feet from the nearest solar panel. This home sold on July 16, 2019 for \$120,000, which was before construction of the solar farm. This home sold again on February 23, 2022 for \$150,000. This shows a 25% increase in value over that time period. Using the same FHFA House Price Index Calculator, the expected increase in value was 29.2% for an indicated expected value of \$155,000. This is within 3% of the actual closed price, which supports a finding of no impact from the solar farm. This home has a dense wooded area between it and the adjoining solar farm.

Purchase Quarter	Valuation Quarter	Percentage Change
2019 Quarter 2	2022 Quarter 1	
Purchase Value	Estimated Value for MSA	
\$120,000	\$155,000	29.2%



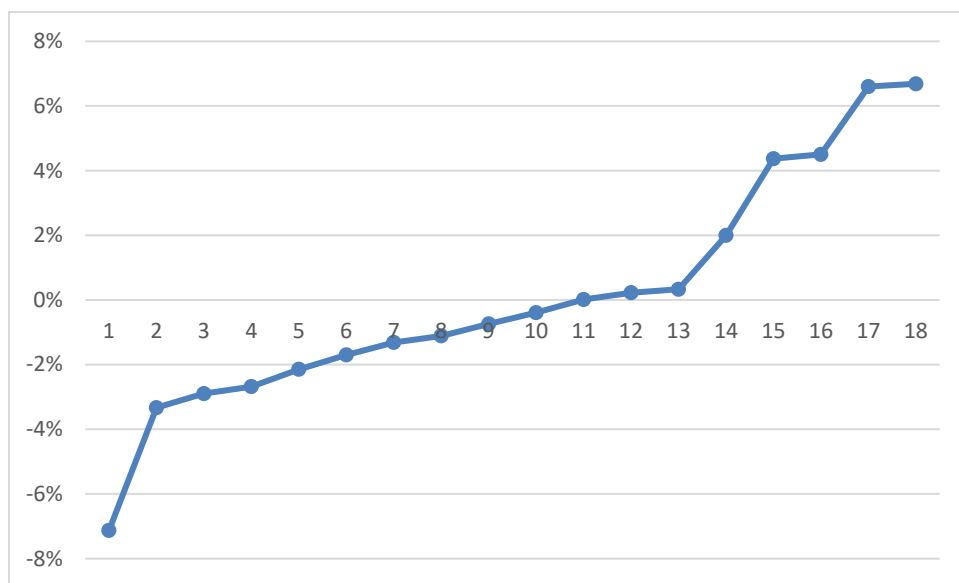
Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in far more urban areas. The median income for the population within 1 mile of a solar farm among this subset of matched pairs is \$58,651 with a median housing unit value of \$264,681. Most of the comparables are under \$500,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in other states over \$1,600,000 in price adjoining large solar farms. The predominate adjoining uses are residential and agricultural. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Virginia and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2023 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	Veg. Buffer
1	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light
2	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light
3	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	Medium
4	Spotsylvania	Paytes	VA	3,500	500.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Med to Hvy
5	Crittenden	Crittenden	KY	34	2.70	40	22%	51%	27%	0%	1,419	\$60,198	\$178,643	Light
6	White House	Louisa	VA	500	20.00	N/A	24%	55%	18%	3%	409	\$57,104	\$209,286	Medium
7	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	\$43,179	\$168,750	None to Lgt
8	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	\$50,000	\$341,667	Light
Average				828	89.09	90	19%	61%	20%	1%	366	\$68,068	\$278,927	
Median				485	20.00	70	18%	54%	19%	0%	185	\$58,651	\$264,681	
High				3,500	500.00	160	37%	98%	46%	3%	1,419	\$120,861	\$483,333	
Low				34	2.70	40	2%	39%	0%	0%	7	\$43,179	\$155,208	
High Bridge														
1 Mile Radius				173	12.00	100	5%	26%	66%	3%	2,449	\$36,865	\$187,905	
3 Mile Radius				173	12.00	100	5%	26%	66%	3%	9,642	\$39,228	\$218,576	
5 Mile Radius				173	12.00	100	5%	26%	66%	3%	12,172	\$41,378	\$238,204	

On the following page is a summary of the matched pairs for all of the solar farms noted above. They show a pattern of results from -7% to +7% with an average of 0% and a median finding of -1%. As can be seen in the chart of those results below, most of the data points are between -3% and +2%. This variability is common with real estate and consistent with market "static." I therefore conclude that these results strongly support an indication of no impact on property value due to the adjacent solar farm. Only 1 of the 18 data points show a negative impact greater than the typical variability due to market imperfection, while 2 of the 17 data points show a positive impact. This leaves 15 of the 18 indications showing no impact and within the typical market variability/imperfection that would be expected for any property.



Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx		Date	Adj. Sale		Veg.
						Distance	Tax ID/Address		Sale Price	Price	% Diff Buffer
1	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	\$295,000		Light
							6801 Middle	Dec-17	\$249,999	\$296,157	0%
2	Walker	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	\$264,000		Light
							9252 Ordinary	Jun-19	\$277,000	\$246,581	7%
3	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Aug-19	\$385,000		Light
							2393 Old Chapel	Aug-20	\$330,000	\$389,286	-1%
4	Sappony	Stony Creek	VA	Rural	20	1425	12511 Palestine	Jul-18	\$128,400		Medium
							6494 Rocky Branch	Nov-18	\$100,000	\$131,842	-3%
5	Spotsylvania	Paytes	VA	Rural	617	1270	12901 Orange Plnk	Aug-20	\$319,900		Medium
							12717 Flintlock	Dec-20	\$290,000	\$326,767	-2%
6	Spotsylvania	Paytes	VA	Rural	617	1950	9641 Nottoway	May-20	\$449,900		Medium
							11626 Forest	Aug-20	\$489,900	\$430,246	4%
7	Spotsylvania	Paytes	VA	Rural	617	1171	13353 Post Oak	Sep-20	\$300,000		Heavy
							12810 Catharpin	Jan-20	\$280,000	\$299,008	0%
8	Crittenden	Crittenden	KY	Suburban	2.7	373	250 Claiborne	Jan-19	\$120,000		Light
							315 N Fork	May-19	\$107,000	\$120,889	-1%
9	Crittenden	Crittenden	KY	Suburban	2.7	488	300 Claiborne	Sep-18	\$213,000		Light
							1795 Bay Valley	Dec-17	\$231,200	\$228,180	-7%
10	Crittenden	Crittenden	KY	Suburban	2.7	720	350 Claiborne	Jul-18	\$245,000		Light
							2160 Sherman	Jun-19	\$265,000	\$248,225	-1%
11	Crittenden	Crittenden	KY	Suburban	2.7	930	370 Claiborne	Aug-19	\$273,000		Light
							125 Lexington	Apr-18	\$240,000	\$254,751	7%
12	Crittenden	Crittenden	KY	Suburban	2.7	665	330 Claiborne	Dec-19	\$282,500		Light
							2160 Sherman	Jun-19	\$265,000	\$290,680	-3%
13	Crittenden	Crittenden	KY	Suburban	2.7	390	260 Claiborne	Oct-21	\$175,000		Light
							546 Waterworks	Apr-21	\$179,500	\$171,510	2%
14	Crittenden	Crittenden	KY	Suburban	2.7	570	300 Claiborne	Dec-21	\$290,000		Light
							39 Pinhook	Mar-22	\$299,000	\$289,352	0%
15	Crittenden	Crittenden	KY	Suburban	2.7	1080	410 Claiborne	Feb-21	\$275,000		Light
							114 Austin	Dec-20	\$248,000	\$279,680	-2%
16	White House	Louisa	VA	Rural	20	1400	127 Walnut	Mar-20	\$240,000		Light
							126 Woodger	Apr-19	\$240,000	\$239,967	0%
17	Whitehorn	Gretna	VA	Rural	50	255	1120 Taylors Mill	Dec-21	\$224,000		Light
							1000 Long Branch	Aug-20	\$162,000	\$213,920	5%
18	Altavista	Altavista	VA	Rural	80	600	3026 Bishop Crk	Feb-22	\$150,000		Heavy
							3026 Bishop Crk	Jul-19	\$120,000	\$155,000	-3%

	Avg.			Indicated	
	MW	Distance		Impact	
Average	116.81	889	Average	0%	
Median	20.00	825	Median	-1%	
High	617.00	1,950	High	7%	
Low	2.70	250	Low	-7%	

B. Southeastern USA Data – Over 5 MW

Conclusion – SouthEast Over 5 MW

Southeast USA Over 5 MW Matched Pair Summary

Matched Pair Summary					Adj. Uses By Acreage						1 mile Radius (2010-2020 Data)			
	Name	City	State	Acres	MW	Topo	Res	Ag	Ag/Res	Com/Ind	Pop.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375	Light
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746	Lt to Med
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000	Light
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562	Light
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219	Heavy
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med
9	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884	Light
10	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light
11	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922	Medium
12	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171	Medium
13	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light
14	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light
15	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light
16	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138	Light
17	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	Light
18	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288	Light
19	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408	Light
20	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939	Light
21	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med
22	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light
23	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Md to Hvy
Average				485	57.04	38	24%	48%	22%	6%	923	\$63,955	\$237,700	
Median				234	20.00	20	17%	59%	11%	0%	467	\$60,037	\$231,408	
High				3,500	617.00	160	76%	98%	94%	44%	4,689	\$120,861	\$483,333	
Low				35	5.00	0	1%	0%	0%	0%	48	\$35,057	\$99,219	

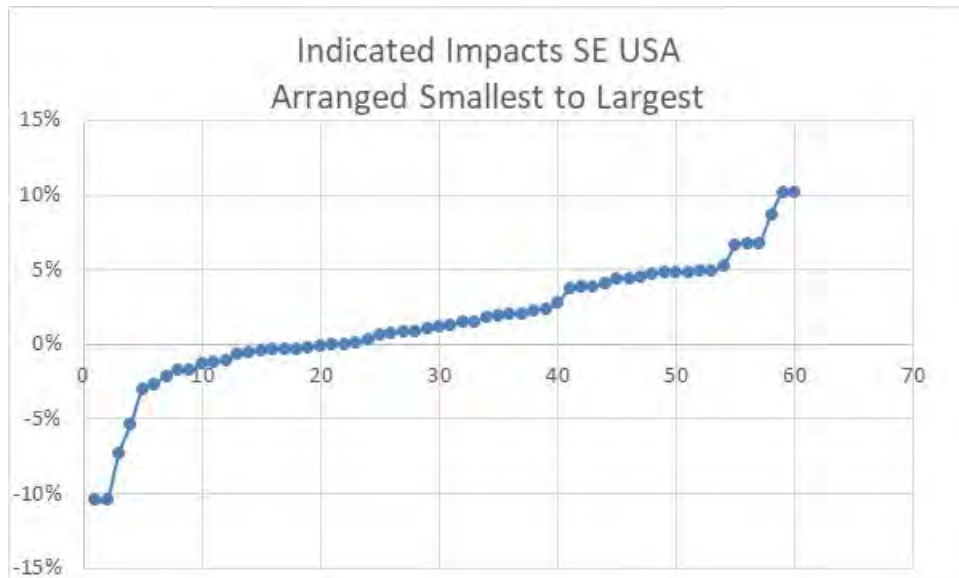
The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in farm more urban areas. The median income for the population within 1 mile of a solar farm is \$60,037 with a median housing unit value of \$231,408. Most of the comparables are under \$300,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in multiple states over \$1,000,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Virginia and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 56 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +1% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this +1 to rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

While the range is seemingly wide, the graph below clearly shows that the vast majority of the data falls between -5% and +5% and most of those are clearly in the 0 to +5% range. This data strongly supports an indication of no impact on adjoining residential uses to a solar farm.

I therefore conclude that these matched pairs support a finding of no impact on value at the subject property for the proposed project, which as proposed will include a landscaped buffer to screen adjoining residential properties.



C. Summary of National Data on Solar Farms

I have worked in 24 states related to solar farms and I have been tracking matched pairs in most of those states. On the following pages I provide a brief summary of those findings showing 36 solar farms over 5 MW studied with each one providing matched pair data supporting the findings of this report.

The solar farms summary is shown below with a summary of the matched pair data shown on the following page.

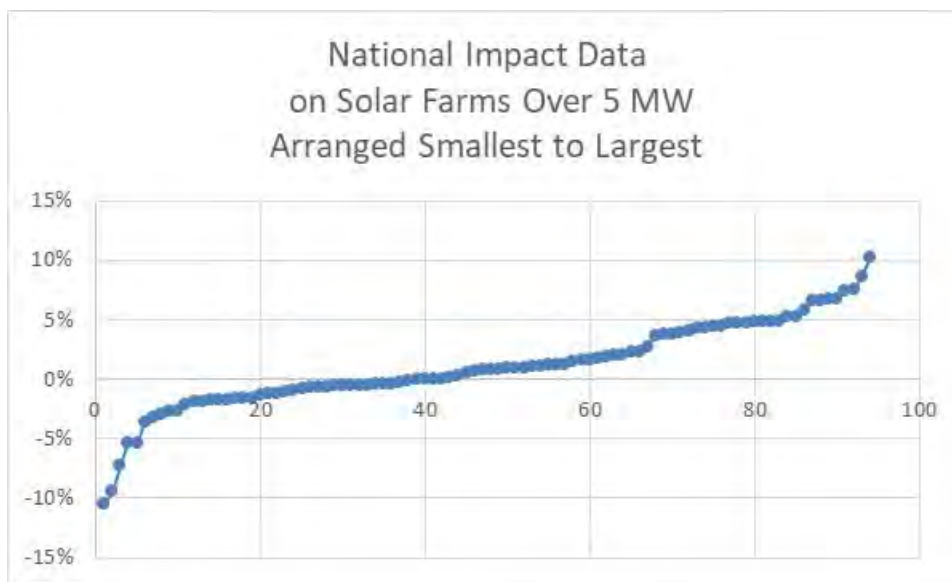
Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2020 Data)		
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
9	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037
10	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	\$61,115	\$167,515
11	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884
12	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
13	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	\$105,714	\$444,696
14	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	\$111,562	\$515,399
15	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	\$78,417	\$362,428
16	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	\$92,346	\$343,492
17	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922
18	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171
19	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
20	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
21	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
22	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214
23	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361
24	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138
25	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172
26	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308
27	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
28	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288
29	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
30	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939
31	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	\$59,627	\$139,088
32	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	\$41,574	\$135,490
33	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	\$38,919	\$96,555
34	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
35	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
36	Spotsylvania	Paytes	VA	3,500	500.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
Average				362	38.80	32	24%	52%	19%	6%	1,515	\$66,292	\$242,468
Median				150	17.80	10	16%	59%	7%	0%	560	\$62,384	\$230,848
High				3,500	500.00	160	98%	98%	94%	44%	7,684	\$120,861	\$515,399
Low				35	5.00	0	1%	0%	0%	0%	48	\$35,057	\$96,555

From these 36 solar farms, I have derived 94 matched pairs. The matched pairs show no negative impact at distances as close as 105 feet between a solar panel and the nearest point on a home. The range of impacts is -10% to +10% with an average and median of +1%.

	MW	Avg. Distance		Indicated Impact
Average	44.80	569	Average	1%
Median	14.00	400	Median	1%
High	617.00	1,950	High	10%
Low	5.00	145	Low	-10%

While the range is broad, the chart below shows the data points in range from lowest to highest. There are only 3 data points out of 94 that show a negative impact (-6% or more). The rest support either a finding of no impact or 9 of the data points suggest a positive impact (+6% or more) due to adjacency to a solar farm. As discussed earlier in this report, findings between +/-5% is typical market variation/imperfection and is not indicative of a positive or negative impact. If I were to consider impacts within that range as indicative of market impacts, then the majority of the impacts would suggest a positive impact on property value as indicated by the +1% average impact and +1% median impact.

However, based on the Market Imperfection discussion earlier in this report, I consider this data to strongly support a finding of no impact on value as most of the findings are within typical market variation and even within that, most are mildly positive findings.



VIII. Distance Between Homes and Panels

I have measured distances at matched pairs as close as 105 feet between panel and home to show no impact on value. This measurement goes from the closest point on the home to the closest solar panel. This is a strong indication that at this distance there is no impact on adjoining homes.

However, in tracking other approved solar farms across Virginia, North Carolina and other states, I have found that it is common for there to be homes within 100 to 150 feet of solar panels. Given the visual barriers in the form of privacy fencing or landscaping, there is no sign of negative impact.

I have also tracked a number of locations where solar panels are between 50 and 100 feet of single-family homes. In these cases the landscaping is typically a double row of more mature evergreens at time of planting. There are many examples of solar farms with one or two homes closer than 100-feet, but most of the adjoining homes are further than that distance.

IX. Scope of Research

I have researched over 1,000 solar farms and sites on which solar farms are existing and proposed in Virginia, Illinois, Tennessee, North Carolina, Kentucky as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

Percentage By Adjoining Acreage									
	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	19%	53%	20%	2%	6%	887	344	91%	8%
Median	11%	56%	11%	0%	0%	708	218	100%	0%
High	100%	100%	100%	93%	98%	5,210	4,670	100%	98%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

Res = Residential, Ag = Agriculture, Com = Commercial

Total Solar Farms Considered: 705

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provide a more complete picture of the neighboring properties.

Percentage By Number of Parcels Adjoining									
	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	61%	24%	9%	2%	4%	887	344	93%	6%
Median	65%	19%	5%	0%	0%	708	218	100%	0%
High	100%	100%	100%	60%	78%	5,210	4,670	105%	78%
Low	0%	0%	0%	0%	0%	90	25	0%	0%
Res = Residential, Ag = Agriculture, Com = Commercial									
Total Solar Farms Considered: 705									

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.

X. Specific Factors Related To Impacts on Value

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow a hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

A solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development and even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no odor.

3. Noise

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. Even less sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar farms are adjoining elementary, middle and high schools as well as churches and subdivisions. I note that one of the solar farms in this report not only adjoins a church, but is actually located on land owned by the church. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 “Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities are considered desirable features, particularly for residential properties.” Dr. Bell continues on Page 147 that “View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or covenants, conditions, and restrictions (CC&Rs), although such protections are relatively

uncommon as a practical matter. The market often assigns significant value to desirable views irrespective of whether or not such views are protected by law.”

Dr. Bell concludes that a view enhances adjacent property, even if the adjacent property has no legal right to that view. He then discusses a “borrowed” view where a home may enjoy a good view of vacant land or property beyond with a reasonable expectation that the view might be partly or completely obstructed upon development of the adjoining land. He follows that with “This same concept applies to potentially undesirable views of a new development when the development conforms to applicable zoning and other regulations. Arguing value diminution in such cases is difficult, since the possible development of the offending property should have been known.” In other words, if there is an allowable development on the site then arguing value diminution with such a development would be difficult. This further extends to developing the site with alternative uses that are less impactful on the view than currently allowed uses.

This gets back to the point that if a property has development rights and could currently be developed in such a way that removes the viewshed such as a residential subdivision, then a less intrusive use such as a solar farm that is easily screened by landscaping would not have a greater impact on the viewshed of any perceived value adjoining properties claim for viewshed. Essentially, if there are more impactful uses currently allowed, then how can you claim damages for a less impactful use.

XI. Conclusion

The matched pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the Southeast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Virginia.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is no traffic.

XII. Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute;
13. I have not completed any other appraisal related assignments regarding this project within the three years prior to engagement in this current assignment.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.




Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



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Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

Professional Affiliations

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NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
SC State Certified General Appraiser # 6209	
KY State Certified General Appraiser # 5522	
TN State Certified General Appraiser # 6240	
FL State Certified General Appraiser # RZ3950	
GA State Certified General Appraiser # 321885	
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Continuing Education

Appraisal of Industrial and Flex Buildings	2023
Commercial Land Valuation	2023
Fair Housing, Bias and Discrimination	2023
Pennsylvania State Mandated Law for Appraisers	2023
What NOT to Do (NCDOT Course)	2023
The Income Approach – A Scope of Work Decision	2023
Valuation of Residential Solar	2022
Introduction to Commercial Appraisal Review	2022
Residential Property Measurement and ANSI	2022
Business Practices and Ethics	2022
Uniform Standards of Professional Appraisal Practice Update	2022
Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Florida Appraisal Laws and Regulations	2020
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2019

The Cost Approach	2019
Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

HIGH BRIDGE SOLAR, LLC

ECONOMIC & FISCAL CONTRIBUTION TO THE TOWN OF FARMVILLE, VIRGINIA



Prepared for

High Bridge Solar, LLC



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DECEMBER 2023

MANGUMECONOMICS.COM

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 23 GW of proposed solar, wind, battery energy storage, and hydro projects spanning twenty 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

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Executive Summary

This report assesses the economic and fiscal contribution that the proposed High Bridge Solar project would make to the Town of Farmville and to Prince Edward County, Virginia. The primary findings from that assessment are as follows:

- 1) High Bridge Solar is a proposed 12-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located off of Cedar Avenue in the town of Farmville in Prince Edward County, Virginia. The total acreage for the project encompasses approximately 125 acres of leased land. The actively used, fenced-in solar site would be approximately 58.8 acres.**
- 2) The proposed High Bridge Solar project would make an economic contribution to the town of Farmville and to Prince Edward County:**
 - The proposed High Bridge Solar project would employ approximately 26 full-time equivalent construction workers.¹
 - The proposed High Bridge Solar project would provide an estimated one-time pulse of economic activity to the town of Farmville and Prince Edward County during its construction phase supporting approximately:
 - 19 direct, indirect, and induced job years.
 - \$0.9 million in associated wages and benefits.
 - \$3.6 million in economic output.
 - The proposed High Bridge Solar project would provide an estimated annual economic impact to the town of Farmville and Prince Edward County during its ongoing operational phase supporting approximately:
 - 1 direct, indirect, and induced job.
 - \$49,700 in associated wages and benefits.
 - \$0.2 million in economic output.
- 3) The proposed High Bridge Solar would also make a fiscal contribution to the town of Farmville. The proposed project would generate approximately:**
 - \$0.2 million in state, county, and town tax revenue from the one-time pulse of economic activity associated with the project's construction.
 - \$0.4 million in cumulative town revenue over the facility's anticipated 40-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 (Scenario 1); or

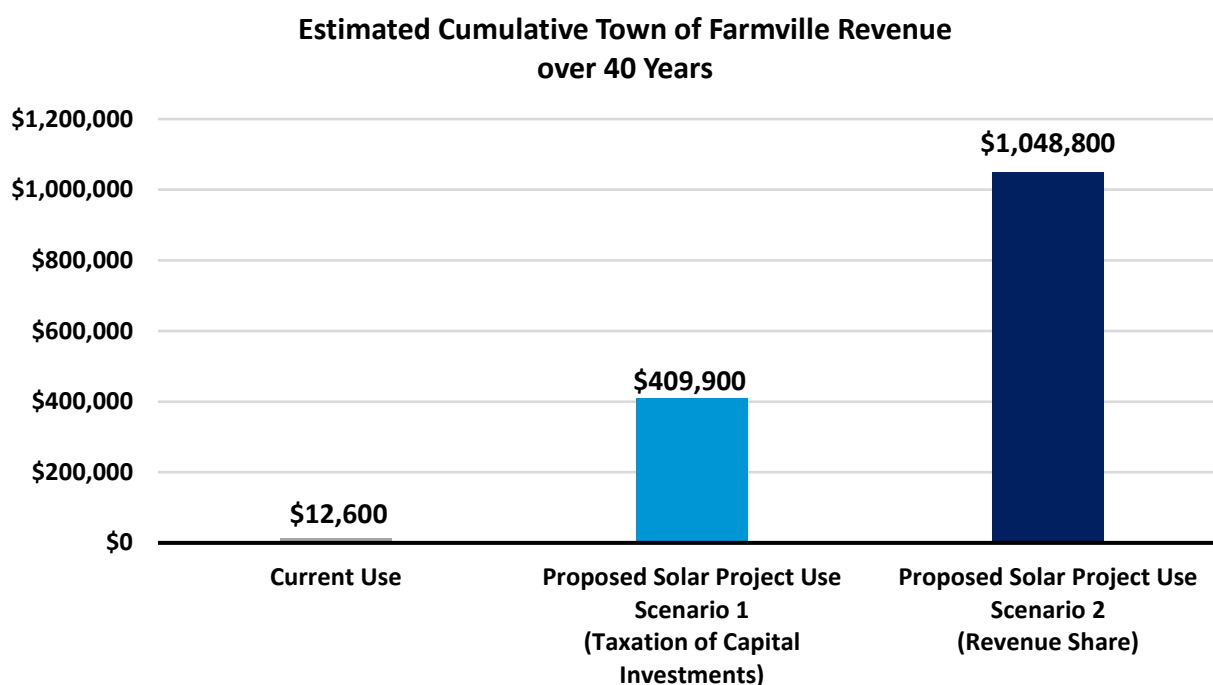
¹ Please note that for ease of explication the analysis is modeled based on full-time equivalent jobs over a 12-month period. Actual construction is anticipated to take approximately five months with approximately 63 construction workers, which is equivalent to 26 full-time workers.



- \$1.0 million in cumulative town revenue over the facility’s anticipated 40-year operational life assuming revenues are generated from the reassessment of the real property and payments associated with a locally adopted revenue share ordinance. The payments would be based on the project’s generation capacity and include a 10 percent escalator every five years (Scenario 2).

4) The proposed High Bridge Solar would have a significantly greater fiscal impact on the town of Farmville than the property generates in its current use:

- The proposed High Bridge Solar would generate approximately between \$0.4 million in cumulative town revenue under Scenario 1 and approximately \$1.0 million in cumulative town revenue under Scenario 2 over the facility’s anticipated 40-year operational life, as compared to approximately \$12,600 in cumulative town revenue in the property’s current use – this constitutes a 33- to 83-fold increase respectively 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.

Introduction

This report assesses the economic and fiscal contribution that the proposed High Bridge Solar project would make to the town of Farmville and to Prince Edward County, Virginia. This report was commissioned by High Bridge Solar, LLC and produced by Mangum Economics.

The Project

High Bridge Solar is a proposed 12-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located off of Cedar Avenue in the town of Farmville in Prince Edward County, Virginia. The total acreage for the project encompasses approximately 125 acres of leased land. The actively used, fenced-in solar site would be approximately 58.8 acres.

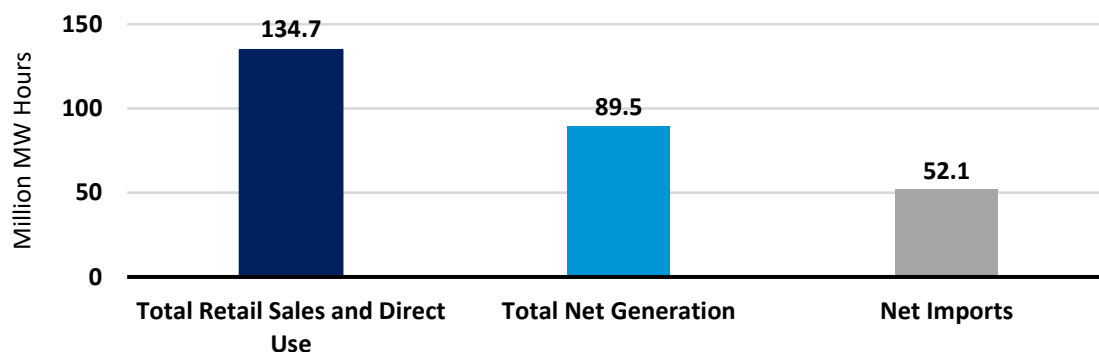
Electricity Production in Virginia

This section provides a backdrop for the proposed High Bridge Solar project by profiling Virginia's electricity production sector and the role that solar energy could play in that sector.

Overall Market

As shown in Figure 1, in 2022 electricity sales and direct use in Virginia totaled 134.7 million megawatt hours. However, only 66 percent of that demand was met by in-state utilities, independent producers, and other sources. As a result, Virginia had to import the remaining electricity it consumed from producers in other states. As with all imports, this means that the jobs, wages, and economic output created by that production went to localities in those states, not to localities in Virginia.

Figure 1: Demand and Supply of Electricity in Virginia in 2022 (in millions of megawatt-hours)²

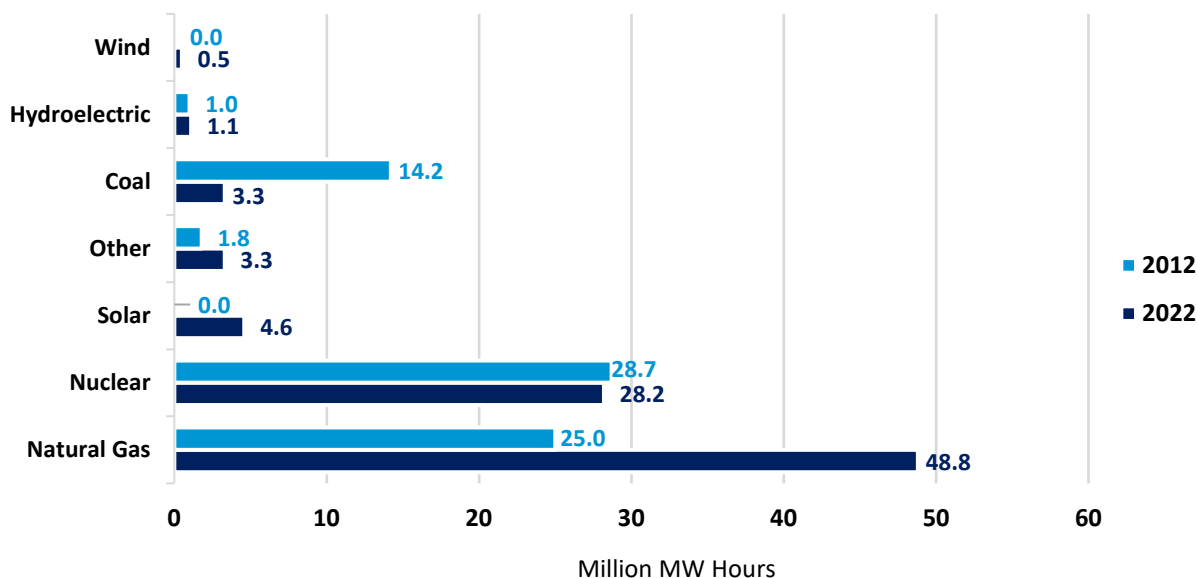


² Data Source: U.S. Energy Information Administration. In this chart, "Net Imports" also takes into account losses during transmission. As a result, it does not directly equal the residual of "Total Net Generation" minus "Total Retail Sales and Direct Use."

Sources of Production

Between 2012 and 2022, the total amount of electricity produced in Virginia increased from 70.7 to 89.5 million megawatt hours, while retail and direct consumption of electricity increased from 109.9 to 134.7 million megawatt hours. Consequently, imports of electricity increased by 5.3 million megawatt hours (or 11.3 percent) during this time.³ Figure 2 provides a comparison of the energy sources that were used to produce electricity in Virginia in each of those years. As these data show, the most significant change between 2012 and 2022 was a decrease in the use of coal and an increase in the use of natural gas. Where coal was the state's third largest source of electricity in 2012, accounting for 14.2 million megawatt hours (or 20.0 percent) of production, by 2022 production had fallen by 10.8 million megawatt hours, making coal a fourth-place source of electricity with only 3.7 percent of production. In contrast, the share of electricity produced using cleaner-burning low-emissions energy sources increased over the period. Where natural gas accounted for 25.0 million megawatt hours (or 35.4 percent) of Virginia's electricity production in 2012, by 2022 that proportion had increased to 48.8 million megawatt hours (or 54.5 percent of production), making natural gas the state's largest source of electricity. In addition, solar, which entered the Virginia electricity production market in 2016, increased its share to 4.6 million megawatt hours in 2022.

Figure 2: Electricity Generation in Virginia by Energy Source in 2012 and 2022
(in millions of megawatt-hours)⁴

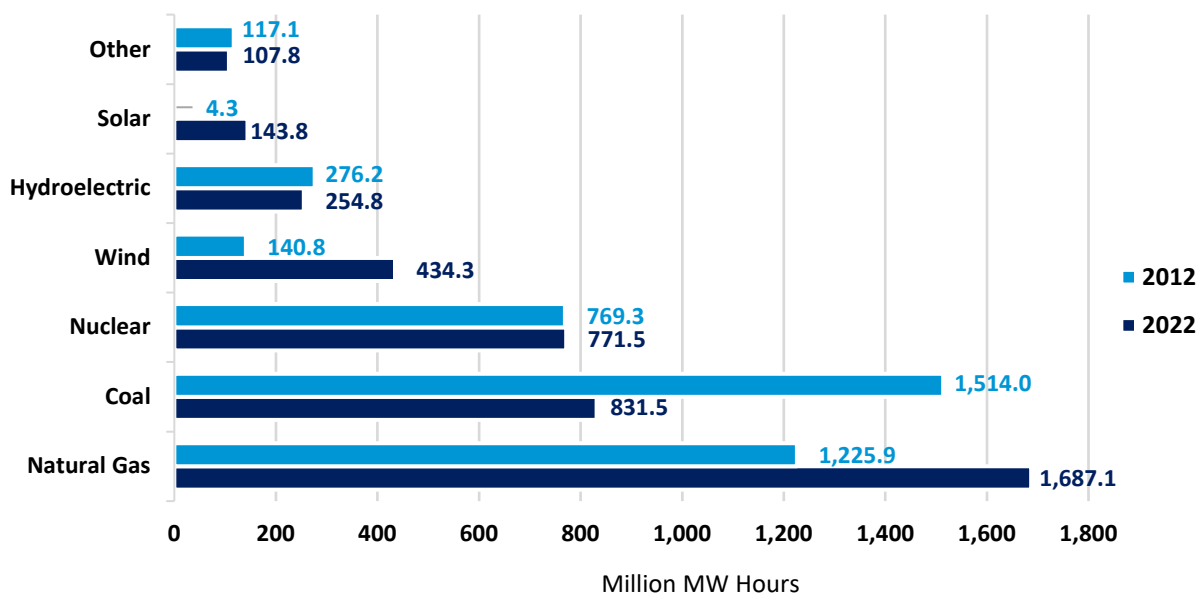


³ Imports also takes into account losses during transmission. As a result, totals do not equal sum of components.

⁴ Data Source: U.S. Energy Information Administration. The "Other" category includes battery, wood, petroleum, other biomass, "other", and pumped storage.

Figure 3 provides similar data for the U.S. as a whole. A quick comparison of Figures 2 and 3 shows that although the degree of reliance on specific energy sources for electricity production is quite different between the U.S. and Virginia, the trend toward lower-emissions energy sources is the same. Nationally, between 2012 and 2022 the amount of electricity produced using coal declined by 682.5 million megawatt hours from 37.4 to 19.7 percent of production, while in contrast the amount of electricity produced using natural gas increased by 461.2 million megawatt hours from 30.3 to 39.9 percent of production. Nationwide, as in Virginia, the reliance on renewable energy sources such as solar increased during this time but at a slower pace than in Virginia. Between 2012 and 2022, the amount of electricity produced using solar increased by 139.5 million megawatt hours to 3.4 percent of total electricity production in the nation compared to 5.2 percent of total electricity production in Virginia.

Figure 3: Electricity Generation in the United States by Energy Source in 2012 and 2022
(in millions of megawatt-hours)⁵



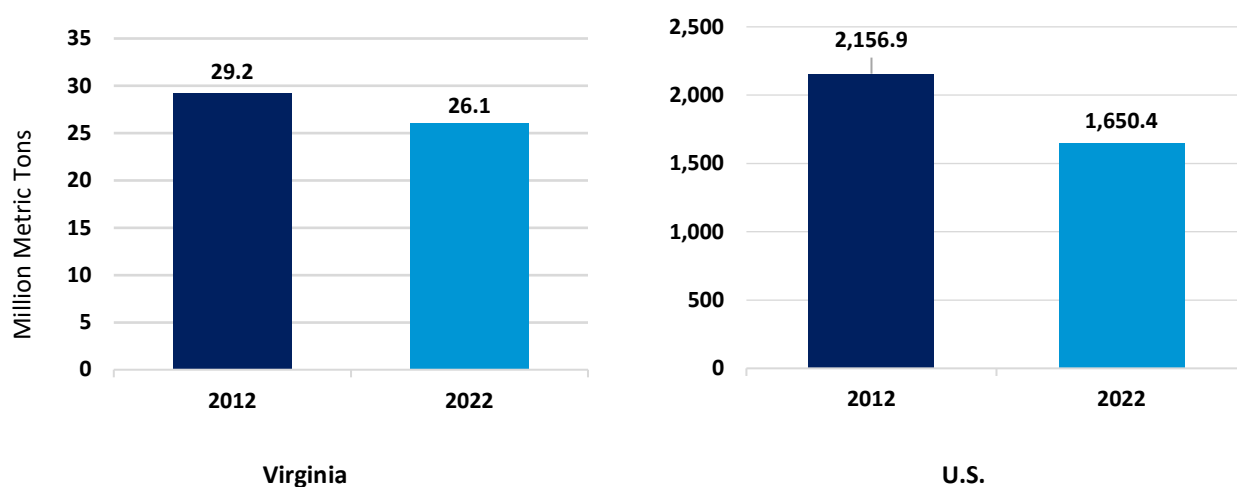
Impact on the Environment

In discussing the impact of these trends on the environment, it is important to realize that electricity production is one of the U.S.'s largest sources of greenhouse gas emissions. Figure 4 depicts carbon dioxide emissions from electricity production in 2012 and 2022 for both Virginia and the U.S. As these data indicate, between 2012 and 2022, as the share of electricity produced in Virginia by coal fell from 20.0 to 3.7 percent, carbon dioxide emissions from electricity production fell from 29.2 to 26.1 million metric tons. Where at the national level, as the share of electricity produced by coal fell from 37.4 to 19.7 percent, carbon dioxide emissions from electricity production fell from 2,156.9 to 1,650.4 million metric tons.

⁵ Data Source: U.S. Energy Information Administration. "Other" includes battery, geothermal, other, other biomass, other gas, petroleum, pumped storage, and wood.



Figure 4: Carbon Dioxide Emissions from Electricity Production (millions of metric tons)⁶

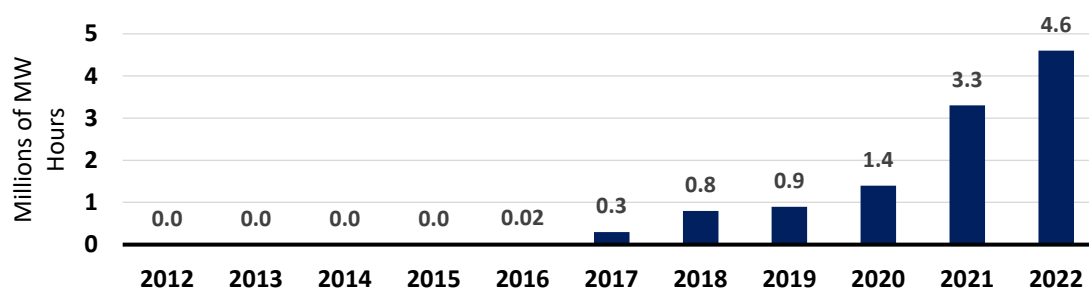


Virginia Solar Industry Trends

As of the second quarter of 2023, Virginia was ranked 10th in the nation for its total installed solar capacity. Over the next five years, Virginia is projected to add almost seven thousand megawatts of solar to its portfolio, ranking it 9th in the nation for projected growth. Total investment into the solar industry in Virginia as of the second quarter of 2023 amounts to \$5.1 billion.⁷

Figure 5 depicts the progression of solar energy generation in Virginia from 2012 to 2022 expressed in millions of megawatt-hours. Solar entered the electricity market in Virginia in 2016 with 0.02 million megawatt hours. Generation has continued to grow throughout the period, reaching its peak, so far, in 2022, with solar generation totaling 4.6 million megawatt-hours. This chart demonstrates Virginia's growing engagement with solar energy, culminating in a noteworthy expansion by the end of the period shown.⁸

Figure 5: Solar Generation in Virginia (in millions of megawatt-hours) – 2012 to 2022⁹



⁶ Data Source: U.S. Energy Information Administration.

⁷ Data Source: Solar Energy Industries Association.

⁸ Data Source: Solar Energy Industries Association.

⁹ Data Source: U.S. Energy Information Administration.

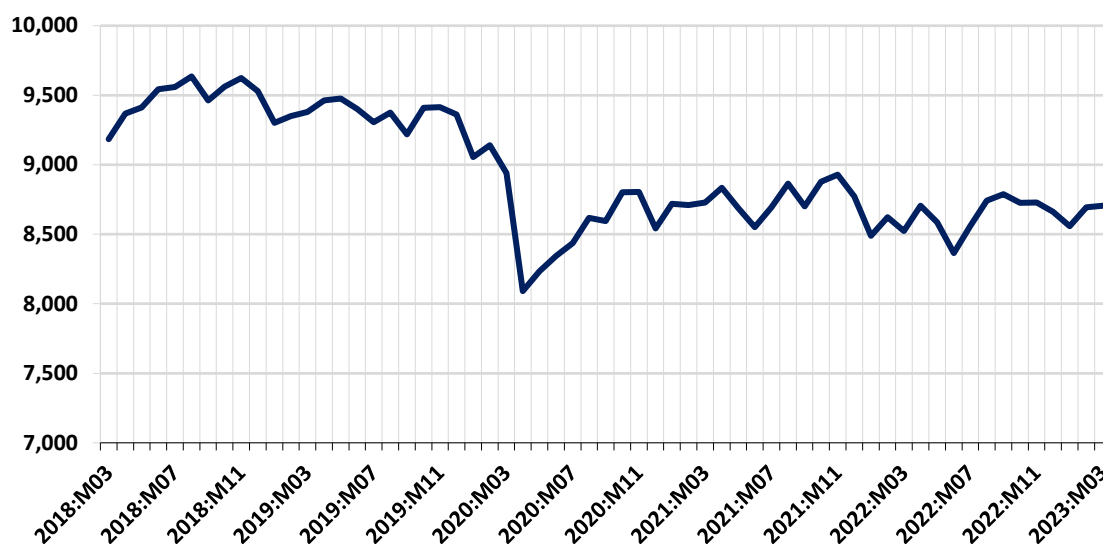
Local Economic Profile

This section provides context for the economic and fiscal impact assessments to follow by profiling the local economy of Prince Edward County.¹⁰

Total Employment

Figure 6 depicts the trend in total employment in Prince Edward County during the five-year period from March 2018 through March 2023. Aside from seasonal fluctuations, employment in the county was generally stable throughout the period until April 2020, when employment declined significantly in response to a decrease in economic activity associated with the COVID-19 pandemic. Total employment has rebounded but has not reached pre-pandemic levels. As of March 2023, total employment in the county stood at 8,705 jobs, which represents an overall decrease in employment of 5.2 percent (or 480 jobs) over the five-year period. To put this number in perspective, over this same period, total statewide employment in Virginia increased by 3.9 percent.¹¹

Figure 6: Total Employment in Prince Edward County – March 2018 to March 2023¹²



To control for seasonality and provide a point of reference, Figure 7 compares the year-over-year change in total employment in Prince Edward County to that of the state of Virginia over the same five-year period. Any point above the zero line in this graph indicates an increase in employment, while any point below the zero line indicates a decline in employment. As these data show, Prince Edward County underperformed the statewide average for most of the period. As of March 2023, the year-over-year

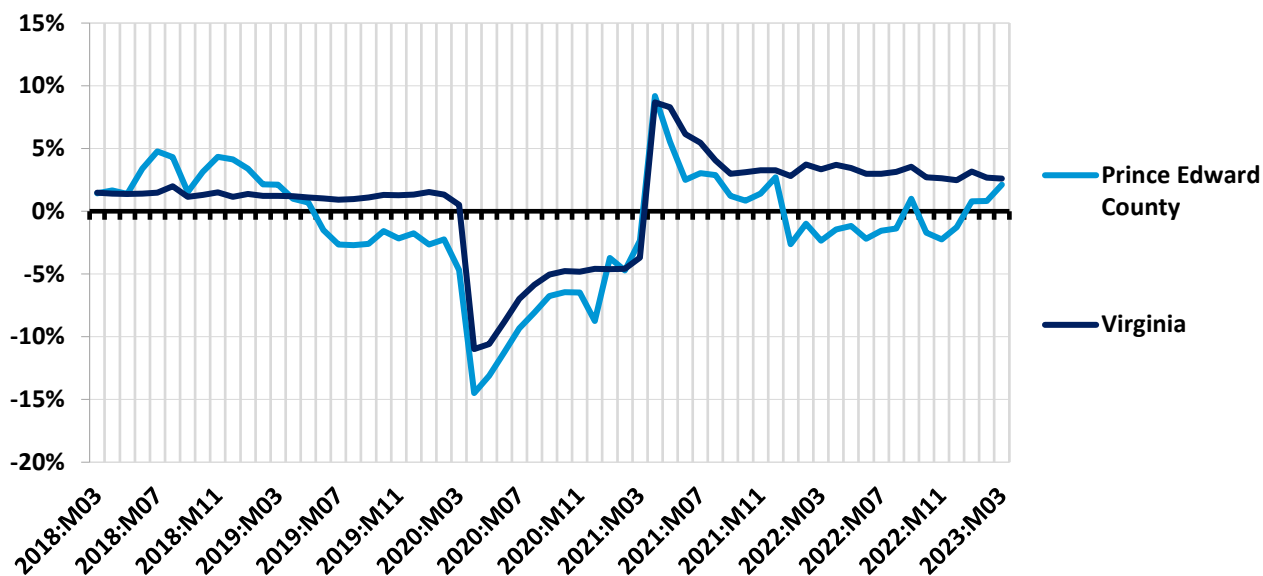
¹⁰ Because the town of Farmville is not an independent city, its employment and wage data is not reported separately by the U.S. Bureau of Labor Statistics. Instead, they are included in data reported for Prince Edward County.

¹¹ Data Source: U.S. Bureau of Labor Statistics.

¹² Data Source: U.S. Bureau of Labor Statistics.

change in total employment in Prince Edward County was 2.1 percent as compared to 2.6 percent statewide in Virginia.

Figure 7: Year-Over-Year Change in Total Employment – March 2018 to March 2023¹³



Employment and Wages by Industry Supersector

To provide a better understanding of the underlying factors motivating the total employment trends depicted in Figures 6 and 7, Figures 8 through 10 provide data on private employment and wages in Prince Edward County by industry supersector.¹⁴

Figure 8 provides an indication of the distribution of private sector employment across industry supersectors in Prince Edward County in the first quarter of 2023. As these data indicate, the county's largest industry sectors that quarter were Education and Health Services (2,274 jobs), followed by Trade, Transportation and Utilities (1,603 jobs), and Leisure and Hospitality (1,118 jobs).

Figure 9 provides a similar ranking for average private sector weekly wages by industry supersector in Prince Edward County in the first quarter of 2023. As these data show, the highest paying industry sectors that quarter were Construction (\$1,341 per week), Financial Activities (\$1,112 per week), and Natural Resources and Mining (\$1,037 per week). To provide a point of reference, the average private sector weekly wage across all industry sectors in Prince Edward County that quarter was \$848 per week.

¹³ Data Source: U.S. Bureau of Labor Statistics.

¹⁴ A "supersector" is the highest level of aggregation in the coding system that the Bureau of Labor Statistics uses to classify industries.

Figure 8: Private Employment by Industry Supersector in Prince Edward County – Q1 2023¹⁵

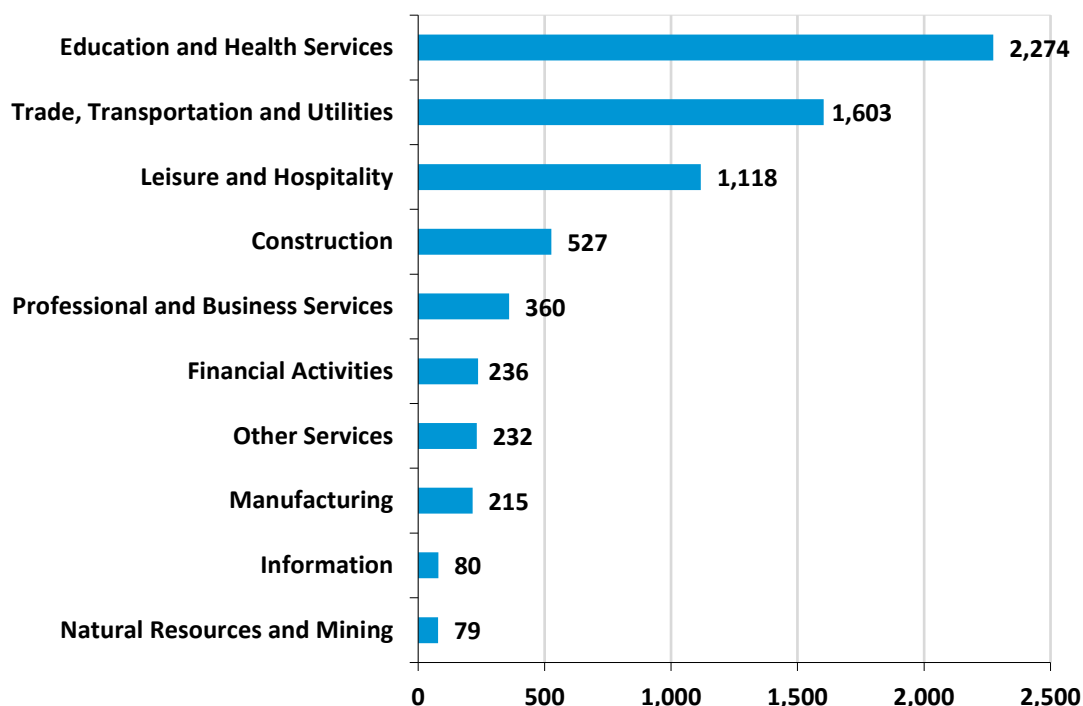
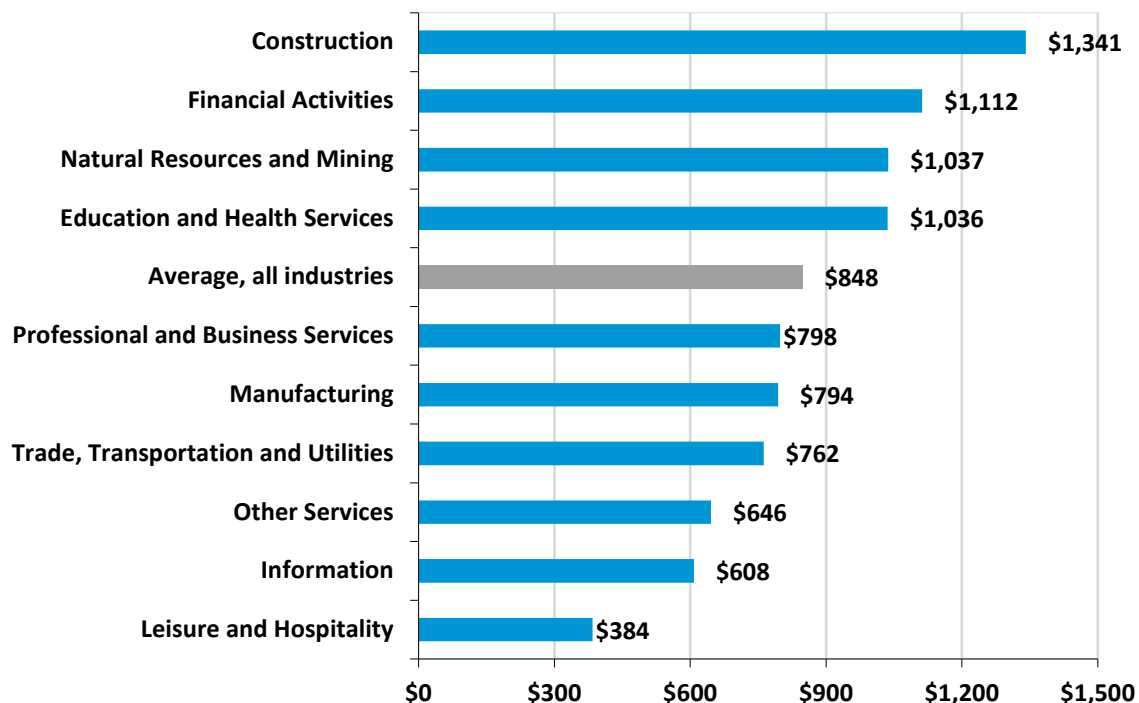


Figure 9: Average Private Weekly Wages by Industry Supersector in Prince Edward County – Q1 2023¹⁶

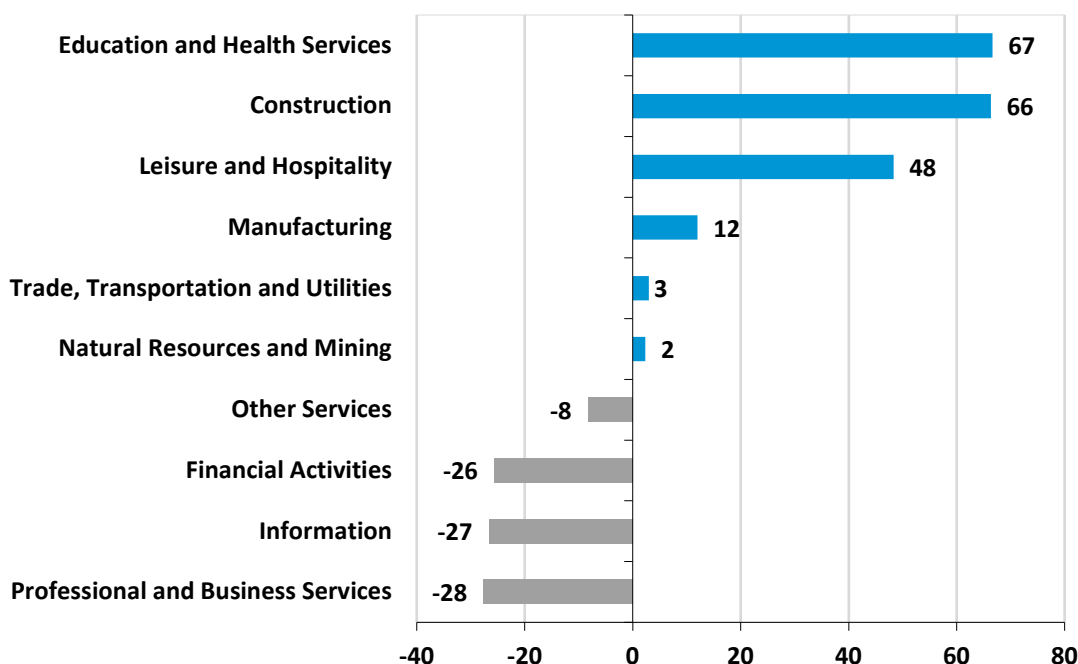


¹⁵ Data Source: U.S. Bureau of Labor Statistics.

¹⁶ Data Source: U.S. Bureau of Labor Statistics.

Figure 10 details the year-over-year change in private sector employment from the first quarter of 2022 to the first quarter of 2023 in Prince Edward County by industry supersector. Over this period, the largest employment gains occurred in the Education and Health Services (up 67 jobs), Construction (up 66 jobs), and Leisure and Hospitality (up 48 jobs) sectors. The largest employment losses occurred in the Professional and Business Services (down 28 jobs), Information (down 27 jobs), and Financial Activities (down 26 jobs) sectors.

Figure 10: Change in Private Employment by Industry Supersector in Prince Edward County from Q1 2022 to Q1 2023¹⁷

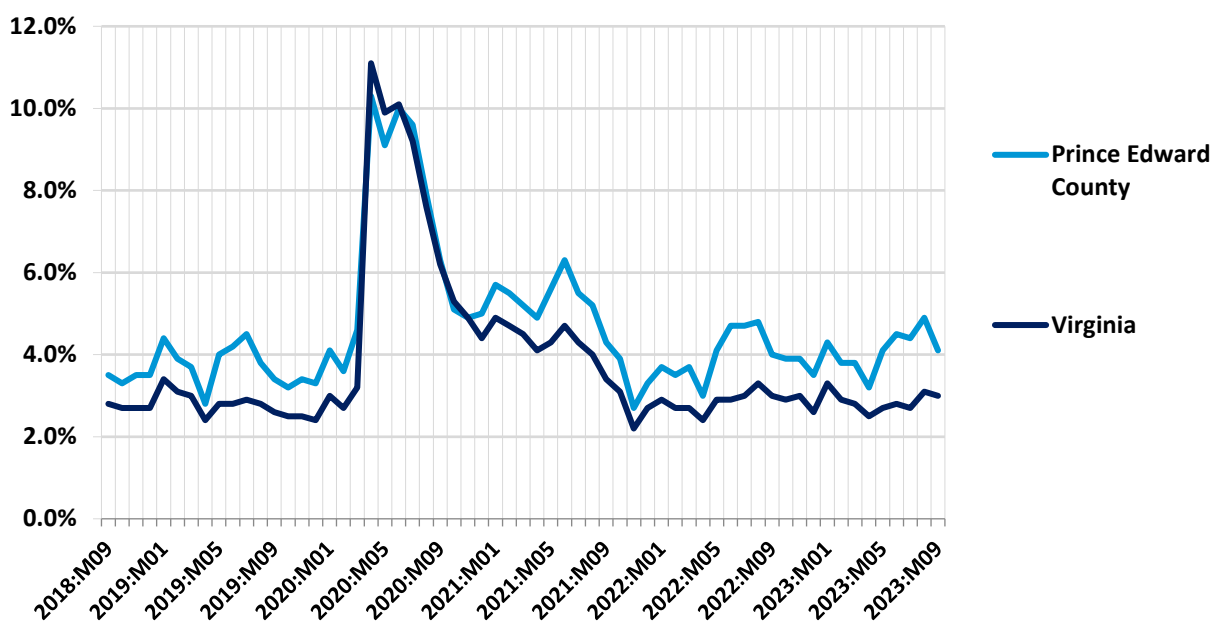


Unemployment

Figure 11 illustrates the trend in Prince Edward County's unemployment rate over the five-year period from September 2018 through September 2023 and benchmarks those data against the statewide trend for Virginia. As these data show, unemployment rates in Prince Edward County tracked closely with the statewide trend throughout the period but at rates above the statewide average. In April 2020 unemployment in the county and state significantly rose as a result of the labor dislocations caused by the COVID-19 pandemic. As of September 2023, unemployment stood at 4.1 percent in Prince Edward County compared to 3.0 percent in Virginia as a whole.

¹⁷ Data Source: U.S. Bureau of Labor Statistics.

Figure 11: Unemployment Rate – September 2018 to September 2023¹⁸



¹⁸ Data Source: U.S. Bureau of Labor Statistics.

Economic and Fiscal Impact

This section quantifies the economic and fiscal contribution that the proposed High Bridge Solar project would make to the town of Farmville and to Prince Edward 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 High Bridge Solar project, the analysis employs a regional economic impact model called IMPLAN.¹⁹ 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 High Bridge Solar project purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the High Bridge 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).

¹⁹ IMPLAN is produced by IMPLAN Group, LLC.

Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed High Bridge Solar project would have on the town of Farmville and on Prince Edward County.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- Total capital investment associated with the High Bridge Solar is estimated to be approximately \$20.2 million.²⁰
- Of that total:
 - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately \$9.8 million.²¹
 - Capital equipment costs are estimated to be approximately \$10.4 million.²² It is anticipated that no capital equipment would be purchased from vendors in Prince Edward County.²³
- High Bridge Solar would employ approximately 26 full-time equivalent construction workers.²⁴
- For ease of explication, all construction expenditures are assumed to take place during a twelve-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 High Bridge Solar would directly provide a one-time pulse supporting approximately: 1) 8 job years, 2) \$0.5 million in wages and benefits, and 3) \$2.1 million in economic output to Prince Edward County.

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on Prince Edward County would support approximately: 1) 19 job years, 2) \$0.9 million in wages and benefits, 3) \$3.6 million in economic output, and 4) \$0.2 million in state and local tax revenue.

²⁰ Data Source: High Bridge Solar, LLC. Investment estimate subject to change based on final design and vendor contracts.

²¹ Data Source: High Bridge Solar, LLC.

²² Data Source: High Bridge Solar, LLC.

²³ Data Source: IMPLAN Group LLC.

²⁴ 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 five months with approximately 63 construction workers, which is equivalent to 26 full-time workers.

Table 1: Estimated One-Time Economic and Fiscal Impact on Prince Edward County from Construction of the High Bridge Solar Project^{25,26}

Economic Impact	Employment (Job Years)	Wages and Benefits	Output
1st Round Direct Economic Activity	8	\$523,000	\$2,104,100
2nd Round Indirect and Induced Economic Activity	11	\$408,200	\$1,497,400
Total Economic Activity	19	\$931,200	\$3,601,500
Fiscal Impact			
State and Local Tax Revenue			\$174,200

**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 High Bridge Solar project would have on the town of Farmville and on Prince Edward County during its anticipated 40-year operational phase.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- High Bridge Solar would spend approximately \$0.2 million each year for maintenance and repair, vegetative control, and other operational expenditures.²⁷

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 High Bridge Solar would on average directly support approximately: 1) 1 job, 2) \$37,800 in wages and benefits, and 3) \$0.1 million in economic output to Prince Edward County.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on Prince Edward County would be approximately: 1) 1 job, 2) \$49,700 in wages and benefits, and 3) \$0.2 million in economic output.

²⁵ Please 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. Additionally, it is important to note that it is not possible to know with certainty what proportion of jobs would go to county construction contractors or be filled by county residents. A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects where the construction schedule is not exactly one year and to account for the fact that actual on-site employment may vary over the period.

²⁶ Impacts from per diem spending of non-local construction workers included.

²⁷ Data Source: High Bridge Solar, LLC.

Table 2: Estimated Annual Economic Impact on Prince Edward County from the Ongoing Operation of the High Bridge Solar Project

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	1	\$37,800	\$140,400
2nd Round Indirect and Induced Economic Activity	0	\$11,900	\$49,700
Total Economic Activity	1	\$49,700	\$190,100

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- Total capitalized investment in taxable machinery and tools in the High Bridge Solar is estimated to be approximately \$17.4 million.²⁸
- The approximately 58.8 fenced-in acres would be removed from the land use program and reassessed at a solar use assessment value of \$10,000 per acre.²⁹
- The initial interconnection request for High Bridge Solar was filed in October 2020.³⁰
- Tax rates and the depreciation schedule are assumed to remain constant throughout the analysis.
- High Bridge Solar's total generation capacity would be 12 MW AC.³¹
- High Bridge Solar would become operational in 2024 and would be privately owned.³²
- High Bridge Solar would have an operational life of 40 years.³³

Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed High Bridge Solar would make to the town of Farmville. The analysis considers two scenarios. Both scenarios include the additional revenue that High Bridge Solar would generate for the town of Farmville over a 40-year period from the increased property assessments associated with reassessing the site as solar use property. Scenario 1 then describes the additional revenue High Bridge Solar would generate for the town of Farmville from taxes levied on the capital investment in machinery and tools, while Scenario 2 assumes tax revenue generated from capital investment will be replaced with revenue associated with a locally adopted revenue share ordinance and based on the project's total generation capacity.

²⁸ Data Source: High Bridge Solar, LLC.

²⁹ Data Source: Actual future assessment value for solar projects in Prince Edward County is currently unknown. The potential future assessment value is based on experience with comparable solar projects in Virginia.

³⁰ Data Source: High Bridge Solar, LLC.

³¹ Data Source: High Bridge Solar, LLC.

³² Data Source: High Bridge Solar, LLC.

³³ Data Source: High Bridge Solar, LLC.

Reassessment of Property

Table 3 details the increased tax revenue associated with reassessing the 58.8-acre solar site as solar use property. The town's real estate tax revenue from the fenced-in acreage after reassessment is estimated to be approximately \$770 per year, for a cumulative total of approximately \$30,600 over the project's anticipated 40-year operational life expectancy. In contrast, the property currently generates approximately \$320 per year for the town, for a cumulative total of approximately \$12,600 over 40 years.

Table 3: Estimated Town Revenue Generated by the Proposed High Bridge Solar Project over 40 Years from Real Estate Taxes

Estimated Increased Appraised Value of Property ³⁴	\$588,200
Town of Farmville Real Estate Tax Rate ³⁵	0.0013
Annual Town Real Estate Tax – Solar Use	\$770
Cumulative Revenue over 40 Years	\$30,600

**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 High Bridge Solar project would generate for the town of Farmville over a 40-year period from taxes levied on capital investment in machinery and tools. This estimate is calculated as: 1) the taxable portion of capital investments based on the stepdown local tax exemption pursuant to Virginia Code §58.1-3660³⁶, times 2) Prince Edward County's depreciation guidelines for machinery and tools³⁷, times 3) Town of Farmville's machinery and tools tax / personal property rate of \$1.50 per \$100 of assessed value.³⁸

As the data in Table 4 indicate, based on these calculations the estimated additional town revenue from taxation of capital investments associated with the proposed High Bridge Solar would be approximately \$5,230 in the project's first year of operation, with that figure projected to fluctuate thereafter as the equipment is depreciated and the value of the exemption reduced. The annual tax revenue is estimated

³⁴ Calculated as 58.82 acres times \$10,000 per acre.

³⁵ Data Source: Town of Farmville website.

³⁶ Virginia Code §58.1-3660 stipulates that solar facilities over 5 MW and under 150 MW with an interconnection request on or after January 1, 2019 are subject to a stepdown exemption from local property taxes. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

³⁷ Because the High Bridge 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.

³⁸ Data Source: Town of Farmville website.

to increase to approximately \$10,500 in year 11 of the project and thereafter for a cumulative total of approximately \$379,400 over 40 years.

Table 4: Estimated Town Revenue by Proposed High Bridge Solar Investment Over 40 Years

Year	Total Capital Investment Subject to Exemption ³⁹	Depreciated Value of Taxable Capital Investment ⁴⁰	Additional Annual Town Tax Revenue Solar Investment ⁴¹
1	\$17,441,900	\$348,800	\$5,230
2	\$17,441,900	\$348,800	\$5,230
3	\$17,441,900	\$348,800	\$5,230
4	\$17,441,900	\$348,800	\$5,230
5	\$17,441,900	\$348,800	\$5,230
6	\$17,441,900	\$523,300	\$7,850
7	\$17,441,900	\$523,300	\$7,850
8	\$17,441,900	\$523,300	\$7,850
9	\$17,441,900	\$523,300	\$7,850
10	\$17,441,900	\$523,300	\$7,850
11	\$17,441,900	\$697,700	\$10,500
12	\$17,441,900	\$697,700	\$10,500
13	\$17,441,900	\$697,700	\$10,500
14	\$17,441,900	\$697,700	\$10,500
15	\$17,441,900	\$697,700	\$10,500
16	\$17,441,900	\$697,700	\$10,500
17	\$17,441,900	\$697,700	\$10,500
18	\$17,441,900	\$697,700	\$10,500
19	\$17,441,900	\$697,700	\$10,500
20	\$17,441,900	\$697,700	\$10,500
21	\$17,441,900	\$697,700	\$10,500
22	\$17,441,900	\$697,700	\$10,500
23	\$17,441,900	\$697,700	\$10,500
24	\$17,441,900	\$697,700	\$10,500
25	\$17,441,900	\$697,700	\$10,500
26	\$17,441,900	\$697,700	\$10,500
27	\$17,441,900	\$697,700	\$10,500
28	\$17,441,900	\$697,700	\$10,500
29	\$17,441,900	\$697,700	\$10,500

³⁹ Data Source: High Bridge Solar, LLC.

⁴⁰ Accounts for Prince Edward County's depreciation guidelines for Machinery and Tools. Also accounts for the stepdown exemption from local property taxes pursuant to Virginia Code §58.1-3660 for projects over 5 MW and under 150 MW with an interconnect request after January 1, 2019. The exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

⁴¹ Calculated pursuant to Virginia Code §58.1-2600. Because High Bridge Solar would be independently owned and does not meet the definition of an "Electric Supplier" because it is under 25 MW, it would be taxed at the Machinery and Tools / Personal Property tax rate of \$1.50 per \$100.

Year	Total Capital Investment Subject to Exemption ³⁹	Depreciated Value of Taxable Capital Investment ⁴⁰	Additional Annual Town Tax Revenue Solar Investment ⁴¹
30	\$17,441,900	\$697,700	\$10,500
31	\$17,441,900	\$697,700	\$10,500
32	\$17,441,900	\$697,700	\$10,500
33	\$17,441,900	\$697,700	\$10,500
34	\$17,441,900	\$697,700	\$10,500
35	\$17,441,900	\$697,700	\$10,500
36	\$17,441,900	\$697,700	\$10,500
37	\$17,441,900	\$697,700	\$10,500
38	\$17,441,900	\$697,700	\$10,500
39	\$17,441,900	\$697,700	\$10,500
40	\$17,441,900	\$697,700	\$10,500
CUMULATIVE TOTAL			\$379,400

**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 High Bridge Solar would make to the town of Farmville over its 40-year anticipated operational life under Scenario 1. As these data indicate, that cumulative total is approximately \$0.4 million.

Table 5: Estimated Cumulative Town Tax Revenue from the Proposed High Bridge Solar over 40 Years under Scenario 1⁴²

Town Real Estate Tax Revenue	\$30,600
Town Revenue from Taxation of Capital Investments	\$379,400
TOTAL Cumulative Revenue over 40 Years	\$409,900

**Totals may not sum due to rounding.*

Scenario 2: Revenue Share Ordinance

The following section describes the additional annual revenue that the proposed High Bridge Solar project would generate for the town of Farmville assuming the town adopts an energy revenue share ordinance under Virginia Code §58.1-2636. The Virginia Code currently stipulates that a locality may assess an annual revenue share of up to \$1,400 per megawatt (MW) alternating current (AC) generation capacity of a solar facility. However, legislation that was passed in the 2021 General Assembly (SB 1201/HB 2006) and went into effect on July 1, 2021, allows a 10 percent escalator to be applied to the

⁴² Total does not include the value of a potential siting agreement which is subject to negotiation between High Bridge Solar and the town of Farmville.

\$1,400 per MW revenue share every five years, beginning in 2026. Section 58.1-3660 further stipulates that capital investment associated with the solar project will be exempt from taxation if the town adopts an energy revenue share ordinance.

Table 6 details the revenue generated from a revenue share ordinance between High Bridge Solar and town of Farmville with the 10 percent escalator. Based on a total generation capacity of 12 MW AC and an assumed commissioning date of 2024, a revenue share ordinance would generate approximately \$1.0 million over the anticipated 40-year operational life of the project.

Table 6: Estimated Town Revenue Generated from a Revenue Share Ordinance over 40 Years

Year	MW	Revenue Share per MW with Escalator	Annual Town Revenue
1	12	\$1,400	\$16,800
2	12	\$1,400	\$16,800
3	12	\$1,540	\$18,500
4	12	\$1,540	\$18,500
5	12	\$1,540	\$18,500
6	12	\$1,540	\$18,500
7	12	\$1,540	\$18,500
8	12	\$1,694	\$20,300
9	12	\$1,694	\$20,300
10	12	\$1,694	\$20,300
11	12	\$1,694	\$20,300
12	12	\$1,694	\$20,300
13	12	\$1,863	\$22,400
14	12	\$1,863	\$22,400
15	12	\$1,863	\$22,400
16	12	\$1,863	\$22,400
17	12	\$1,863	\$22,400
18	12	\$2,050	\$24,600
19	12	\$2,050	\$24,600
20	12	\$2,050	\$24,600
21	12	\$2,050	\$24,600
22	12	\$2,050	\$24,600
23	12	\$2,255	\$27,100
24	12	\$2,255	\$27,100
25	12	\$2,255	\$27,100
26	12	\$2,255	\$27,100
27	12	\$2,255	\$27,100
28	12	\$2,480	\$29,800
29	12	\$2,480	\$29,800
30	12	\$2,480	\$29,800
31	12	\$2,480	\$29,800
32	12	\$2,480	\$29,800
33	12	\$2,728	\$32,700

Year	MW	Revenue Share per MW with Escalator	Annual Town Revenue
34	12	\$2,728	\$32,700
35	12	\$2,728	\$32,700
36	12	\$2,728	\$32,700
37	12	\$2,728	\$32,700
38	12	\$3,001	\$36,000
39	12	\$3,001	\$36,000
40	12	\$3,001	\$36,000
Cumulative Total			\$1,018,300

**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 High Bridge Solar would make to the town of Farmville over its 40-year anticipated operational life under Scenario 2. As these data indicate, that cumulative total is approximately \$1.0 million.

Table 7: Estimated Cumulative Town Revenue from the Proposed High Bridge Solar over 40 Years under Scenario 2⁴³

Town Revenue from Real Estate Tax	\$30,600
Town Revenue from Revenue Share Ordinance	\$1,018,300
TOTAL Cumulative Revenue over 40 Years	\$1,048,800

**Totals may not sum due to rounding.*

Siting Agreement

Siting agreements add significant value to the total fiscal impact of solar projects on their host localities. The Code of Virginia §15.2-2316.7 stipulates that a solar project is required to request a meeting with its potential host locality to discuss a voluntary siting agreement. The terms and conditions of a siting agreement vary by locality and project and can include the mitigation of any impact of the solar facility, payments for capital improvements, payments to address fiscal needs, and assistance with the local deployment of broadband.

Due to the variation in the value and payment schedule of siting agreements negotiated between localities and solar projects in Virginia, as well as the fact that these agreements can be subject to change until approved, the study does not include the siting agreement details for High Bridge Solar.

⁴³ Total does not include the value of a potential siting agreement which is subject to negotiation between High Bridge Solar and the town of Farmville.

Current Use

This section provides a benchmark for the previous estimates of the fiscal contribution that the proposed High Bridge Solar project would make to the town of Farmville by estimating the fiscal contribution that the site makes to the town in its current use.

Economic Impact

The actively used, fenced-in solar site would be approximately 58.8 acres of wooded land that currently does not provide any economic benefit to the town.⁴⁴

Fiscal Impact Assumptions

- The current assessment value of the affected acreage is approximately \$242,400.⁴⁵

Fiscal Impact

Table 8 details the estimated tax revenue that the proposed High Bridge Solar site generates for the town of Farmville in its current use. As the data in Table 8 indicate, the current town real estate tax revenue from the project site is estimated to be approximately \$320 per year, for a cumulative total of approximately \$12,600 over 40 years.

Table 8: Estimated Town Revenue Generated by the Proposed High Bridge Solar Project Site over 40 Years from Real Estate Taxes – Current Use

Estimated Assessed Value of Property – Current Use ⁴⁶	\$242,400
Town of Farmville Current Real Estate Tax Rate	0.0013
Estimated Annual Town Real Estate Tax – Current Use	\$320
Total Cumulative Revenue over 40 years	\$12,600

**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.

⁴⁴ Data Source: High Bridge Solar, LLC.

⁴⁵ Data Source: Derived from Prince Edward County's property assessment database. Includes the value of a potentially affected structure.

⁴⁶ Data Source: Derived from Prince Edward County's property assessment database.

**HIGH BRIDGE SOLAR
DECOMMISSIONING PLAN
MARCH 20, 2024**

Purpose

This decommissioning plan is provided by High Bridge Solar, LLC (the “Project Company”) and will detail the projected decommissioning demands associated with the proposed project.

The purpose of this decommissioning plan is to provide procedures and an opinion of probable construction cost for partial or full closure of the solar facility. The Applicant notes that the Town of Farmville does not currently have regulations pertaining to decommissioning. The Town has directed the Applicant to reference the Prince Edward Zoning Code which requires a decommissioning plan and performance guarantees to supplement plans submitted as part of the Special Use Permit package. This decommissioning plan details provisions for facility deconstruction and site restoration to satisfy the specific guidelines set forth in the Project’s Special Use Permit. This decommissioning plan shall take effect upon facility abandonment, discontinuation of operation, or expiration of the use permit as defined by Prince Edward Zoning Code.

Site Location

High Bridge Solar proposes to build a photovoltaic (PV) solar facility (“Solar Facility”) with a nameplate capacity of approximately 12 MW_{AC} (“Project”), in the Town of Farmville, VA. The Facility is located at 510 Cedar Avenue Farmville, VA 23901 and within tax parcel identification number 0024000(0A)00-06 (“Property”).

Anticipated Service Life of the Project

Unless the system is purchased by the Town or other entity, the facility shall be decommissioned in accordance with this Decommissioning Plan (“Plan”), restoring the site to as close to its agreed-upon post-decommissioned state as practicably possible upon expiration or termination of the Power Purchase Agreement. The Solar Facility will have a maturity date of twenty (20) years but carries an expected useful lifetime of more than 30 years. The expected useful life of the Project is forty (40) years and is expected to be operational for the full forty (40) years.

Decommissioning responsibilities include but are not limited to the removal of above and below ground cables, perimeter fencing, debris, structures, or equipment to include concrete or steel foundations and pads, all metal structures (mounting racks), all photovoltaic (PV) modules, alternators, generators,

transformers, inverters, fans, switch boxes, fixtures, etc., and otherwise restoring the premises to its natural condition for other approved state. "Natural Condition" shall mean the stabilization of soil to a depth of three (3) feet and restoration of site vegetation and topography to pre-existing conditions, provided that the exact method and final site restoration plan shall be subject to site plan review and approval giving, among other items, consideration to impact upon future site use, environmental and adjacent property impacts. Other Plan activities include the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

Decommissioning Risk Over the Lifecycle of a Project

The probability of an event that would lead to abandonment or long-term interruption is extremely low during the first 15 to 20 years of the Project life. Accordingly, the risk of decommissioning the Project is extremely low during this time frame. The reasons why the risk to decommission the Project is extremely low in the early phases of the Project include, but are not limited to:

- Project owners have sophisticated financing structures that allow the lender or tax equity partner to step in and rectify the event that may lead to abandonment.
- Most critical solar components have original equipment manufacturer (OEM) warranties with terms exceeding five years that include labor and parts. A warranty is an agreement or guarantee outlined by a manufacturer to a customer that defines performance requirements for a product or service. Warranties give customers a form of insurance if the purchased product or service does not adhere to quality standards. These warranties assure the Project owner, financing parties, and other stakeholders, that equipment will perform as expected which minimizes the risk of a decommissioning event. Average warranty lengths for critical solar components range from 5 to 10 years, with production warranties on solar panels extending to 20 to 25 years.
- Solar projects consist of many networked components designed to convert solar radiation into electrical energy. The failure of any single component will not result in a substantial reduction of energy generation that could lead to a decommissioning event.
- Solar projects are required to maintain replacement value property damage insurance coverage and business interruption insurance coverage. Business interruption insurance covers the loss of income that a business suffers after a disaster or equipment failure. Typical solar business interruption insurance covers income loss for twelve months from the date of the event triggering the loss.
- The replacement costs of solar components will typically decline over time, and accordingly, costs to replace failed or damaged equipment after lapsed OEM warranties will not create large financial hurdles for the Project.
- In the early stages of the Project, the resale value of the equipment is significantly higher than the decommissioning costs, resulting in a net positive (revenue).

Considering the reasons stated above, a decommissioning bond early in the life of a solar project life is not required to assure the coverage facility removal and site restoration costs.

Solar power is an increasingly popular form of renewable energy around the world and as an alternative to the burning of fossil fuels, solar ranks alongside wind and hydropower as essential energy options for the future of the planet. Solar also offers the additional benefit of being easier to build, operate, and decommission with minimal environmental risks. Recent rises in popularity and use can be linked to lower installation and operation costs and it is expected that this pattern will continue, further reducing the risk of a decommissioning event.

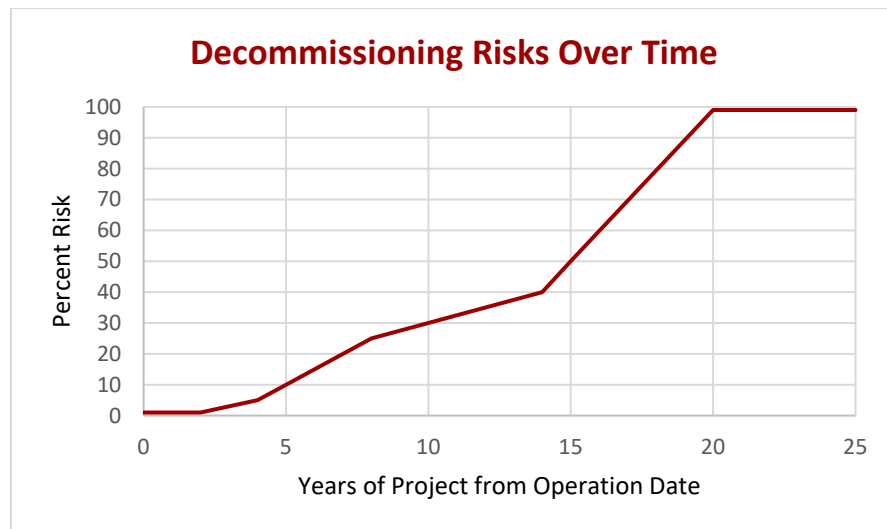
Decommissioning Risks Over Time

As previously noted, the probability of a decommissioning event that would lead to abandonment or long-term financial interruption is extremely low during the first 15 to 20 years of the Project life and accordingly, the financial risk to decommission the Project is also extremely low. A risk analysis approach is presented here for informational purposes only and has not been considered in the decommissioning cost estimates present in this Plan.

It is important to note that there are two aspects to consider when evaluating the risk for decommissioning the Project:

1. The risk of the need to decommission the Project as a whole (Project termination risk), and
2. The risk of failing to recuperate the cost of the decommissioning activities (decommissioning funding).

The most important concern for the Town of Farmville is the ability to recuperate the cost of decommissioning and restoration of the land to pre-Project conditions. The presence of a Power Purchase Agreement (PPA) in the first 20 years of the Project makes the likelihood of decommissioning very low during that time. The graph below summarizes the estimated decommissioning risk of cost recovery for the Project. The graph utilizes a “one percent” risk as the lowest risk; however, the financial value of the Project or equipment in the early years would far exceed the cost of the decommissioning and restoration activities and therefore, the graph is conservative.



The factors taken into consideration in estimating the risk include, but were not limited to:

- Years 1-5 – Minimal Project termination or financial risk due to presence of PPA with guarantee to purchase power, resale of value components, component warranties, value of facility.
- Years 5-10 – Similar consideration of previous period, except minimal increased financial risk due to the decrease in resale value of used components and rise in technological improvements of new equipment in market.
- Years 10-15 – Similar consideration of previous period, with slightly increased risk as warranties start to expire. Value of equipment is still substantial but decreasing.
- Years 15-20 – Similar consideration of previous period, warranties continue to expire; value of equipment diminishes with age and technological improvements in market.
- Years 20-25 – PPA expires, Project termination and funding risks increase, value of equipment diminishes, and technological improvements in market. A rise in salvage value of removed equipment due to diminishing natural resources and improvements in the efficiency of recycling/extraction technologies will offset the cost of decommissioning.

Commencement of Decommissioning

This Plan assumes that the Facility will be decommissioned under any of the following conditions:

1. The land lease (including the exercise of any extension options) ends and will either not be renewed, or a new lease will not be entered into for the Project.
2. The system does not produce power for sale for a consecutive 365-day period, except in the instance of a force majeure event in which the Project is being repaired and/or restored.
3. The system is damaged and will not be repaired or replaced.

Removal of Nonutility Owned Equipment

To decommission the Solar Facility, the Project will include at a minimum:

- Disconnection from the utility power grid
- Removal of all Facility components: panels, inverters, wire, cable, combiner boxes, transformers, racking, weather monitoring, control system apparatus, etc.
- Removal of all non-utility owned equipment (at point of interconnection), conduits, structures, fencing, and foundations to a depth of at least three feet below grade.
- Restoration of property to a natural condition reasonably similar to its condition prior to Facility installation, or as initially agreed upon.
- Plant vegetation suitable for the location, native to the region, and which matches surrounding vegetation.

The owner of the leased property may request in writing for certain items to remain, e.g., access roads, travel ways, internal paths, landscaping, pads, or other items which will serve a future permitted site use to remain.

This decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to necessary stakeholders prior to decommissioning.

The decommissioning process will maximize the recycling, reuse and salvage of applicable facility components, which are outlined in the opinion of probable construction costs. Based on the extent of decommissioning, prior to beginning construction activities, the developer will submit applicable demolition and construction plans and permit applications which will outline the schedule and extents of demolition. Decommissioning activities will not begin prior to issuance of approved permits by local regulatory agencies with appropriate jurisdiction.

Restoration of Property

In order to adequately restore the site to its previous condition, documentation using pre-construction video and/or digital photography will be performed prior to construction activities. This information will be reviewed prior to preparation of decommissioning demolition documents and included in the submittal to the County. Pre-construction documentation will also consist of detailed descriptions of existing vegetative and soil conditions as well as existing topography and drainage patterns.

At the time of decommissioning, the Project Company will restore the Solar Facility to a meadow-like condition. All waste and excess materials will be disposed of in accordance with municipal, provincial and federal regulations. Waste that can be recycled under municipal programs will be recycled accordingly. Provided, however, the Project Company shall not be required to replace any structures that were removed to build the Solar Facility.

The restoration will consist of de-compaction of the topsoil by disking or tilling and re-vegetation of the property. Mass grading is not anticipated since the initial project will not alter topography significantly. At the end of the project the area will be seeded and fertilized with native vegetation as needed to return the site to as close as practicable to original or initially agreed-upon condition. Landscaping and paved entrance will remain following site restoration. The future use of the land will be determined at the time of decommissioning. Deciding factors will be influenced by Town of Farmville land use and comprehensive plans and regulations at such time in the future.

The developer will coordinate with the Town of Farmville to monitor vegetation and drainage following restoration until permanent vegetation is established. Erosion and sediment control, re-seeding, soil stabilization, weed control and fertilization will be provided by the developer as needed until the site is stabilized and approved to be completed by the Town of Farmville.

Upon completion of the site restoration, a final report of activities will be submitted to the Town documenting the process and results.

Time Period to Complete Decommissioning

The Project Company will have 365-days from the date decommissioning commences to complete decommissioning. Provided, however, the Project Company shall be able to request an extension upon approval of the board of supervisors if it is in good faith diligently decommissioning and is delayed due to weather conditions or other items outside its control.

Party Responsible for Decommissioning

The Project Company is responsible for this decommissioning, provided however that the Project Company may contract with a third-party to perform the decommissioning on its behalf. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the Facility as outlined in the Special Use Permit in the event the operator of the Facility does not fulfill this obligation.

Decommissioning Cost Estimate and Bonding

An engineer's opinion of probable construction cost and analysis of material salvage value were prepared as part of this decommissioning plan. Exhibit A summarizes the probable costs and salvage values associated with decommissioning. Exhibit B summarizes probable costs associated with decommissioning exclusive of salvage values. Exhibit C summarizes probable costs associated with trucking panels to approved recycling facilities.

Prince Edward County Zoning Code requires High Bridge Solar to provide a faithful performance bond as a financial guarantee for proper decommissioning. This bond is separate from, and in addition to, performance bonding submitted for permitting. Furthermore, High Bridge Solar will be required to submit detailed engineering plans at the time of decommissioning, and obtain construction permits as required by appropriate authorities.

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, current RSMeans data was used to estimate labor, material, and equipment expenses. Inflation of the labor costs were not factored into the estimates.

Total probable cost of decommissioning in Year 5 is estimated to be **\$2,605,664.82**.

Resale/Salvage Value Estimate

There is a robust secondary market for resale of solar PV panels worldwide and a network of facilities available for recycling panels. Solar PV panels are estimated to degrade less than 0.5% per year, meaning they're expected to operate at 90% of capacity after 20 years. Panel manufacturers will guarantee the performance for each individual module and replace defective modules per the terms of warranty. Panels can therefore be sold for a price higher than their scrap value.

In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the Project's life, components such as the solar panels

could be sold in the wholesale market for reuse or refurbishment. As panel efficiency and power production decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment. The solar facility's additional supporting components, such as inverters, transformers, racking and piles, can be dismantled and resold for scrap value. Inverters and transformers are comprised of salvageable materials such as copper, aluminum, and silver. Piles and other steel components can likewise be recovered and salvaged. Resale values at the end of Year 5 for equipment of significant value were calculated with straight-line depreciation after an instant depreciation of the original material cost.

A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition (\$0.10 to \$0.50 per watt). Future pricing of solar panels is difficult to predict currently, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels in Year 5 at \$0.18 per watt would yield approximately \$2,100,878.31. Increased costs of removal, for resale versus salvage, would be expected to preserve the integrity of the panels; however, the net revenue would still be substantially higher than the estimated salvage value.

The resale value of components such as racking, may decline more quickly; however, the salvage value of the steel that makes up a larger portion of the tracker is expected to stay at or above the value used in this report.

The price used to value the steel in this report is \$212.12 per ton. The price used to value copper in this report is \$3.24 per lb. Current steel and copper values are referenced from RS Means Heavy Construction Cost Data, 29th Edition.

Total probable salvage value of decommissioning in Year 5 is estimated to be **\$3,102,630.24**. This is a standalone value and not included in the decommissioning construction cost estimate provided in the previous section.

EXHIBIT A

HIGH BRIDGE SOLAR TOWN OF FARMVILLE

Decommissioning Estimate Pro Forma w/o Salvage

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

Item	Quantity	Unit	Unit Price	Total Price
Mobilization	1	LS		\$108,710.00
Supervision	900	HR	\$92.00	\$82,800.00
Temporary Facilities	1	LS		\$13,440.00
Safety	1	LS		\$9,110.00
Legal Expenses	1	LS		\$2,390.00
General Liability Insurance	1	LS		\$9,760.00
Contractor's G&A	1	LS		\$18,430.00
SWPPP, Erosion Control Measures (Disturbed Area)	78	Ac	\$670.00	\$52,561.50
Seeding	78	Ac	\$1,957.26	\$152,666.44
Tilling 6" topsoil/scarifying access road and rough grading existing soil	78	Ac	\$1,075.56	\$83,893.68
Remove and Recycle Chainlink Fence	14,250	LF	\$5.00	\$71,246.26
Remove Power Pole	8	EA	\$427.19	\$3,417.52
Remove and Recycle AC Cables	9,000	LF	\$3.05	\$27,449.92
Remove and Recycle DC Cables	3,002,973	LF	\$0.15	\$457,231.36
Backfill AC and DC trenches	2,957,555	LF	\$0.23	\$682,626.79
Remove and Recycle Inverters/Transformers	3	EA	\$1,656.55	\$4,969.65
Remove and Recycle Photovoltaic Modules	28,704	EA	\$9.32	\$267,521.28
Remove and Recycle Piles	6,000	EA	\$37.73	\$226,380.00
Remove and Recycle Support Assemblies	3,771,948	LB	\$0.04	\$137,130.87
Contaminated Soils Testing	1	LS		\$2,000.00
Reclamation Monitoring and Maintenance	1	LS		\$5,000.00
Subtotal:				\$2,418,735.27
Inflation (1.5%/year):				\$186,929.55
Total:				\$2,605,664.82

Notes:

1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to XX MW). Quantities were determined by comparing "unit/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for [Closest Location to Project].
4. Equipment rental rates determined from RSMeans and/or local rental facilities.

EXHIBIT B

**HIGH BRIDGE SOLAR
TOWN OF FARMVILLE
Decommissioning Salvage/Resale Values**

Table 1. Material Salvage Values

Line Item	Quantity	Unit	Quantity	Unit	Unit Density (Lb/unit)	Weight (Lb)	Price/Lb	Unit Price	Total Price
Copper Wire			3011973	lf	0.05	150,599	\$ 3.24	\$ 0.16	\$ 487,939.63
Steel									
Piles	6000	EA	96000	lf	7	672,000	\$ 0.11	\$ 0.77	\$ 73,920.00
Racks	28704	Panels	7697.8534	ft ³	490	3,771,948	\$ 0.11	\$ 53.90	\$ 414,914.30
Fence	14250	LF	14250	ft	5.6	79,800	\$ 0.11	\$ 0.62	\$ 8,778.00

Table 2. Equipment Resale Values

Line Item	Quantity	Unit	Unit Price	Original Total Cost	Instant Depreciation	End of Life Salvage Value	Useful Life	Age of Component at Decommissioning	Resale Value
Modules	28704	EA	\$73.19	\$ 4,200,000.00	\$ 3,000,000.00	\$ 2,100,878.31	5	5	\$ 2,100,878.31
Inverters	3	EA	18000	\$ 54,000.00	\$ 27,000.00	\$ 5,400.00	10	5	\$ 16,200.00
Transformers	12	EA	10000	\$ 120,000.00	\$ 60,000.00	\$ 12,000.00	30	5	\$ 42,000.00
Vista Switch	1	EA	25000	\$ 25,000.00	\$ 12,500.00	\$ 2,500.00	30	5	\$ 8,750.00

References: [Israpapp.com](https://www.iscrapapp.com) for current steel and copper values
RS Means Heavy Construction Cost Data, 29th Edition

Resolution #2024-06-01

To grant a conditional use permit to High Bridge Solar, LLC to allow for a utility service, major (utility scale solar facility) per Town Code Section 29-22 (a). located on a 131-acre site at the terminus of Cedar Avenue, northeast of its intersection with East Second Street on Parcel 0024000(0A)00-006, which is zoned R-3 High Density Residential.

WHEREAS, High Bridge Solar, LLC filed an application for a conditional use permit to allow a utility service, major (utility scale solar facility) per Town Code Section 29.22.a. located on a 131 acre site at the terminus of Cedar Avenue, northeast of its intersection with East Second Street on Parcel 0024000(0A)00-006, which is zoned R-3 High Density Residential; and

WHEREAS, High Bridge Solar LLC has agreed to the attached conditions; and

WHEREAS, High Bridge Solar, LLC is agreeing to a Siting Agreement; and

WHEREAS, after a public hearing and due consideration, the Planning Commission recommends approval of this conditional use permit; and

WHEREAS, the Town Council finds that the conditional use permit application complies with Town Code Section 29-22 (a); and

WHEREAS, upon recommendation of the Planning Commission and after holding a public hearing on this Resolution, the Town Council finds that the public necessity, convenience, general welfare, and good planning and zoning practice allows for this conditional use permit be granted; NOW THEREFORE,

BE IT RESOLVED BY THE TOWN OF FARMVILLE TOWN COUNCIL:

1. The Town of Farmville Town Council grants a conditional use permit to High Bridge Solar, LLC to allow for a utility service, major (utility scale solar facility) per Town Code Section 29-22 (a). located on a 131-acre site at the terminus of Cedar Avenue, northeast of its intersection with East Second Street on Parcel 0024000(0A)00-006, which is zoned R-3 High Density Residential with the attached conditions and with approval of a siting agreement.
2. This resolution shall be in full force and effect upon passage.

Approved:

Mayor

Attest: _____
Clerk of Council

I certify that the above resolution was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. "Chuckie" Reid: _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairret _____.

The Honorable John Hardy _____.

The Honorable Donald L. Hunter _____.

The Honorable Adam Yoelin _____.

High Bridge Solar Conditions for Conditional Use Permit

List of conditions to be placed on High Bridge Solar, LLC's Conditional Use Permit for a utility service, major located at the terminus of Cedar Avenue.

- (A) *Project narrative.* A narrative identifying the applicant, facility owner, site owner, and operator, if known at the time of the application, and describing the proposed energy facility, including an overview of the project and its location; the size of the site and the project area; the current use of the site; the estimated time for construction and proposed date for commencement of operations; the planned maximum-rated capacity of the facility; the approximate number, representative types and expected footprint of the equipment to be constructed, including without limitation photovoltaic panels; any ancillary facilities, if applicable; and how and where the electricity generated at the facility will be transmitted, including the location of the proposed electric grid interconnection.
- (B) *Site plan.* Regulated under Section 29-13.e. of the Town Code.
- (C) *Documentation of right to use property for the proposed facility.* Documentation shall include proof of control over the proposed site or possession of the right to use the proposed site in the manner requested. The applicant may redact sensitive financial or confidential information.
- (D) *Decommissioning plan; security.*
 - (1) The applicant shall provide a detailed decommissioning plan that provides procedures and requirements for removal of all parts of the energy generation facility and its various structures at the end of the useful life of the facility or if it is deemed abandoned pursuant to section 53-160. 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 will be updated upon the request of the zoning administrator, provided the update shall be no more frequently than once every five years and no less frequently than once every ten years.
 - (2) Prior to operation, the applicant must provide security in the amount of the estimated cost of the decommissioning. Options for security include a cash escrow, a performance surety bond, a certified check, an irrevocable letter of credit, or other security acceptable to the town in an amount equal to the estimated decommissioning cost developed and updated in accordance with the decommissioning plan acceptable to the town. The security must remain valid until the decommissioning obligations have been met. The security may be adjusted up or down by the town 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 overall decommissioning cost in accordance with the periodic updated estimates required by the decommissioning plan. At a minimum the decommissioning cost estimate shall be recalculated every five years and the surety increased when the recalculated estimate exceeds the guarantee by ten percent. Obtaining and maintaining the requisite security will be a mandatory condition of the special use permit. The security shall be in favor of the town and shall be obtained and delivered to the town before any construction commences.

- (3) The decommissioning plan, cost estimates, and all updates of those plans and estimates shall be sealed by a professional engineer.
- (E) *Liability insurance.* The applicant shall propose a reasonable amount of liability insurance that the applicant deems adequate to cover operations at the large and utility scale energy facility prior to the issuance of a building permit. Obtaining and maintaining the requisite liability insurance will be a mandatory condition of the special use permit.
- (F) *Landscaping and screening plan.* The applicant must submit a landscaping and screening plan that addresses the vegetative buffering required in this article, including the use of existing and newly installed vegetation to screen the facility. The plan also must address the use of pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers in the project area and in the setbacks and vegetative buffering as required in this article.
- (G) *Erosion and sediment control plan.* An erosion and sediment control plan must be approved prior to any land disturbing activity.
- (H) *Stormwater management plan.* A stormwater management plan must be approved prior to any land disturbing activity exceeding one acre.
- (I) *Virginia Cultural Resource Information System report.* A report by the Virginia Department of Historic Resources Virginia Cultural Resource Information System must be submitted to identify historical, architectural, archeological, or other cultural resources on or near the proposed facility.
- (J) *Additional information.* If deemed relevant to the consideration of a special use permit application or the conditions to be included in any special use permit, the zoning administrator, planning commission or board of supervisors may require the applicant to submit any of the following information, either as part of the special use permit application or as a condition of any special use permit:
 - (1) As a condition of the special use permit, the applicant will be required to submit a construction plan, including a proposed construction schedule and hours of operation, before obtaining a building permit.

- (2) The identification and location of any existing large or utility scale energy facilities and any known proposed large or utility scale energy facilities within a five-mile radius of the proposed site.
 - (3) A report of impact on adjacent property values prepared by a qualified third party, such as a licensed real estate appraiser.
 - (4) An economic impact analysis prepared by a qualified third party that reports any expected change in the value of the subject property, expected employment during the construction of the facility, any expected impact on the town's tax revenues, the estimated costs to the town associated with the facility in the form of additional services, and the information on any our economic benefits or burdens from the facility that may be requested by the zoning administrator.
 - (5) A copy of the cultural resources review conducted in conjunction with the state department of historic resources for the permit by rule process shall be submitted by the applicant prior to the issuance of a building permit. This report shall be in addition to the report required in subsection (J)(1) and shall further identify historical, architectural, archeological, or other cultural resources on or near the proposed facility.
 - (6) A report on the potential impacts on wildlife and wildlife habitats at the site and within a two-mile radius of the proposed facility using information provided by the state department of game and inland fisheries or a report prepared by a qualified third party.
 - (7) A report on potential impacts on pollinators and pollinator habitats at the site, including but not necessarily limited to the submission of a completed site pollinator habitat assessment form as required by the zoning administrator.
 - (8) A glint and glare study that demonstrates either that the panels will be sited, designed, and installed to eliminate glint and glare effects on roadway users, nearby residences, commercial areas, and other sensitive viewing locations, or that the applicant will use all reasonably available mitigation techniques to reduce glint and glare to the lowest achievable levels. The study will assess and quantify potential glint and glare effects and address the potential health, safety, and visual impacts associated with glint and glare. Any such assessment must be conducted by qualified individuals using appropriate and commonly accepted software and procedures.
- (K) *Review fees.* The town may retain qualified third parties to review portions of a permit application that are outside the town's areas of expertise and do not have adequate state and federal review. Any out-of-pocket costs incurred by the town for such review by qualified third parties shall be paid by the applicant. The third-party reviewers and their estimated costs will be submitted to applicant for approval before the costs incurred. The

town may, in the alternative, accept such review by qualified third parties selected, retained and paid by the applicant.

- (L) *Community meeting.* A public meeting shall be held prior to the public hearing with the planning commission to give the community an opportunity to hear from the applicant and ask questions regarding the proposed facility. The meeting shall adhere to the following:
- (1) The applicant shall inform the zoning administrator and adjacent property owners in writing of the date, time and location of the meeting, at least seven but no more than 14 days, in advance of the meeting date;
 - (2) The date, time and location of the meeting shall be advertised in a newspaper of record in the town by the applicant, at least seven but no more than 14 days, in advance of the meeting date;
 - (3) The meeting shall be held within the town, at a location open to the general public with adequate parking and seating facilities that will accommodate persons with disabilities;
 - (4) The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant and provide feedback; and
 - (5) The applicant shall provide to the zoning administrator with a summary of any input received from members of the public at the meeting.
- (M) *Post-application documentation and approvals.* All documentation required to be submitted to and approvals required from the town after the issuance of the permit shall, unless otherwise stated in the conditions attached to the conditional use permit, be submitted or obtained no later than the date of any application for a building permit for the facility. The failure or refusal to submit required documentation or obtain required approvals following the issuance of a conditional use permit shall result in the suspension of the conditional use permit and the denial of the building permit.

Location, appearance, and operational requirements.

The following requirements apply to large and utility scale energy facilities:

- (A) *Visual impacts.* The applicant shall demonstrate through project siting and proposed mitigation, if necessary, that the project minimizes impacts on viewsheds, including from residential areas and areas of scenic, historical, cultural, archaeological, and recreational significance. The facility shall utilize only panels that employ anti-glare technology, anti-reflective coatings, and other available mitigation techniques, all that meet or exceed industry standards, to reduce glint and glare. The applicant shall provide written certification from a qualified expert acceptable to the town that the facility's panels

incorporate and utilize anti-glare technology and anti-reflective coatings and reduce glint and glare to levels that meet or exceed industry standards.

- (B) *Signage.* All signage on the site shall comply with the town sign ordinance, as adopted and from time to time amended. Appropriate warning signage and a 911 address sign shall be posted in a clearly visible manner. Warning signage must identify the owner and include a 24-hour emergency contact phone number.
- (C) *Noise.* Noise levels from the facility at the property line shall not exceed 50 dB.
- (D) *Setbacks.* The project area shall be set back a distance of at least 75 feet from all public rights-of-way and main buildings on adjoining parcels, and a distance of at least 75 feet from adjacent property lines. Exceptions may be made for adjoining parcels that are owned by the applicant. Increased setbacks up to 100 feet and additional buffering may be included in the conditions for a particular permit. Energy facilities also shall meet all setback requirements for primary structures for the zoning district in which the facility is located in addition to the requirements set forth above. Access, erosion and stormwater structures, and interconnection to the electrical grid may be made through setback areas provided that such are generally perpendicular to the property line.
- (E) *Fencing.* The project area shall be enclosed by security fencing not less than six feet in height and equipped with an appropriate anti-climbing device such as strands of barbed wire on top of the fence. The height and/or location of the fence may be altered in the conditions for a particular permit. Fencing must be installed on the interior of the vegetative buffer required in this section so that it is screened from the ground level view of adjacent property owners. The fencing shall be maintained at all times while the facility is in operation.
- (F) *Vegetative buffer.* A vegetative buffer sufficient to mitigate the visual impact of the facility is required. The buffer shall consist of a landscaped strip at least 15 feet wide, shall be located within the setbacks required under subsection (d), and shall run around the entire perimeter of the property. The buffer shall consist of existing vegetation and, if deemed necessary for the issuance of a special use permit, an installed landscaped strip consisting of multiple rows of staggered trees and other vegetation. This buffer should be made up of plant materials at least three feet tall at the time of planting and that are reasonably expected to grow to a minimum height of eight feet within three years. The planning commission or board of supervisors may require increased setbacks and additional or taller vegetative buffering in situations where the height of structures or the topography affects the visual impact of the facility. Noninvasive plant species and pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers must be used in the vegetative buffer. Fencing must be installed on the interior of the buffer. A recommendation that the screening and/or buffer creation requirement be waived or altered may be made by the planning commission when the applicant proposes to use existing wetlands or woodlands, as long as the wetlands or woodlands are permanently protected for use as a buffer. Existing trees and vegetation may be maintained within such buffer areas except where dead, diseased or as necessary for development or to promote healthy growth, and such trees and vegetation may

supplement or satisfy landscaping requirements as applicable. If existing trees and vegetation are disturbed, new plantings shall be provided for the buffer. The buffer shall be maintained for the life of the facility.

- (G) *Pollinator habitats.* The project area will be seeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers. The project area will be seeded promptly following completion of construction in such a manner as to reduce invasive weed growth and sediment in the project area. The owners and operator also are required to install pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers in the setbacks and vegetative buffering.
- (H) *Height.* Ground-mounted solar energy generation facilities shall not exceed a height of 20 feet, which shall be measured from the highest natural grade below each solar panel. This limit shall not apply to utility poles and the interconnection to the overhead electric utility grid. Roof mounted systems shall not exceed the maximum height requirements for the applicable zoning district by more than four feet.
- (I) *Lighting.* Lighting shall be limited to the minimum reasonably necessary for security purposes and shall be designed to minimize off-site effects. Lighting on the site shall comply with any dark skies ordinance the board of supervisors may adopt or, from time to time, amend.
- (J) *Density; location, size.* Large and utility scale energy facilities shall not be located within one mile of an airport unless the applicant submits, as part of its application, written certification from the Federal Aviation Administration that the location of the facility poses no hazard for, and will not interfere with, airport operations. In addition, no more than 5.5 percent of the land in a five-mile radius of the project area of any existing large or utility scale energy facility shall be approved for use as the project area for a new large or utility scale energy facility. In no case shall any energy facility exceed 2,513 acres. Projects consisting of multiple parcels shall be contiguous in order to be part of the same project.
- (K) *Utility connection.* No large or utility scale generation system shall be installed until evidence has been provided to the town that the owner has been approved by the appropriate electrical provider to interconnect.
- (L) *Repair of facility.* Solar panels and equipment shall be repaired or replaced when in visible disrepair. Such repairs include the restoration of non-reflective finish per manufacturer specifications.
- (M) *Entry and inspection.* The owners and/or operator will allow designated town officials access to the facility for inspection purposes, provided such inspectors will be subject to the owners' and/or operator's safety requirements and protocols while within the facility.

Unsafe or abandoned projects; decommissioning.

- (A) If an energy facility has been determined to be unsafe by the town building official, the facility shall be required to be repaired by the facility owner, site owner, or operator to meet federal, state, and local safety standards, or to be removed by the owners or operator. The owners or operator must complete the repair or removal of the facility, as directed by the building official, within the time period allowed by the building official. If directed to do so by the building official, the owners or operator will remove the energy facility in compliance with the decommissioning plan established for the facility.
- (B) If any energy generation facility is not operated for a continuous period of 12 months, the town may notify the facility owner by registered mail and provide 45 days for a response. In its response, the facility owner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the town deems the timetable for corrective action unreasonable, it may notify the facility owner, and the facility owner shall ensure removal of the facility in compliance with the decommissioning plan established for the facility.
- (C) At such time as an energy facility is scheduled to be abandoned or cease operation, the facility owner shall ensure the zoning administrator is notified in writing.
- (D) Within 365 days of the date of abandonment or non-operation, whether as declared by the town under subsection (B) or as scheduled by the owners or operator under subsection (C), the facility owner shall ensure the physical removal of the energy facility in compliance with the decommissioning plan established for such facility. This period may be extended at the request of the owners upon approval of the board of supervisors.
- (E) When the facility owner, site owner, operator or other responsible parties decommission an energy facility, he shall handle and dispose of the equipment and other facility components in conformance with federal, state and local requirements. All equipment both above and below ground must be removed as part of the decommissioning plan. This shall include but not be limited to above and below ground tanks, cables, fencing, debris, structures or equipment to include foundations and pads and the restoration of the land and related disturbed areas to a natural condition or other approved state.
- (F) "Natural condition" shall mean the stabilization of soil to a depth of three feet and restoration of site vegetation and topography to pre-existing condition, provided that the exact method and final site restoration plan shall be subject to site plan review and approval giving, among other items, consideration to impact upon future site use, environmental and adjacent property impacts. The zoning administrator may approve a request by the landowner to allow internal paths, roads, travel ways, landscaping, pads or other items which will serve a future permitted site use to remain. Where applicable, if the zoning administrator determines the restoration plan significantly deviates from

the description and conditions approved by the board such plan shall require amendment of conditions through the zoning process.

- (G) If the facility owner, site owner, or operator fails to remove or repair any unsafe abandoned or non-operating energy facility after written notice, the town 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 town may call upon the decommissioning security to remove the facility.



Town of Farmville

Agenda Item Summary

MEETING DATE: June 12, 2024

ITEM NUMBER: 11.c. – Request Approval of High Bridge Solar, LLC Siting Agreement

BACKGROUND: Report by the Town Manager.

RECOMMENDATION: Approve High Bridge Solar, LLC Siting Agreement

FISCAL IMPACT:

ATTACHMENTS:

1. Farmville Siting Agreement

PROJECT SITING AGREEMENT

This Project Siting Agreement (“Agreement”), dated as of XXX, 2023 (the “Effective Date”), is by and between the Town of Farmville, Virginia, a political subdivision of the Commonwealth of Virginia (the “Town”) and High Bridge Solar, LLC, a Virginia limited liability company (“Applicant”). The Town and Applicant are herein each a “Party” and collectively, the “Parties”.

RECITALS

WHEREAS the Applicant intends to develop, install, build, and operate a ground-mounted solar photovoltaic electric generating facility with a nameplate capacity of up to twelve (12) megawatts as measured in alternating current generation capacity (“MW”) (“Project”) on a single parcel of land identified as 0024000(0A)00-006 (the “Property”);

WHEREAS the Property contains a total of approximately 131 acres and is more fully described on a Development Plan which is attached hereto as Exhibit A, and to which Development Plan reference is hereby made for a more complete and accurate description of the Property;

WHEREAS the Applicant will apply to all federal, state, and local regulating authorities as needed for the Project and will seek to obtain all licenses, approvals, and permits required by law, regulation, or ordinance for the construction and operation of the Project;

WHEREAS after all required licenses, approvals, and permits are issued to the Applicant, and if the Applicant proceeds with the Project, the Applicant will commence development and operation of the Project in accordance with the terms of this Agreement, applicable building and zoning regulations, applicable conditional use conditions, and all other applicable federal, state, and local laws, ordinances, and regulations;

WHEREAS pursuant to Chapter 22, Title 15.2, Article 7.3 of the Code of Virginia (“Solar Projects Siting Act”) titled “Siting of Solar Projects and Energy Storage Projects,” the Applicant (as an applicant under the Solar Projects Siting Act) and the Town (as a Host Locality as defined in the Solar Projects Siting Act) may enter into a siting agreement (“Siting Agreement”) for a Solar Project (as defined in the Solar Projects Siting Act) to mitigate certain impacts of a solar project such as the Project on the Town;

WHEREAS the Project is a "solar project" within the meaning of Virginia Code § 15.2-2316.6, and pursuant to Virginia Code § 15.2-2316.7, the Project is eligible for a Siting Agreement;

WHEREAS after negotiation between the Town and the Applicant, the Parties desire to enter into this Agreement to mitigate certain potential impacts of the Project on the Town and to provide for Payments (as defined below) from the Applicant to the Town as authorized by Virginia Code § 15.2-2316.7;

WHEREAS, pursuant to Virginia Code § 15.2-2316.9. C., approval of this Agreement shall deem the solar project to be substantially in accord with the comprehensive plan of the Town, thereby satisfying the requirements of Virginia Code § 15.2-2232.

WHEREAS Virginia Code § 58.1-2636 allows the Town to adopt an ordinance assessing an annual revenue share of up to \$1,400.00 per megawatt as measured in alternating current (AC)

generation capacity of the nameplate capacity of the Project (“Solar Revenue Share Ordinance”);

WHEREAS on November 8, 2023, the Town adopted a Solar Revenue Share Ordinance [Ordinance No. 227];

WHEREAS, this Agreement is also intended to fulfill the requirements set forth in Virginia Code Section 15.2-2241.2 for the Applicant to enter into a written agreement to decommission solar energy equipment, facilities or devices in connection with local legislative approval of the Project or site plan approval of the Project;

WHEREAS the Applicant has agreed to the Payments and other terms contained herein; and

WHEREAS pursuant to the requirement of Virginia Code § 15.2-2316.8 (B), the Town has held a public hearing in accordance with subdivision A of Virginia Code § 15.2-2204 for the purpose of considering this Agreement, after which a majority of a quorum of the members of the Town Council of the Town of Farmville (“Council”) approved this Agreement.

NOW, THEREFORE pursuant to the Solar Projects Siting Act, intending to be legally bound hereby and in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the Town and the Applicant do hereby agree as follows:

Article I

Project Features, Conditions and Mitigation

1. Documentation of Site Control of Real Property. As a condition precedent to Town approval of this Agreement, Applicant agrees to provide Town with current copies of any real property lease agreements for the Property associated with the Project. Applicant may redact sensitive financial or confidential information. Thereafter, should the terms be amended in any such lease agreements, the Applicant shall forthwith provide such information to the Town. Applicant further agrees to include as a condition in any agreements transferring ownership of the Project entered into by Applicant a requirement that any successor in interest shall provide such information to the Town.

2. Decommissioning and Periodic Adjustment of Surety Bond. The Parties agree that a surety bond to cover the costs of decommissioning Applicant’s facilities is required. Further, the Applicant recognizes the protection this provides for the Town taxpayers and does not desire to shift that expense to them should the Applicant or its successors or the landowner not be able to comply with the decommissioning requirements; and Town recognizes that the surety bond is an expense to be incurred by the Applicant encumbering funds that could otherwise go directly towards investing in the Project or other potential projects. In recognition of these factors, the Parties desire for the bond and the costs for such to accurately reflect the associated decommissioning costs being insured. Therefore, the Applicant, or its successor, agrees to update the gross estimated costs of decommissioning every ten (10) years. The bond or surety amount shall be adjusted accordingly to ensure it accurately reflects the costs associated with decommissioning.

3. Right of Entry for Enforcement and Decommissioning.

A. **Enforcement.** Applicant and the Town acknowledge and agree that the Town, its personnel and duly authorized agents shall have the express right of entry upon the Project

parcels for the purposes of inspecting solar panels, battery storage facilities and all appurtenant facilities. The Town shall provide twenty-four (24) hour notice to the Applicant prior to making such entry for any inspection or enforcement purposes. No prior notice shall be required to enter the Project in the event of an emergency that constitutes an immediate danger to life or property.

B. Decommissioning. If the Applicant fails to decommission the Project, the Town shall have unrestricted access the Project to effect any and all tasks, as necessary, to decommission solar panels, battery storage equipment, and all appurtenant facilities and restore the parcels to substantially the same condition that existed prior to construction of the solar facilities and as provided by Va. Code § 15.2- 2241.2, as it may be amended through the Termination Date as defined in this Agreement. Such access rights shall remain in effect through decommissioning regardless of whether Va. Code § 15.2-2241.2 is repealed or otherwise limited in scope from the access rights it provides the Town as of the date of execution of this Agreement.

4. Permits and Approvals. As part of the process to obtain approval to construct, own, and operate the Project, the Applicant obtained a conditional use permit (“CUP”) from the Town for the Project. The Project approved by the CUP shall be constructed, operated, and decommissioned in accordance with the CUP Conditions which are attached hereto as Exhibit B, incorporated herein by reference and which shall apply equally to the CUP approved by Council. Violation by the Applicant or by any of the Applicant’s agents, assigns, or successors in interest of any terms and conditions of the CUP or of any other applicable zoning requirement(s) shall constitute a violation of this Agreement and of the CUP. Pursuant to Code of Virginia § 15.2-2316.9, the terms of this Agreement (including the Conditions and the Development Plan) shall control over any local ordinance(s) and/or regulation(s) which are inconsistent herewith.

As part of the consideration for this Agreement, the Town will use its best efforts to support and cooperate fully with the Applicant’s efforts to obtain necessary licenses, approvals, and permits as required by federal, state, and local laws, regulations, and ordinances authorizing the Project construction and/or operation, including, but not limited to, the performance of infrastructure studies, traffic studies, environmental studies, and the collection and analysis of other information necessary for those licenses, approvals, and permits, which requirement is deemed fully satisfied by virtue of execution of this Agreement by the Town. The Town will make available to the Applicant, upon request, access to all records and data in its possession or control pertaining to the Project. The Town will process expeditiously requests for permits and other approvals required by Town ordinances. The Town will take no action intended to frustrate or prevent the Applicant from receiving and maintaining any license, approval, or permit that is consistent with the applicable ordinances and zoning, including any conditional use permit. Provided however, nothing herein shall be construed to require Council to exercise any legislative function in favor of the Applicant. Project construction shall be in accordance with all licenses, approvals, and permits, including, but not limited to, the CUP and the approved final site plan.

6. Operations and Maintenance. The Applicant will assume all liabilities and duties for compliance with all applicable laws, regulations, and ordinances, licenses, approvals, and permits applicable to the Project. The Applicant will operate the Project in compliance with all applicable

laws, regulations, ordinances, licenses, approvals, and permit requirements.

Article II

1. Voluntary Payment. Upon the Town's approval of the Project's Final Site Plan, the Applicant shall make a voluntary payment of Sixty-Thousand and 00/1000 Dollars (\$60,000)(the "Voluntary Payment") shall be made to the Town to assist with community capital needs. The Voluntary Payment shall be separate and distinct from the amounts owed pursuant to the Solar Revenue Share Ordinance, and all real estate taxes owed. Anticipated total payment to the Town are set forth in Schedule A.

2. Statutory Structure of Payment; Statement of Benefit. The Applicant agrees that by entering into this Agreement, pursuant to Virginia Code § 15.2-2316. et seq., the Voluntary Payment is authorized by statute and that it acknowledges, it is bound by law to make the Voluntary Payment in accordance with this Agreement. The Parties acknowledge that this Agreement is fair and mutually beneficial to them both. Applicant acknowledges that this Agreement is beneficial to Applicant in allowing it to proceed with the installation of the Project with clear project design terms, which provide for mitigation of effects on the surrounding properties and the Town community. Additionally, Applicant acknowledges that this Agreement provides for a clear and with a predictable stream of future payments to the Town in values fair to both Parties.

3. Use of Payments by the Town. The Town plans to apply the Voluntary Payment to critical infrastructure projects to improve citizen quality of life, including but not limited to expanding educational opportunities and paying for public school infrastructure (including debt service payments), health care (telehealth) and economic development through significant investments in broadband deployment throughout the Town to the extent authorized by statute. Notwithstanding the above, the Voluntary Payment may be used for any of the following purposes: (a) to fund the capital improvement program (CIP) of the Town (b) to meet capital needs set out in the current fiscal budget of the Town, (c) address capital needs set out in a fiscal fund balance policy that may be adopted by the Town; (d) support the deployment of broadband in the Town, all as permitted by Virginia Code § 15.2-2316.7.

4. Cost Reimbursement. Provided that this Agreement is approved and executed, the Applicant will reimburse to the Town within thirty days of the date of each invoice from the Town all actual, reasonable costs and fees incurred for professional services engaged for purposes of assisting the Town with Conditional Use Permit application issues and during the negotiation of this Agreement, the Site Plan application process and during construction, including, but not limited to, legal fees and consulting fees related to the site and building permits (such as stormwater permitting) (the "Cost Reimbursement Payments"). The purpose of the reimbursement payments is to defray the costs and expenses incurred by the Town in connection with (i) the negotiation and execution of this Agreement, (ii) the zoning and permitting processes related to the approval of the Project, (iii) the permitting process with federal and state agencies, as applicable, and (iv) the construction of the Project, including, but not limited to, fees incurred to employ professionals to assist with inspections. Should the Conditional Use Permit application submitted by the Applicant for the Project not be approved by the Town, no reimbursement under this paragraph will be owed by the Applicant to the Town.

5. Prior to the end of construction of the first phase of the Project, the Applicant, shall hold training classes with the Town's first responders (Fire and Rescue) to provide materials, education, and training on responding to on-site emergencies, to include the provision of information (including approved site plans and construction plans) and any necessary equipment to allow first responders to gain access to any part of the facility in the event of an emergency. The training classes shall be scheduled with the assistance of the Town's [Public Safety Coordinator] or designee. The Applicant shall provide on-going training as deemed necessary by the [Public Safety Coordinator] or designee.

- A. In the event any upgrades or changes in technology associated with the Solar facility results in any change in emergency procedure, including the manner of access to the facility, the Applicant will notify the Public Safety Coordinator, who may, at their discretion, schedule an additional training on the new equipment.

Article III **Miscellaneous Terms**

1. **Term; Termination.** This Agreement shall commence on the Effective Date and shall continue until the Termination Date. The Applicant shall have no obligation to make Payments after the Termination Date. The Payment due for the year in which the Project or material part thereof is decommissioned shall be prorated as of the Termination Date. The termination of this Agreement shall not limit the Applicant's legal obligation to pay local taxes in accordance with applicable law at such time and for such period as the Project remains in operation.

2. **Mutual Covenants.** The Applicant covenants to the Town that it will pay the Town the amounts due hereunder when due in accordance with the terms of this Agreement, and will not seek to invalidate this Agreement, or otherwise take a position adverse to the purpose or validity of this Agreement. So long as Applicant is not in breach of this Agreement during its term, the Town covenants to the Applicant that it will not seek to invalidate this Agreement or otherwise take a position adverse to the purpose or validity of this Agreement.

3. **No Obligation to Develop.** The Applicant has no obligation to develop the Project and this Agreement does not require any Payments until after the Commercial Operation Date. Any test energy or other energy produced prior to the Commercial Operation date shall not trigger payment under Article II of this Agreement. It is understood that development of the Project by Applicant is contingent upon a number of factors including, but not limited to, regulatory approvals, availability and cost of equipment and financing, and demand for renewable energy and renewable energy credits. No election by the Applicant to terminate, defer, suspend or modify plans to develop the Project shall be deemed a default of Applicant under this Agreement.

4. **Successors and Assigns.** This Agreement will be binding upon the successors and assigns of the Applicant, and the obligations created hereunder shall be covenants running with the Property upon which the Project is developed. If Applicant sells, transfers, leases or assigns all or substantially all of its interest in the Project or the ownership of the Applicant, this Agreement

will automatically be assumed by and be binding on the purchaser, transferee or assignee. Upon such assumption, the sale, transfer, lease or assignment shall relieve the Applicant of all obligations and liabilities under this Agreement accruing from and after the date of sale or transfer, and the purchaser or transferee shall automatically become responsible under this Agreement. The Applicant shall execute such documentation as reasonably requested by the Town to memorialize the assignment and assumption by the purchaser or transferee.

5. Memorandum of Agreement. A memorandum of this Agreement, in a form acceptable to the Town Attorney, shall be recorded in the land records of the Clerk's Office of the Circuit Court of the County of Prince Edward, Virginia. Such recordation shall be at the Applicant's sole cost and expense and shall occur as soon as reasonably practicable after the full execution of this Agreement. If the Applicant chooses to not develop the Project, in its sole discretion, the Town shall execute a release of the memorandum filed in the aforementioned Clerk's Office.

6. Notices. Except as otherwise provided herein, all notices required to be given or authorized to be given pursuant to this Agreement shall be in writing and shall be delivered or sent by registered or certified mail, postage prepaid, by recognized overnight courier, or by commercial messenger to:

Town of Farmville, Virginia
116 N Main Street
Farmville, Virginia 23901
Attn: C. Scott Davis, Town Manager

With a copy to:
[Town Attorney]

High Bridge Solar
c/o Inovateus Solar
19890 State Line Road
South Bend, Indiana 46637
Attn: Alexandria H. Walling, Director of Development

With a copy to:
M. Ann Neil Cosby, Esq
GreeneHurlocker, PLC
4908 Monument Avenue
Richmond, Virginia 23230

The Town and Applicant, by notice given hereunder, may designate any further or different persons or addresses to which subsequent notices shall be sent.

7. Governing Law; Jurisdiction; Venue. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF VIRGINIA, WITHOUT REGARD TO ANY OF ITS PRINCIPLES OF CONFLICTS OF LAWS OR OTHER LAWS WHICH WOULD RESULT IN THE APPLICATION OF THE LAWS OF ANOTHER JURISDICTION. THE PARTIES HERETO (A) AGREE THAT ANY SUIT, ACTION OR OTHER LEGAL PROCEEDING, AS BETWEEN THE PARTIES HERETO, ARISING OUT OF OR RELATING TO THIS AGREEMENT SHALL BE BROUGHT AND TRIED ONLY IN THE CIRCUIT COURT OF PRINCE EDWARD COUNTY, VIRGINIA, (B) CONSENT TO THE JURISDICTION OF SUCH COURT IN ANY SUCH SUIT, ACTION OR PROCEEDING, AND (C) WAIVE ANY OBJECTION WHICH ANY OF THEM MAY HAVE TO THE LAYING OF VENUE OR ANY SUCH SUIT, ACTION, OR PROCEEDING IN SUCH COURT AND ANY CLAIM THAT ANY SUCH SUIT, ACTION, OR PROCEEDING HAS BEEN BROUGHT IN AN INCONVENIENT FORUM. THE PARTIES HERETO AGREE THAT A FINAL JUDGMENT IN ANY SUCH SUIT, ACTION, OR PROCEEDING SHALL BE CONCLUSIVE AND MAY BE ENFORCED IN OTHER JURISDICTIONS BY SUIT ON THE JUDGMENT OR IN ANY OTHER MANNER PROVIDED BY LAW.

8. Confidentiality. This Agreement, once placed on the docket for consideration by Council, is a public document, subject to production under the Freedom of Information Act (FOIA). The Town understands and acknowledges the Applicant, and as applicable, their associates, contractors, partners and affiliates utilize confidential and proprietary “state-of-the-art” information and data in their operations (“Confidential Information”), and that disclosure of any information, including, but not limited to, disclosures of technical, financial or other information concerning the Applicant or any affiliated entity could result in substantial harm to them and could thereby have a significant detrimental impact on their employees and also upon the Town. The Town acknowledges that during the development of this Agreement, certain Confidential Information may be shared with the Town by the Applicant. Applicant agrees to clearly identify any information it deems to be Confidential and not subject to mandatory disclosure under the Virginia Freedom of Information Act or other applicable law as Confidential Information at the time it provides such information to the Town. The Town agrees that, except as required by law and pursuant to the Town’s police powers, neither the Town nor any employee, agent or contractor of the Town will (i) knowingly or intentionally disclose or otherwise divulge any such confidential or proprietary information to any person, firm, governmental body or agency, or any other entity unless the request for Confidential Information is made under a provision of Local, State or Federal law. Upon receipt of such request but before transmitting any documents or information which may contain Confidential Information, the Town will contact Applicant to review the request for information and associated documents to determine if any Confidential Information is at risk of disclosure. If Confidential Information exists, Applicant may intervene on behalf of the Town and defend against disclosure of the Confidential Information. The Town agrees to cooperate in this defense and to the extent allowed by law, work to protect the Confidential Information of the Applicant.

9. Severability; Invalidity Clause. Any provision of this Agreement that conflicts with applicable law or is held to be void or unenforceable shall be ineffective to the extent of such conflict, voidness or unenforceability without invalidating the remaining provisions hereof, which remaining provisions shall be enforceable to the fullest extent permitted under applicable law. If, for any reason, including a change in applicable law, it is ever determined by any court or

governmental authority of competent jurisdiction that this Agreement is invalid then the parties shall, subject to any necessary Town meeting vote or procedures, undertake reasonable efforts to amend and or reauthorize this Agreement so as to render the invalid provisions herein lawful, valid and enforceable. If the Parties are unable to do so, this Agreement shall terminate as of the date of such determination of invalidity, and the Property and Project will thereafter be assessed and taxed as though this Agreement did not exist. The Parties will cooperate with each other and use reasonable efforts to defend against and contest any challenge to this Agreement by a third party.

10. Entire Agreement. This Agreement and any schedules or exhibits constitute the entire agreement and supersedes all other prior agreements and understandings, both written and oral, between the parties hereto with respect to the subject matter hereof. No provision of this Agreement can be modified, altered or amended except in a writing executed by all parties hereto.

11. Construction. This Agreement was drafted with input by the Town and the Applicant, and no presumption shall exist against any Party.

12. Force Majeure.

A. "Force Majeure Event" means the occurrence of:

- (i) an act of war (whether declared or not), hostilities, invasion, act of foreign enemies, terrorism or civil disorder;
- (ii) a strike or strikes or other industrial action or blockade or embargo or any other form of civil disturbance (whether lawful or not), in each case affecting on a general basis the industry related to the construction, operation, or maintenance of the Project, as for example but not in limitation, the interruption in the supply of replacement solar panels, and which is not attributable to any unreasonable action or inaction on the part of Applicant or any of its subcontractors or suppliers and the settlement of which is beyond the reasonable control of all such persons;
- (iii) specific incidents of exceptional adverse weather conditions in excess of those required to be designed for that are materially worse than those encountered in the Town during the twenty (20) years prior to the Effective Date;
- (iv) tempest, earthquake, or any other natural disaster of overwhelming proportions; disruption of operations resulting from any plane crashing into the Project to the extent that all or a substantial portion thereof it unable to generate electricity sufficient to meet Applicant's payment obligations hereunder;
- (v) discontinuation of electricity supply, or unanticipated termination of a power purchase agreement;
- (vi) other unforeseeable circumstances beyond the control of the Parties against which it would have been unreasonable for the affected party to take precautions and which the affected party cannot avoid even by using its best efforts, including quarantines ordered by competent governmental authority in the event of a public

health emergency, which in each case directly causes either party to be unable to comply with all or a material part of its obligations under this Agreement.

B. Neither Party will be in breach of its obligations under this Agreement or incur any liability to the other Party for any losses or damages of any nature whatsoever incurred or suffered by that other (otherwise than under any express indemnity in this Agreement) if and to the extent it is prevented from carrying out those obligations by, or such losses or damages are caused by, a Force Majeure Event except to the extent that the relevant breach of its obligations would have occurred, or the relevant losses or damages would have arisen, even if the Force Majeure Event had not occurred.

C. As soon as reasonably practicable following the date of commencement of a Force Majeure Event, and within a reasonable time following the date of termination of a Force Majeure Event, any Party invoking it will submit to the other Party reasonable proof of the nature of the Force Majeure Event and of its effect upon the performance of the Party's obligations under this Agreement.

D. Applicant will, and will ensure that its Subcontractors will, at all times take all reasonable steps within their respective powers and consistent with Good Operating Practices (but without incurring unreasonable additional costs) to:

- (i) prevent Force Majeure Events affecting the performance of Applicant's obligations under this Agreement;
- (ii) mitigate the effect of any Force Majeure Event; and
- (iii) comply with its obligations under this Agreement.

E. The Parties will consult together in relation to the above matters following the occurrence of a Force Majeure Event.

F. Should paragraph (A) apply as a result of a single Force Majeure Event for a continuous period of more than 180 days then the parties must endeavor to agree any modifications to this Agreement (including without limitation, determination of new revenue sharing payments) that are equitable having regard to the nature of the ability of Applicant to continue to meet its financial obligations to the Town.

G. For the avoidance of doubt, Force Majeure shall not include (i) financial distress nor the inability of either party to make a profit or avoid a financial loss, (ii) changes in market prices or conditions, or (iii) a party's financial inability to perform its obligations hereunder.

13. Third Party Beneficiaries. This Agreement is solely for the benefit of the Parties hereto and their respective successors and permitted assigns, and no other person shall have any right, benefit, priority or interest in, under or because of the existence of, this Agreement.

14. Counterparts; Electronic Signatures. This Agreement may be executed

simultaneously in any number of counterparts, each of which shall be deemed to be an original, and all of which shall constitute but one and the same instrument. A signed copy of this Agreement delivered by facsimile, e-mail/PDF or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[signature page follows]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by the officers whose names appear below as of the Effective Date.

HIGH BRIDGE SOLAR, LLC

By: _____

Name:

Title:

TOWN OF FARMVILLE, VIRGINIA

By: _____

Name: _____

Title: Chair, Town Council

Approved as to form:

By: _____
Town Attorney

SCHEDULE A

Year	Reassessed Real Estate Tax at \$XXXXX/acre (assumed)	Revenue Share	Voluntary Payment	Total Revenue
Site Plan Approval			\$60,000	\$60,000
1	\$770	\$16,800		\$17,570
2	\$770	\$16,800		\$17,570
3	\$770	\$18,500		\$19,270
4	\$770	\$18,500		\$19,270
5	\$770	\$18,500		\$19,270
6	\$770	\$18,500		\$19,270
7	\$770	\$18,500		\$19,270
8	\$770	\$20,300		\$21,070
9	\$770	\$20,300		\$21,070
10	\$770	\$20,300		\$21,070
11	\$770	\$20,300		\$21,070
12	\$770	\$20,300		\$21,070
13	\$770	\$22,400		\$23,170
14	\$770	\$22,400		\$23,170
15	\$770	\$22,400		\$23,170
16	\$770	\$22,400		\$23,170
17	\$770	\$22,400		\$23,170
18	\$770	\$24,600		\$25,370
19	\$770	\$24,600		\$25,370
20	\$770	\$24,600		\$25,370
21	\$770	\$24,600		\$25,370
22	\$770	\$24,600		\$25,370
23	\$770	\$27,100		\$27,870
24	\$770	\$27,100		\$27,870
25	\$770	\$27,100		\$27,870
26	\$770	\$27,100		\$27,870
27	\$770	\$27,100		\$27,870
28	\$770	\$29,800		\$30,570
29	\$770	\$29,800		\$30,570
30	\$770	\$29,800		\$30,570
31	\$770	\$29,800		\$30,570
32	\$770	\$29,800		\$30,570
33	\$770	\$32,700		\$33,470
34	\$770	\$32,700		\$33,470
35	\$770	\$32,700		\$33,470
36	\$770	\$32,700		\$33,470
37	\$770	\$32,700		\$33,470
38	\$770	\$36,000		\$36,770
39	\$770	\$36,000		\$36,770
40	\$770	\$36,000		\$36,770
Total:				\$1,109,400

EXHIBIT A
DEVELOPMENT PLAN
Full exhibit follows



Town of Farmville

Agenda Item Summary

MEETING DATE: June 12, 2024

ITEM NUMBER: 11.d. – Request Adoption of Ordinance No. 233 Zoning Amendment - Sidewalks

BACKGROUND: Report by the Town Manager.

At their April 17, 2024, meeting, the Farmville Planning Commission recommended Council approval to amend regulations contained in Section 29-62.d.9.d – Sidewalks to require dedication of land construction of sidewalks in residential districts, R-1, R-2, and R-3, and to amend Section 29-13.e.4.c to require the construction of sidewalks for projects that must submit a site plan, with changes:

Revise Section 29-13.e.4.c.16. to read; *Construction of a 5' sidewalk along the street or roadway and a 5' sidewalk leading to the structure.*

Council was provided an update at the May 1, 2024, Work Session.

A Public Hearing is scheduled for June 12, 2024.

RECOMMENDATION: Adopt Ordinance No. 233 Zoning Amendment - Sidewalks

FISCAL IMPACT:

ATTACHMENTS:

1. ZTA24-002 Sidewalks Staff Report TC
2. ZTA24-002 Sidewalks TC Attachment
3. Ordinance 233 Zoning Amendment - Sidewalks



Background

On **June 10, 2020**, after several months of input and deliberation, the Town of Farmville adopted new zoning and subdivision ordinances (Chapter 29 of the Farmville Town Code) and a comprehensive plan. With this new ordinance sidewalks were required for properties being subdivided in the B-1, B-2, and B-3 zoning districts. In keeping with the Comprehensive Plan recommendation that “major streets should be redesigned with sidewalks and other pedestrian amenities over the long term”¹ and “provide full pedestrian connections”², staff proposes amending **Article VI, Section 29-62.d.9.d** to require 5’ sidewalks for R-1, R-2, and R-3 districts in addition to the B-1, B-2, and B-3 districts when subdividing. In addition, all projects that require a site plan per Sec. 29-13.e.2.a, Staff proposes amending **Article II, Section 29-13.e.4.c.** to require the construction of a 5’ sidewalk along the street or roadway and a 5’ sidewalk leading to the structure.

Recommendations

- ☐ At its **Wednesday, April 17, 2024** meeting, the Planning Commission voted 5-0 (Commissioner Crute absent) to recommend approval to the Town Council of ZTA24-002 as presented with the following changes: add “and a 5’ sidewalk” after roadway and change “facility” to “structure” in Article II, Section 29-13.e.f.c. The recommended language appears in **Attachment 1**.

Additional Information

None

Attachments

Proposed ordinance language is in **Attachment 1**.

Staff Contact

Ashley Atkins-Austin, CZA, Director of Community Development
Phone: 434-392-8465 | Email: aaustin@farmvilleva.com

¹ Page 55 of the Comprehensive Plan

² Page 56 of the Comprehensive Plan

Amend Section 29-62. Platting requirements and design standards with the following.

Sec. 29-62 (d) *Lots.*

- (1) *Minimum size.* The minimum lot size in any area shall be in accordance with the zoning ordinance for those subdivisions within the corporate limits.
- (2) *Shape.* The lot arrangement, design and shape shall be such that lots shall provide satisfactory and desirable sites for buildings, be properly related to topography and conform to requirements of this chapter. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage of area but which would be unusable for normal purposes. Pipestem lots, also known as flag lots, are prohibited.
- (3) *Location.* Each lot shall abut on a street dedicated by the subdivision plat or on an existing publicly dedicated street or on a street which has become public by right of use. If the existing streets are not fifty (50) feet in width, the subdivider shall make provisions in the subdivision plat for the dedication of additional road right-of-way to equal one-half ($\frac{1}{2}$) the width set out in section 29-62 platting requirements and design standards, from the existing Code. This dedication will be deeded to the town prior to the final approval of the subdivision.
- (4) *Corner lots.* Corner lots shall have extra width sufficient for maintenance of any required building lines on both streets as determined by the agent.
- (5) *Side lines.* Side lines of lots shall be approximately at right angles, or radial to the street line.
- (6) *Remnants.* All remnants of lots below minimum size left over after subdividing a tract shall be added to adjacent lots or otherwise disposed of rather than allowed to remain as unusable parcels.
- (7) *Separate ownership.* Where the land covered by a subdivision includes two (2) or more parcels in separate ownership and lot arrangement is such that a property ownership line divides one (1) or more lots, the land in each lot so divided shall be transferred by deed to single ownership simultaneously with the recording of the final plat. Such deed is to be deposited with the clerk of the court and held with the final plat until the subdivider is ready to record same and they both shall then be recorded together.
- (8) Incorporation of two (2) contiguous parcels of land.
 - a. With the approval of the agent, two (2) contiguous parcels of land may be incorporated into one (1) lot.
 - b. The town council may make an exception to this section, if they feel the compliance with this section would cause an undue hardship on the property owner or cause a waste of land. Any exception made shall not violate any provisions of the zoning ordinance or other regulation in the town.
- (9) *Water and sewer.*
 - a. *Public water.* Where public water is available, the service, including fire hydrants, shall be extended to all lots within a subdivision by the subdivider in accordance with the design standards and specifications for water, construction and improvements in the town and meeting the approval of the agent.

- b. *Sewerage facilities.* Where public sewerage facilities are available, the service shall be extended to all lots within a subdivision and septic tanks shall not be permitted. Every subdivision shall be provided by the subdivider with a satisfactory and sanitary means of sewage collection and disposal in accordance with the design standards and specifications for sewerage construction and improvements in the town and meeting the approval of the agent.
- c. *Improvements; pro-rata share.* As allowed by Code of Virginia, §§ 15.2-2243 and 15.2-2242(5), the town may require a subdivider or developer of land to pay his pro rata share of the cost of providing reasonable and necessary road improvements, sewerage, water and drainage facilities, located outside the property limits of the land owned or controlled by him but necessitated or required, at least in part, by the construction or improvement of his subdivision or development as per town water and sewer regulations.
- d. *Sidewalks.* As allowed by Code of Virginia, § 15.2-2242(9), the town requires the dedication of land and construction of a **5'** sidewalk on the property in the B-1, B-2, ~~and~~ B-3, **R-1, R-2, and R-3** zoning districts being subdivided or developed when one (1) of the following applies:
 - 1. The land fronts on an existing street;
 - 2. Is adjacent to an existing sidewalk;
 - 3. Is reasonably required by the proposed development, or
 - 4. Is in the adopted comprehensive plan.

Nothing in this section shall alter VDOT's authority to require sidewalks.

Add the following to Section 29-13 (e) (4) (c)

16. Construction of a 5' sidewalk along the street or roadway and a 5' sidewalk leading to the structure.

ORDINANCE NO. 233

Amending Section 29-13 (e) (4) (c) Site Plan of Article I – In General of Chapter 29 – Zoning and Subdivision and Section 29-62 (9) (d) Lots of Article VI - Subdivisions of Chapter 29 – Zoning and Subdivision.

THE TOWN OF FARMVILLE HEREBY ORDAINS:

1. That Section 29-13 (e) (4) (c) Site Plan of Article I – In General of Chapter 29 – Zoning and Subdivision is amended by adding item 16 as follows:

16. Construction of a 5' sidewalk along the street and roadway and a 5' sidewalk leading to the structure.

2. That Section 29-62 (9) (d) Lots of Article VI - Subdivisions of Chapter 29 – Zoning and Subdivision is amended by requiring sidewalks on properties zoned R-1, R-2, and R-3 as follows:

d. Sidewalks. As allowed by Code of Virginia, § 15.2-2242(9), the town requires the dedication of land and construction of a 5' sidewalk on the property in the B-1, B-2, and B-3, ***R-1, R-2, and R-3*** zoning districts being subdivided or developed when one (1) of the following applies:

1. The land fronts on an existing street;
2. Is adjacent to an existing sidewalk;
3. Is reasonably required by the proposed development, or
4. Is in the adopted comprehensive plan.

Nothing in this section shall alter VDOT's authority to require sidewalks.

3. This ordinance shall be in full force and effect upon approval.

Approved: _____
Mayor

Attest: _____
Clerk of Council

I certify that the above ordinance was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. “Chuckie” Reid: _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairet _____.

The Honorable Donald L. Hunter _____.

The Honorable Adam Yoelin _____.

The Honorable John Hardy _____.



Town of Farmville

Agenda Item Summary

MEETING DATE: June 12, 2024

ITEM NUMBER: 11.e. – Request Adoption of Resolution No. 2024-06-02 Allowable Cost Policy - Federal Regulations

BACKGROUND: Report by the Town Manager.

The Town of Farmville seeks to adopt a new Allowable Cost Policy to ensure compliance with federal cost principles under Title 2 U.S. Code of Federal Regulations Part 200 (Uniform Guidance). This policy will provide guidelines for classifying direct and indirect charges to federally funded projects, ensuring all costs are allowable, reasonable, and allocable.

The policy outlines responsibilities for the Finance Department, including monitoring costs, issuing notifications for non-compliance, and coordinating with the Town Manager for unresolved issues.

This policy was discussed during the Work Session on June 5, 2024, and is recommended for adoption to improve our financial management practices.

RECOMMENDATION: Adopt Resolution No. 2024-06-02 Allowable Cost Policy - Federal Regulations

FISCAL IMPACT: Adopting this policy will enhance fiscal integrity and compliance with federal regulations, supporting the efficient administration of federal awards.

ATTACHMENTS:

1. Resolution No 2024-06-02
2. Allowable Cost Policy - Federal Regulations

Approving the Allowable Cost Policy – Federal Regulations.

BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF FARMVILLE:

- 1. The Town Manager and Finance Director are hereby authorized to implement the Allowable Cost Policy – Federal Regulations as provided in the attached document.
- 2. This resolution shall be in full force and effect upon its approval.

Approved: _____
Mayor

Attest: _____
Clerk of Council

I certify that the above resolution was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. “Chuckie” Reid:	_____.
The Honorable Sallie O. Amos	_____.
The Honorable Daniel E. Dwyer	_____.
The Honorable Tommy Pairat	_____.
The Honorable John F. Hardy	_____.
The Honorable Donald L. Hunter	_____.
The Honorable Adam Yoelin	_____.

ALLOWABLE COSTS AND COST PRINCIPLE POLICY

Section 1. PURPOSE

This policy outlines the procedures and guidelines for ensuring that all costs charged to federal awards are allowable under the relevant regulations. The aim is to establish a systematic approach for compliance with federal cost principles, ensuring fiscal responsibility and adherence to Title 2 U.S. Code of Federal Regulations Part 200, commonly known as Uniform Guidance (UG).

Section 2. POLICY

The Finance Department is responsible for administering the Allowable Cost Policy and ensuring compliance with federal regulations. This policy addresses the proper classification of direct and indirect charges to federal grant-funded projects and enacts procedures to ensure that proposed and actual expenditures are consistent with the federal grant award terms and all applicable federal regulations in the UG.

Section 3. OBJECTIVES

- To ensure all costs charged to federal awards are allowable, reasonable, and allocable.
- To maintain fiscal integrity and compliance with federal regulations.
- To foster a cooperative and informed environment among departments regarding federal cost principles and compliance requirements.

Section 4. GENERAL COST ALLOWABILITY CRITERIA

All costs expended using federal grant funds must meet the following general criteria:

- Be necessary and reasonable for the grant program's proper and efficient performance and administration.
- Be allocable to the federal award in proportion to the benefit received.
- Be authorized under state or local laws and regulations.
- Conform to any limitations or exclusions outlined in federal regulations.
- Be consistent with policies and procedures that apply uniformly to both federal awards and other activities of the Town of Farmville.
- Be adequately documented.

Section 5. PROCEDURES

Regular Review:

- All cost items related to federal awards must be reviewed regularly to ensure compliance.

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Courtesy Follow-up:

- If any cost item requires clarification or additional documentation, the responsible department will be contacted to resolve issues promptly.

Formal Notification:

- Departments with unresolved cost issues will receive a formal notification from the Finance Director. This notification will provide a new deadline for submitting the necessary documentation or adjustments.

Escalation:

- If issues remain unresolved after the formal notification, the matter will be escalated to the Town Manager. The Town Manager will formally notify the department of potential consequences for non-compliance, including possible reallocation of costs or disallowance.

Final Steps:

- If compliance is not achieved, the Finance Department will coordinate with relevant authorities to discuss further actions, including potential adjustments to the department's budget.

Section 6. RESPONSIBILITIES

Finance Department Responsibilities:

- Monitor and review cost items regularly.
- Initiate courtesy follow-ups and send formal notifications as needed.
- Coordinate with the town manager to escalate issues related to non-compliance.
- Maintain records of all communications and actions taken for each cost item.

Town Council:

- Review and approve the Allowable Cost Policy.
- Stay informed of the effectiveness of the policy and any significant issues related to cost allowability.

Section 7. SELECTED ITEMS OF COST

The UG specifies the allowability of fifty-five specific cost items. The Finance Department must ensure compliance with these guidelines when charging costs to federal awards. State laws, local regulations, and program-specific rules may further restrict certain costs. Exhibit A identifies and summarizes the Selected Items of Cost.

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Section 8. DIRECT AND INDIRECT COSTS

Allowable and allocable costs must be appropriately classified as direct or indirect charges. It is essential that each cost item be treated consistently in like circumstances as either a direct or indirect cost.

- **Direct costs** are expenses specifically associated with a particular federal-funded award-eligible project and can be directly assigned to such activities relatively easily with a high degree of accuracy.
- **Indirect costs** are incurred for a common or joint purpose benefiting more than one federal-funded award-eligible project and are not readily assignable to the project specifically benefited without effort disproportionate to the results achieved.

Section 9. SPECIAL PROVISIONS FOR STATE AND LOCAL GOVERNMENTS

Some special provisions of the UG apply only to states, local governments, and Indian Tribes. Refer to § 200.444, § 200.416, and § 200.417 for details on allowable and unallowable costs.

Section 10. COST ALLOWABILITY REVIEW PROCESS

Pre-approval Review:

- Before authorizing any federal award-funded project, the Town Manager and/or Finance Director must review proposed cost items to determine allowability and allocability.

Post-expenditure Review:

- After incurring an expenditure, the Finance Department will review the cost items listed on invoices or payment demands to ensure they meet allowability criteria.

Section 11. COST TRANSFERS

Any costs charged to a federal award that do not meet the allowable cost criteria must be removed and charged to a non-federal account. Failure to comply with this policy may result in questioned costs, audit findings, and potential repayment of disallowed costs.

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EXHIBIT A

Selected Items of Cost	Uniform Guidance General Reference	Allowability
Advertising and public relations costs	2 CFR § 200.421	Allowable with restrictions
Advisory councils	2 CFR § 200.422	Allowable with restrictions
Alcoholic beverages	2 CFR § 200.423	Unallowable
Alumni/ae activities	2 CFR § 200.424	Not specifically addressed
Audit services	2 CFR § 200.425	Allowable with restrictions
Bad debts	2 CFR § 200.426	Unallowable
Bonding costs	2 CFR § 200.427	Allowable with restrictions
Collection of improper payments	2 CFR § 200.428	Allowable
Commencement and convocation costs	2 CFR § 200.429	Not specifically addressed
Compensation – personal services	2 CFR § 200.430	Allowable with restrictions; Special conditions apply (e.g., § 200.430(i)(5))

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Compensation – fringe benefits	2 CFR § 200.431	Allowable with restrictions
Conferences	2 CFR § 200.432	Allowable with restrictions
Contingency provisions	2 CFR § 200.433	Unallowable with exceptions
Contributions and donations	2 CFR § 200.434	Unallowable (made by non-federal entity); not reimbursable but value may be used as cost sharing or matching (made to non-federal entity)
Defense and prosecution of criminal and civil proceedings, claims, appeals and patent infringements	2 CFR § 200.435	Allowable with restrictions
Depreciation	2 CFR § 200.436	Allowable with qualifications
Employee health and welfare costs	2 CFR § 200.437	Allowable with restrictions
Entertainment costs	2 CFR § 200.438	Unallowable with exceptions
Equipment and other capital expenditures	2 CFR § 200.439	Allowability based on specific requirement
Exchange rates	2 CFR § 200.440	Allowable with restrictions
Fines, penalties, damages and other settlements	2 CFR § 200.441	Unallowable with exceptions

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Fund raising and investment management costs	2 CFR § 200.442	Unallowable with exceptions
Gains and losses on disposition of depreciable assets	2 CFR § 200.443	Allowable with restrictions
General costs of government	2 CFR § 200.444	Unallowable with exceptions
Goods and services for personal use	2 CFR § 200.445	Unallowable (goods/services); allowable (housing) with restrictions
Idle facilities and idle capacity	2 CFR § 200.446	Idle facilities - unallowable with exceptions; Idle capacity - allowable with restrictions
Insurance and indemnification	2 CFR § 200.447	Allowable with restrictions
Intellectual property	2 CFR § 200.448	Allowable with restrictions
Interest	2 CFR § 200.449	Allowable with restrictions
Lobbying	2 CFR § 200.450	Unallowable
Losses on other awards or contracts	2 CFR § 200.451	Unallowable (however, they are required to be included in the indirect cost rate base for allocation of indirect costs)

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Maintenance and repair costs	2 CFR § 200.452	Allowable with restrictions
Materials and supplies costs, including costs of computing devices	2 CFR § 200.453	Allowable with restrictions
Memberships, subscriptions, and professional activity costs	2 CFR § 200.454	Allowable with restrictions; unallowable for lobbying organizations
Organization costs	2 CFR § 200.455	Unallowable except federal prior approval
Participant support costs	2 CFR § 200.456	Allowable with prior approval of the federal awarding agency
Plant and security costs	2 CFR § 200.457	Allowable; capital expenditures are subject to § 200.439
Pre-award costs	2 CFR § 200.458	Allowable if consistent with other allowabilities and with prior approval of the federal awarding agency
Professional services costs	2 CFR § 200.459	Allowable with restrictions
Proposal costs	2 CFR § 200.460	Allowable with restrictions
Publication and printing costs	2 CFR § 200.461	Allowable with restrictions
Rearrangement and reconversion costs	2 CFR § 200.462	Allowable (ordinary and normal)

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Recruiting costs	2 CFR § 200.463	Allowable with restrictions
Relocation costs of employees	2 CFR § 200.464	Allowable with restrictions
Rental costs of real property and equipment	2 CFR § 200.465	Allowable with restrictions
Scholarships and student aid costs	2 CFR § 200.466	Not specifically addressed
Selling and marketing costs	2 CFR § 200.467	Unallowable with exceptions
Specialized service facilities	2 CFR § 200.468	Allowable with restrictions
Student activity costs	2 CFR § 200.469	Unallowable unless specifically provided for in the federal award
Taxes (including Value Added Tax)	2 CFR § 200.470	Allowable with restrictions
Termination costs	2 CFR § 200.471	Allowable with restrictions
Training and education costs	2 CFR § 200.472	Allowable for employee development
Transportation costs	2 CFR § 200.473	Allowable with restrictions
Travel costs	2 CFR § 200.474	Allowable with restrictions

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Trustees	2 CFR § 200.475	Not specifically addressed
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Town of Farmville

Agenda Item Summary

MEETING DATE: June 12, 2024

ITEM NUMBER: 14.a. – 2.2-3711 (A) (8) Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter.

BACKGROUND: Mr. Mayor, I move that the Farmville Town Council convene in closed meeting pursuant to the Code of Virginia, in accordance with the provisions of paragraph A. 8. of 2.2-3711 Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter.

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Farmville Town Council has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Farmville Town Council that such closed meeting was conducted in conformity with Virginia law;

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

RECOMMENDATION:

FISCAL IMPACT:

ATTACHMENTS: None