

**Buckingham County  
Planning Commission  
August 23, 2021**

At a regular meeting of the Buckingham County Planning Commission held on Monday, August 23, 2021 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: Ashley Shumaker; John Bickford; Patrick Bowe; Steve Dorrier; Joyce Gooden and Board of Supervisors' representative Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney. James D. Crews was absent.

**Re: Call to Order, Quorum Present, Invocation, and Pledge of Allegiance**

Chairman Patrick Bowe called the meeting to order. Ashley Shumaker gave the invocation, Steve Dorrier led the Pledge of Allegiance and it was said by all who were in attendance. Patrick Bowe certified there was a quorum- six of seven members were present. The meeting could continue.

**Bowe:** The adoption of agenda. It's going to be one slight change here. Under new business. We're going to move case number three in front of the three solar projects.

**Bickford:** Moved to approve with changes.

**Allen:** Second.

**Bowe:** All in favor, raise your right hand. approved unanimously.

**Commissioner Bickford moved, Supervisor Allen seconded and was unanimously carried by the Commission to approve the agenda as with changes.**

**Bowe:** Approval of minutes.

**Bickford:** Moved to approve as presented.

**Allen:** Second.

**Bowe:** We have a first and a second. All in favor raise your right hand. Approved unanimously.

**Commissioner Bickford moved, Supervisor Allen seconded and was unanimously carried by the Commission to approve the minutes as presented.**

**Bowe:** Public comments.

**Edmondston:** Mr. Chairman, we have no one signed up for public comment this evening.

**Bowe:** Old Business.

**Edmondston:** The old business before us is case 21 SUP289. The landowner is Monmouth Farm located at 12994 Howardsville. Road Howardsville. Virginia 42562. The applicant Euan Fuller authorized cellco partnership agent located at 1111 East Main Street suite 1905 in Richmond, Virginia 23219. Property information is tax map 13 parcel 12 contains approximately 300.92 acres located at 12994 Howardsville road Howardsville address, which is on State Route 602. And in the James River magisterial district, it's currently zoned a one. The request was to obtain a special use permit for the purpose of constructing a 199 foot monopole communications tower, which is the reason for the public hearing.

**Bowe:** I guess we will close the public hearing if no one wants to speak on it. Is there anybody? And we close the public hearing. Does somebody want to speak sorry, please come up to the podium. State your name and address.

**Edmondston:** Mr. Chairman, we don't have anyone signed up for the public hearing, but that is your call as chairman.

**Bowe:** That'd be fine. We'll hear it.

**Unknown:** Just a quick comment. I'm the proprietor I suppose you'd say on the farm. My wife is actually the trustee for the family. Here family has been on that land since about 1758. And I prefer the land to look like it did in 1758 with no tower there. But I also understand that this quarter of the County has a great dearth of communication. I see people in my driveway very frequently because it's a

hotspot. And one, if anyone is upset about the tower itself and the appearance but if you want to have an omelet, you got to break a few eggs. The ugly tower is the eggs.

**Bowe:** We're going to make it pretty as possible.

**Unknown:** So, I hope so. So there's a safety issue. There's a convenience issue. I don't know if the planning commissioners have been confronted with people complaining about cable in the ground so that they can get high speed internet. I think they also want high speed communications. That's probably what I needed to say. Just so someone would say something.

**Bowe:** Thank you.

**Unknown:** Thank your sir.

**Bowe:** You heard the man better make it pretty. Don't even want to see it want it to disappear. We will talk about buffers at some other time here in about five minutes. Y'all want to come on up to the podium?

**Mark Kronenthal:** Thank you, Mr. Chairman. We can make a very brief presentation the facts that is instance Mr. Chairman, members of Planning Commission. My name is Mark Kronenthal with Roth Jackson and we represent Verizon. Also, tonight we've got Zanus Talley who is my colleague at Rob Jackson and Sean Bamman, who's with BCI also representing Verizon. As you know, we're here for the Howardsville proposed tower. This matter is in a one district. So this is an SUP, that's a heavily wooded, heavily forested 300 acre property is the is the location, although there is some brush in the property to the southeast. And we have proposed. So if you turn to if you have your viewer report, if we have, if we can turn to, to about the third or fourth slide, let's go to z one. z one that shows the entire lot what you're seeing the lines are sort of typography. And if you see on your laptop, you can see a scallop line that shows the tree line, if we can get to Z two. You can see that it is, again, the scalloped area that's outside the fence shows the existing tree line. And you can see that we have proposed some landscaping on all of the sides that that face brush that do not face the existing forested area. So if you could please turn to z three. Thank you. So the last case that we saw was a lattice tower is called or this tower that we are proposing is a monopole which is much more attractive. In your in your file, you can see it's a battleship gray that's the natural color of the metal, we find through lots of things through practice that that is the color most likely to like a battleship, blend into the background of the

sky and that other colors will not do so monopole is an enhancement over the last in terms of appearance. So we're on we're very glad to be presenting a 199-foot monopole tower. to you tonight. If you could go to the next slide, please. You can see. So who will this serve from the nearest tower is seven miles away. So that means that that nobody within the 15 square miles around the tower have service unless they're lucky enough by an accident of topography to get into a hotspot. And as we, as we just heard, so the residents in this area in Buckingham County are the first people who are going to be served folks who are traveling through the county to do business here, or who are Wayfinding, who are trying to find their way to a destination in the county, those folks are going to be helped there, there are a total of six arrays for this tower. So that means that five other companies can co locate here. So if you don't have Verizon, there's an opportunity for your carrier to provide service on this tower with one of the other locations. And most importantly, emergency personnel as this area is not served, you know, if you are somewhere remote, if you're out in the woods away from your landline, and you've had an emergency, there's none of the citizens in this area of the county are able to do anything if they don't have cell service. So with cell service, they'll be able to they'll be able to do that if you go to the next slide, please. So the red dots on this, show the locations where you can actually see the tower. And we wanted to just let you know we do think that appearance is important. And so what we've done your as your ordinance requires that we've provided photo simulations that show the height. So the red dots do south on Howardsville Road west on Logan road at 653. And also James River at the 602 Bridge are a couple of locations and if we can move ahead with the next couple of slides. So that shows for a previous study that that that balloon is way up at 250. Let's go to the next slide still, so we reduced it. So note this slide shows a lattice tower it's actually going to be a monopole. So I want to be clear. And then here's the next one it's going to be a little lower in the next slide please. And that's actually the height that you'll see from that is at Logan road. So the next one please. And so this is James River at 602 excellent. And you can barely see it right over the tree. So your comp plan or wherever you have an SUP the basis for an SUP decision is your comp plan your comp plan that you've adopted or chapter three does call for the enhancement for the benefit at the citizens of your wireless network, let's see exactly what we're doing here. And I'd also like to share some good news that we have ended up sharing things we'll share with a couple of you. We are searching in the centenary general area to locate on Route 20. Potential, once we get a lease, get an application package together, we'll be able to come to you with an application just like this one for a tower, hopefully, there would really blend in the service area from this area towards the end of

covering ground twine, and also will be located on an existing tower that you've already approved. From a different company. That's down on, it's down further, on Route 60. There'll be a little East heading east out of Spouses' corner. So we would ask for your approval. Tonight, we're happy to answer any questions and we're grateful for your time and consideration.

**Bowe:** I've got one question. You said that the battleship Gray was the color that blends in best. Is it a flat finish or gloss finish.

**Kronenthal:** It'll be a flat natural finish of the metal. So there'll be no shine. Also, it's not lit. So unless FAA changed its rules.

**Bowe:** Now our applicant over there I own or anyway, was concerned about the thing looking nice. Y'all in agreement with that color.

\*Comment from crowd\*

**Bowe:** Okay. That's the end of my question everybody else?

**Dorrier:** I had a one. On p one is are those power lines going across there. Beside the balloon marker?

**Kronenthal:** Yeah, those are. Those are existing power lines.

**Dorrier:** Is that a problem with the tower?

**Kronenthal:** No, sir. That's a 300 parcel that a trick it just looks close. Those are much closer than the tower. So they're not even, they're not even close enough to be shown on any of our drawings.

**Dorrier:** It just seemed to be closer looking at the photos.

**Kronenthal:** And it's an important point to note that those none of the towers for the power lines are tall enough to put an array on to get any kind of level of service. So we did do a search for other locations. And within five miles of this location, there's no steeple, or no other tower that's tall enough to have successful coverage. Great question.

**Bowe:** Any of the Commissioners have any questions?

**Gooden:** I still do. Alright. This will improve service for Verizon customers.

**Kronenthal:** Well anybody that gets service, we'll get into it too. For any additional, I don't have the details of what any other carrier would be. But it's it would be whenever they switch to roaming and there, but we have, we have more than our usual number of fill locations on this, you know, sometimes it'll be two, sometimes it'll be three, this tower has five opportunities for any other user or carrier in the market to locate. And that would just be a simple one. That'd be a simple lease with Verizon. And that'll be a simple administrative application to you and account.

**Gooden:** Just because I'm one I have Verizon. Two, I know this location up close and personal. And Sir, if you have cameras at your gate, I was in your gate yesterday. Okay, so that just said that, you know, and I looked at the area, and I was just wanting to see what it was going to look like. And so just in case, but and there's no surface and there are few spots where I can stop and get service. And that's why I wanted to know where the roads were. And how much of Buckingham was actually being covered.

**Kronenthal:** Yes, ma'am its 15.2 square miles of Buckingham county that's covered. It's a lot resident that don't have service.

**Gooden:** Oh they have service but it's not with Verizon. But even there. It's very spotty in that area.

**Allen:** Since cityscape has approved. We are looking at here but they wanted to add some more, And I think you've already added the two more conditions. That one of the towers was for the county EMS.

**Kronenthal:** I regret to share that it's against the law to require the emergency services as a condition. However, Verizon always is willing to work with locality. We have five openings here. We just asked that locality follow the process and make the application. There's plenty of room and you are welcome. And we would just it's against state law. They found a condition with state law changes about two and a half years ago.

**Allen:** It used to be a normal thing.

**Kronenthal:** Yes. We were aware of that.

**Allen:** I make a motion to approve.

**Bickford:** Second.

**Bowe:** The motion and a second. All in favor, raise your right hand, unanimous

**Commissioner Bickford moved, Supervisor Allen and it was unanimously carried by the Commission to move 21-SUP289 on to the Board of Supervisors.**

**Bowe:** New Business. First case Nicci.

**Edmondston:** Introduction under new business tonight, we will start with introduction of case 21 ZTASUP 287. Our landowner. James or Carl Burmaster. property is located at 5044 Mount Rush Highway Dillwyn, Virginia 23936. Our applicants tonight are James Burmaster and Michelle Soltesz. Property information is tax map at 158 parcel 11. It contains approximately 104.7 acres it is on State Route 24 in Maysville District. It's currently zoned a one agricultural. The request tonight is to add a zoning text amendment for an outdoor event venue and agricultural a one zoning district and to obtain a special use permit for that purpose. The applicants are asking the Planning Commission to recommend the public hearing date for this request. The zoning ordinance does not permit an outdoor event and us are permitted by right use, but or by a special use permit in an A one zoning district. As I mentioned, the request is to add this text amendment to our list of special use permits and in a one district or outdoor event venue and obtain that special use permit for this specific purpose. Should an outdoor event venue be added as a zoning text amendment the following definition is offered Any event for which admission is charged or at which goods and services are sold, and having or projecting more than 500 attendees but less than 5,000 attendees. Events as such would not exceed a maximum duration of one-day open to the attending public. This event would also require a Temporary Event Permit. The Temporary Event Permit shall be due and evaluated by the Zoning Director, 90 Days prior to the event, to determine if any substantial impacts to public health, safety, or welfare would be reasonably likely to occur, due to the proposed event's



operational details such as location, size, or number of attendees; frequency of events; or hours of conduct. Below are conditions that you may consider attaching to the request if approved: 1) Controlling Documents: The special use permit's (aka, "the SUP" or "the project") controlling document shall be the conditions as set forth herein and the materials submitted to the grantor, Buckingham (VA), by the grantees, James and Carl Burmaster, as part of this special use permit. 2) Parcels Identified/Covered by Special Use Permit: Buckingham County Tax Map: 158-11, with a total acreage of roughly 104.7 acres. These parcels may be referred to herein as "the site" or "the project". The identified parcels are owned by James and Carl Burmaster 3) Compliance: The use and development of the subject property shall conform to the stated conditions listed herein and conform to all requirements of Buckingham County's zoning, subdivision and site plan ordinances; and all associated state and federal requirements shall be complied with. Failure to conform to, or comply, with stated conditions herein could result in revocation of the SUP and therefore the ability to legally operate said activities from the subject site. Any failure on the part of the County in compliance with the development process shall not constitute a violation of the SUP or result in a revocation of the SUP. 4) Uses and Activities Covered by SUP: The "Outdoor Event Venue" use would be added and codified in Zoning Ordinance (Agricultural, A-1), Agricultural Section (special permit uses), section Buckingham County's Zoning Ordinance; further, event venue uses are subject to additional zoning ordinance provisions. 5) Development Process: The project will be developed in multiple phases. Each phase shall require a Site Plan application. The Site Plan application will be submitted to County staff for review, for approval, denial or recommended modifications. If the Site Plan is approved, subsequently the applicant will be required to submit erosions/sediment (E & S) and storm water management plans for land area(s) proposed to be disturbed which meets minimum permitting requirements; additionally, building plans shall be submitted for all non-agriculturally exempt buildings/structures to be reviewed by the County Building Official. Other regulatory processes and review(s) may also be required. Any failure on the part of the County in compliance with the development process shall not constitute a violation of the SUP or result in a revocation of the SUP. 6) Site Layout, Orientation & Buildings: The project's overall layout and site orientation shall substantially conform to the Master Plan submitted as part of the special use permit application. 7) Total Area of Site to be Developed: A total of seventy (70) percent of the site shall be undeveloped and therefore remain in open space. Areas such as trails and agriculturally exempt buildings will not be considered developed areas. 8) Development in Identified Floodplain Areas: Unless a dock or pier, there



shall be no development (or land disturbance) in areas identified in the 100 year floodplain. The development of a dock or pier will be required to conform to all building codes, and the total number of docks and/or piers shall not exceed two (2).

9) Adherence to Virginia Department of Transportation (VDOT)

Recommendations: County staff shall forward Site Plan submittals to VDOT's Farmville Residency for review and a recommendation by the Resident Engineer, or by his/her designee. VDOT recommendations for improvements to the site's existing entrance on Mount Rush Highway, Route 24, shall be adhered to by the applicant; it is anticipated a left and right turning lane will be recommended at the site's entrance. The construction of turn lanes will be required once traffic volumes are determined to warrant such improvements. Other improvements, or studies, may also be required as recommended by VDOT. The cost for all VDOT recommended improvements shall be the sole responsibility of James and Carl Burmaster, or its assignee.

10) All Septic/Sewer and Potable Water (Wells)

Systems Require Virginia Department of Health (VDH) Approval

11) Outdoor Lighting:

All site lighting of over 3,000 lumens shall be full cutoff fixtures and the maximum height of any light pole shall be 30 feet. Full cutoff lighting, as defined by the Engineering Society of North America (IESNA), is a lighting fixture that projects all of its light in a downward direction, emitting no upward component of light while providing precise, controlled illumination to the area. A lighting plan, in photometric format, will be provided with each site plan submittal to be reviewed by Buckingham County's Zoning Administrator.

12) Total site overnight occupancy: The total number of overnight occupancy shall not exceed two hundred thirty (230) total guests, or the number of cumulative guests allowable per the established occupancy of each lodging unit. Each lodging unit (including "glamping" sites) will be assigned a maximum occupancy by the Building Official.

13) Type and Frequency of Events: Events will be categorized by three (3) distinct types. These events are as follows: A) Private Events - private events shall mean there is no outside or public promotion/advertising of the event. As the name suggests, attendees shall be onsite for a common purpose and/or celebration.

Examples of private events are weddings, reunions, corporate retreats, trade group meetings, common interest hobby groups and other similar groups. There will be no restrictions on the size and number of attendees to such events, but it is understood building occupancy will be a limiting factor, and the total occupancy of structures (i.e. event center) will be limited per the Virginia Uniform Building Code. B) Major Public Events – a major public event shall mean an event in which outside promotion/advertising is significant. Such events will be promoted regionally, and attendance is expected to exceed a 500 but shall be less than 5,000

attendees. Such events shall be limited to six (6) in any given calendar year, and any additional events over six (6) shall require approval by the Buckingham County Board of Supervisors. 14) Noise: All outdoor electronic amplification of sound shall cease at 11:00 p.m. from Thursday through Saturday. From Sunday through Wednesday outdoor electronic amplification of sound shall cease at 10:00 p.m.; an exception shall be made for state or national holidays falling on a Sunday through Wednesday, in this case electronic amplification of sound may cease at 11:00 p.m. Annually three (3) major public events may electronically amplify sound until 12 a.m. (midnight) and these events shall adhere to all provisions/requirements of Buckingham County's Noise Ordinance. 15) Transferability of the Special Use Permit: this special use permit is indefinite and shall be fully transferable and assignable. The transferee or assignee shall be required to follow all conditions and requirements listed and articulated in this document. A transferee or assignee desiring changes/alterations deemed significant to the conditions stated in this document, or subsequently approved site plan(s), shall require a formal public hearing as articulated in section 15.2-2204 of the Code of Virginia. 16) Recording: This document shall be recorded by James and Carl Burmaster in the land records of the Clerk's Office of the Buckingham County Circuit Court. What are the wishes of the Planning Commission? Set a hearing, date and time? September 27, 2021 7pm?

**Bickford:** Before we start. EM Wright our commonwealth attorney advised me due to my business relationship with the applicant with timber management that I need to abstain to avoid any conflict of interest with this application. So I won't be participating. I just want that to go on record.

**Edmondston:** Thank you. I do want to add that our applicant and landowner are there in the audience tonight and ready to participate in your questions.

**Bowe:** Danny did you have a question?

**Allen:** Yes, I'm looking at the plat to that's on page 175. But showing the plat is supposed to be Susan Hudgins and it's really going all the way over to David and Lyn Perkins land. So to me your drawing is not right. And when I went back and looked on the GIS,

**Bowe:** Danny would you hold up just a minute while they find this document that you're referring to?

**Allen:** The plat is 110 acers instead of 140 according to the GIS.

**Edmondston:** Carl Burmaster would you like to come forward to address some of the questions?

**Allen:** You'd really have to go back and get a GIS map to look and see it but somewhere there see where they land on both sides of the road right there. That's where the end of David Perkins land is. So and the plat is drawn up wrong.

**Burmaster:** Nicci Do you have that map I just sent?

**Edmondston:** Yes, This is what you gave us here. You also included your sales contract. Susan Hudgens. The GIS has a disclaimer that says that's not always 100%. Correct. Mr. Burmaster has included. It's very small...

Yeah, we have. Yeah.

\*Inaudible\*

**Burmaster:** Yes, what David did was they bought that little piece right here. They must have recorded their just recorded online plat. You see the place they bought 40 acres off of Susan's to the west. And I kept the point there and this piece right here.

\*Inaudible\*

**Burmaster:** The driveway is probably here. But this is very close to the length of of the red marks

**Allen:** I see that but the purple one is David Perkins. The red marks show it going out into Perkins land. I just want to make sure we know what's what.

**Burmaster:** You can see the road across the roads you see the white splash where that road is. The Pearsons bought from that white spot diving to the left, and to that

patch of cedars right there. Chad, just built a house on the left side of the cedars. So everything east of that is all the way up across.

**Allen:** The county map got it, as 110 acers instead of 104.

**Burmester:** It should be 104.8 since its got across the road.

**Allen:** I just wanted to get that part straight and make sure that there's no confusion on where the land is

**Bowe:** Do you understand all the conditions that have been placed upon you?

**Burmester:** Yes, sir.

**Bowe:** Are you in agreement with all of them.

**Burmester:** Yes, sir.

**Gooden:** I have a question about the traffic application for traffic impact determination. When is that done?

**Edmondston:** So he has the ability to include that, that will become a condition if he doesn't have it turned in special by the public hearing if you should choose to set one right now. He has not submitted that.

**Burmester:** You should have a copy.

**Gooden:** It says no....

**Burmester:** You should have a copy, I want it to VDOT. VDOT when they came out with it, the site is such a long straightaway there. And he says seems if I had to put any turning lanes in, I could do it in gravel. But he didn't see a problem because it's such a straight road. So I did take it to him. And he approved it.

**Gooden:** I just had a concern because it's a high traffic area. And we're looking at events that may go up to even 50 extra cars out there.

**Burmester:** Yes ma'am I have a field in front. And if I have to put in the gravel turning lane, I have like, well, if you can see, I've probably got 300 of road frontage or more three football fields. So it's all straight away all the way down.

**Gooden:** I was there yesterday too. I made my rounds.

**Burmester:** So you know, if I had to put in turning lanes to make it safer I will gladly do it.

**Bowe:** Any other commissioners, have any questions?

**Dorrier:** Yes, Carl could you elaborate a little bit, I know you're not expecting a large venue, you might want to talk about that a little bit. What you have in mind?

**Burmester:** Sure a wedding venue, you know for events and stuff like that, you know something for Buckingham county eventually, you know, some type of music, different types of music, you know, gospel, Southern rock, whatever, pull the camper also to make it available to nonprofits to first responders, you know, even school prom and stuff like that, like a safe place for people to go, you know, where they can be chaperone. And they can, you know, I've talked to the sheriff's department about being there during all these events. And I've got all that straightened out with them. So I'm pretty much covering my bases I talked to, you know Jennifer Snoddy and her engineer came out to the lake to make sure where I was going to put everything. So they were on the board with it, and make sure I wasn't going to do anything that's going to affect the beauty of the lake because it's very, very beautiful. You know, it's a big lake back there. And the way if you see I'm almost halfway through with it. The white turkey barns are very, very bad, they're going to be taken down. Okay, I'm going to try to make everything very pretty. the red block all the way in the back, which you can see even from the road. That is where I'm going to put it together. And it's on top of the hill. It's not in the spillway. So they can see the lake where it is, but it's not affected. Okay, so we're all good there. The red blocks is actually existing cemeteries it has old cemetery there, there's a lot of blood family there and some other families from the early 1800s. I'm going to read through all that and make it nice and pretty. There's another gravestone on top of the hill by the way water. So basically my mission is I want to only place beautiful I'm going to keep in nature because a lot of people tell me change cannot see nature in an instant. They won't be married, whatever. They don't live on that system different. Nothing fancy. Nothing like that won't be laid

back or whatever we're going to be in the future. Do I want to do some larger music events? Yeah, I'd love to. You know, I'm a musician. I play in a band. You know, man, a lot of people love that stuff and being outdoors with all this COVID everything is plenty of room, social distancing span, you can implement all of that. So it's a perfect opportunity, not just for me, but you bringing people into the county is going to help the county as far as people buying stuff and doing stuff. And I'm going to offer it up to nonprofits to, you know, youth groups and stuff like that when it's not being used. So they can, you know, they can use it in a nice, safe environment. And that means a lot of Susan's. Susan, really wanted to do that. And I worked for Susanne for 12 years doing her cows, and caring for the farm. And she always talked about wanting to get youth groups down there, and give them a place to go and do something. So it's part of her vision, too.

**Bowe:** Anybody else got any questions?

**Shumaker:** I do Mr. Chairman. So I think the county is sorely in need of an event center, and a lot of our people for weddings have to go to Cumberland or outside counties, and I think it'd be great opportunity. But Nicci, she said this new for us in terms of our zoning. So for zoning text amendment you know, I think there's a big difference between 500 people at a nice wedding and 4999. Yeah, that makes the festival if we think about the number of people that were at the tractor pull and making sure that we get this zoning text amendment right. So I would like to do a little more research on what other counties have in terms of language for zoning text amendments and conditions for events, at least up to that size. That's, that's a pretty big range. So that would be my recommendation is to take a little time to research. Nicci did a great job putting together that list.

**Dorrier:** I see what Ashley is saying it's in the back of your mind, Woodstock.

**Burmester:** If the number had to come down, you know, it could come down, the place is big enough to get that many people there. We're talking about way down the road, you'd have to have a pretty popular large band.

**Shumaker:** Well Kenny Chesney came to Nelson.

**Burmester:** Well if I could get Kenny you know, that was a good candidate. I hope I could open for him but no, I understand that. You know whatever we got to do to get this pushed forward.

**Shumaker:** Because it is in a great spot and a good straight stretch there. And then in terms of maybe even near in narrowing, we have a lot of zoning for population and convenience stores, and how many parking spots you need per patron. I think we should try and get that right.

**Burmaster:** Anytime anyone wants to come out. And I'll drive you down to the lake and show you everything. Just bear with me, because it's in building stage right now. It's a little crazy out there. I didn't even recognize you Mr. Bickford. I thought I recognized you but...

**Shumaker:** We saw you out in the yard yesterday working.

**Bowe:** Ashley the 30 days between now in public hearing if we want to set it, give you enough time to do whatever checking you want to do?

**Shumaker:** Yes, certainly

**Bowe:** Anybody have any motions?

**Allen:** Should we move it on or hold it till we research?

**Shumaker:** If we still have the opportunity after the public hearing to make some changes before we move it along to the Board of Supervisors that I would move to move toward the public hearing.

**Dorrier:** Second,

**Bowe:** We have a motion and a second. All in favor moving it on to public hearing, raise your right hand. That'll be 5-6 one abstention. approved that.

**Burmaster:** Thank you. See y'all next month.

**Bickford:** Mr. Chairman, I'd like to do the fact that we got three applications for solar farms are actually a massive amount of material. I'd like to make a motion that tonight, we take no action on any of the solar applications that we scheduled a work session, next Monday, August, the 30th. And a second work session soon if we feel is needed. This will allow us to properly vet the material and make sure



that we're answered all the questions and would like it to be answered that if we feel comfortable that we can take an action that might be appropriate after the work sessions. However, I do you want to have a pencil on your plan that would encourage you to go ahead and make your presentations that would start the process that would make the public aware and give them a better understanding of what you're trying to accomplish with this whole file. So I'm not trying to discourage you from going ahead and making your presentation if we just in my opinion, personally needed to have a little bit more time because it was it's just a lot of material to try to cover in such a short time period. So that is my Motion.

**Allen:** Second.

**Bowe:** We have a motion and a second. All in favor, raise your right hand. Six of six unanimous. I'd like to make one other statement before getting going here. The only thing that all of the applicants have right now are the conditions that have been imposed on previous solar farms in Buckingham, which there have not been many and some of it were just not going to accept. I mean, we've made mistakes on the first, and there's no doubt. And the buffering is one of the biggies. So my advice is going to be between now and when we actually meet. For the hearing of the cases, let's call looking at your buffers and see if you can live with something like a 50 foot buffer all the way around the project and your fence on the inside of the buffer. Because I think that's probably the avenue we're going to be trying to achieve here. And with that, go ahead and go your first applicant.

**Commissioner Bickford moved, Supervisor Allen seconded, and was unanimously carried by the Commission to take no action on solar projects until further review.**

**Edmondston:** The next introduction is case 21 SUP 285. landowner legend Larry and Deborah Davis at 212 Avalon Park Lane in Dillwyn. The applicant is Evan Carlson with impact power solutions 2670 Patton Road Roseville, Minnesota. The property information is tax map 114 parcel two it contains approximately 36.42 acres it's located on Gravel Hill Road has no 911 address it's on State Route 617 zoning district is a one agricultural their request is to obtain a special use permit for solar generating facility for the purpose of constructing and operating a solar energy generating facility for up to two megawatts photovoltaic community solar garden. As we know the zoning ordinance does not permit a public utility to your generating plant as a permitted use. However, within the a one ag district public

utility generating plants public utility booster relay stations transfer substations, meters and other facilities including railroads and facilities and water and sewage may be permitted by the Buckingham County Board of Supervisors by special use permit following recommendation by the Planning Commission in accordance with the Code of Virginia. As Chairman mentioned, there are 27 conditions that are suggested in this introduction tonight, I do have joining us via zoom, Evan Carlson and Scott Aaronson with impact power solutions to address any questions or concerns that you may have signed in regard to this first project that was submitted not in that power solutions.

**Evan Carlson:** Good time for me to start here?

**Edmondston:** Yes, sir.

**Bowe:** Go ahead.

**Carlson:** Okay, great. Well, I'm Evan Carlton I'm the director of land And steel, for IPS. I work with Scott Aaronson is doing some site acquisition work for us. He acquired these two sites. We are one of the older developers around you been around since 1991. In that time, we have done a lot of commercial rooftop. And when Minnesota the state, we're from adopted a similar program to allow for community solar, we want to be early entries into the market. And because of that, we have a lot of experience building this particular type of similar project. I understand that you've had projects before I can explain how they're kicked to the ground and, and just kind of what the mechanics look like. But really, that part of it is probably not too different from what you've already seen. What's different about this project from the other one is that it's a community solar garden, the economics of it are different. community solar is a way for people who don't have a good spot to put solar panels to participate in solar as if these panels were up on their roof. So say, you're a business you. You rent an industrial space, you use a lot of power. You want to do solar, but you don't own the roof. You don't own the building. And or state. You live in an apartment and you've don't own the building and you want to do solar. How do you do these people? They want to stay they lobby for growth. Trying to be creative. And this is what they came up with. So we, as a developer, leave land from a private party somewhere, we pay to build the solar installation. And when we put power into the grid, we get a bill credit for that power, which is, in essence, a coupon that we sell to another customer of the same utility, that that customer buys that coupon and use it to offset the, the price of their power. So say,

we put, you know, a lot of power into the grid, we get a bill of credit, that's just good for one lot with dominion, we sell that bill credit to another Dominion customer, and they, they use it to reduce their physical liability under their power. So unlike a power plant that sells power directly to the utility, we really are a community of people who likely will be local to the area that will stand to benefit from this development. So that's why I call the community solar garden some people don't like calling them gardens they say they are solar power plants, but then SDI, that is about the economics of it. That's why it's called what it is. So there is a direct economic benefit to subscribers over the people who are treated as though the power is on their roof. The catch with the program is limited in size, and how big we can build a project. They have capped us at five megawatts. However, these two projects are two megawatts and smaller. And so they're there quite a bit smaller. They're about 15 acres or so each. And so they are, you know, very different in that respect. They're just quite a bit smaller. We have tried to cite these in areas that... Well first when we're citing we look at where can you build it, you know, what, where are you on the right side of a power line that runs to a substation that has capacity, and in an area that allows for it that will be out of sight for the most part. And we've done our best to cite in areas that won't be visible to the surrounding neighbors. And our hope is that when they're complete will be entirely out of sight. I visited both of these sites, and I liked them. And I do think that they should be totally out of sight, once complete. This particular project does require some screening along gravel Hill Road. But once that fills in then and then it should be out of sight. The entire system is designed to be removable, there's not a permanent structure. We don't pour concrete to fix the solar panels to the ground, we hammer in an I beam. And then the panel is affixed to the I beam. And then once the system is decommissioned and produced alive, we remove the I beam and the panel goes out with it. There is one concrete equipment pad. It's about 300 square feet. But the point is there aren't like a bunch of concrete footings folding in the solar panel over the field that part could be restored to ag production. After these alignment projects. Throughout the life of the project, we plant and indigenous pollinator friendly seed mix underneath the solar panels. The seed mix as the... well it's brittle, it's local, it's going to be something that grows, you know, in the area. But the point is you got to put something down there otherwise you're going to get weeds right. So we take a seed mix that will provide pollinator habitat to insects, as well as you know, the predatory animals birds that eat them. That seed may have the effect of improving the permeability, permeability of the soil and slowing down water runoff. Whereas cropland, you know, you've got roads and you can roll crops. This is all craft kind of like craft

mix, if you're familiar with the CRP program, that data is a natural base, that to create wildlife habitat, and to have a really big improvement on the quality of any wetlands in the area and water in the areas is basically a big filter for any runoff similar to like The buffers that you see around water bodies. I submitted a lot of materials, I understand that solar is relatively new to the state. So there are unanswered questions, I did my best to get ahead of that by submitting a lot of material. And I hope I didn't overwhelm you, I understand you have a need to study this doing workshops. Not a bad idea. Just know that, you know, I didn't, I'm trying to be as helpful as I was as much information as I can. In that information packet, I included information from the Virginia Department for the state and provided some guidelines on what that seeding needs to look like. And I included those scorecards and supplemental materials, showing what that other state of guide does in my packet. So first, I, you know, I got my normal narrative that just kind of describes the project. Then I did the initial q&a section, the q&a section, I asked him information about the potential for a solar array to reduce values of surrounding properties or the unlikelihood that it will reduce values of surrounding properties, particularly in those cases, not visible. And then other information about the benefits of it deep rooted seed mix and just how that wears off with a you know, as opposed to farming it. And then all these criteria, the state has done a really good job of providing this information to guide the Department of Conservation, conservation and recreation, they have this comprehensive manual method to huge document, but it's provided guidelines on feeding, they've got a vegetation monitoring planet, and that's how you can tell that the vegetation of planted isn't just planted at first, but how it's doing growth....

**Bowe:** You really don't need to get into all that tonight. I don't want to cut you off. But that's not meant for tonight.

**Carlson:** I mean, I'm here to tell you as much or as little as you want, we got workshops to do it.

**Bowe:** Let me ask you a question. If you ever applied for solar projects in Virginia before?

**Carlson:** Yeah.

**Bowe:** How many did you apply for was Dominion power?

**Carlson:** With Dominion? Probably 80.

**Bowe:** How many of those were approved.

**Scott Aaronson:** Are you talking about permitting, like going to planning commission? Are you talking about interconnection?

**Bowe:** I'm talking about solar projects that you all have done or are proposing to do.

**Carlson:** So in order to be eligible for this program, this program has not opened up yet, it opens up in October, this new program for community solar gardens, okay. And in order to be eligible for the program, you need to submit an application to the utility, the utility will study your application, if you're the first on that feeder line and on that substation. So there can't be anybody else ahead of you, on the line, trying to get a project I've been wanting to study it. If there's somebody else that has a lot, we submitted roughly 100 or so applications into dominion, and also a much smaller fraction and we're capable of being studied, the ones that were capable of being studied, we learned whether or not it makes physical sense to interconnect at that point in the electric utility grid. We know whether or not you know, there's just room to handle the project, those projects that are first in queue, and have room for the power goes to planning commission. And that's where this project is. This is among the cream of the crop, very few that made it this far along. We started with roughly 100. And we're down to maybe, hopefully this would be done relatively soon for this program. And there may be like, maybe six or so projects that we're hoping to have done by October when this flagship new program opens up. So you have to have your permits in place because the county or whoever's in charge, and you're in a connection agreement, in order to be eligible to apply to this program. And then it's basically first come first serve. And that starts in October. We started a lot of information, but I hope I answered questions. They're all new. The program isn't open yet. It opens in October. And we were doing many many projects, but they're all very small.

**Bowe:** Okay, thanks. Anybody else got any questions for this gentleman?

**Allen:** Yeah. Where'd you get your plat from for the for this land?

**Aaronson:** We got information from GIS sources, we have some private companies, GIS sources, and I believe we also use the ArcGIS that provided by the county.

**Allen:** Well, I can tell you right now that your plot is wrong that Mr. Davis's land does not touch the Dragovich land. Barbra Knabe owns right where you got your road and all will be on Barabra Knabe line. So you need to go back and get this plane thing straightened out. He owns the land right beside it to so you could probably just slide it over a couple of feet, but you to get need all that straight.

**Aaronson:** Yeah, that's helpful information. If you know, we just rely on the maps that are provided. You're saying that there's a is there another parcel in between the the home to the left?

**Allen:** Yes. Barbra Knabe on 113-60 it shows over to the side. But shes got the land going in between these two plots that you're looking at. There was in between 116-13A and though 114-2. See on your plot, you got a 114-4 that's down the road another half a mile.

**Aaronson:** Will have a discussion with the landowner and will it will lose usually before we commit we show the landlord. But we'll have another discussion. We'll look at again becoming now. And maybe that's a discussion that we should have with the county as well to make sure.

**Carlson:** Where are you seeing the tax ID number? I don't have it labeled on?

**Allen:** Yeah. Well its hard for me to tell you I got a packet of 1800 pages. So I'm on page 436 of my part one.

**Edmondston:** This would be the site plan you submitted showing the installation of the panel's it has a aerial view looks like a site plan. Typically you're...

**Carlson:** Okay, 114-4 is how it's labeled. And it's really far away.

**Allen:** 114-2 is what it really is.

**Carlson:** Well, we're gonna have to clean it up. We'll get right on top of it. And we'll have it hopefully by the workshop.



**Allen:** Yeah, because she's got a strip of land down in between the two. Its her daughters land.

**Carlson:** All right. We will definitely get it fixed up. Thank you for making that known through giving us most of that.

**Allen:** Shes got down right beside it that's Mr. Davis' land too. like I say. You could probably could slide it over.

**Carlson:** Does anybody else have any questions? For me?

**Bowe:** Any other commissioners have questions? No sir. I think that pretty much conclude what we can do with you tonight. Thank you, sir.

**Carlson:** Thank you.

**Aaronson:** We do have another project as well. I don't know if you're going to call that.

**Carlson:** Yes let's get a look at that too.

**Edmondston:** The next introduction involves impact power solutions as well as well as this case 21 SUP 286. The landowner in this case is NCN properties LLC, that would be Lawrence Marshall at 3222 garland lane Charlottesville and the applicant once again is Evan Carlson also impact power solutions. This next map is 125 parcel for block three contains approximately 75.29 acres. It's located on South constitution route, which is State Route 20, it's zoned a one, their request is the same to obtain a special use permit for solar generating facility for the purpose of constructing and operating a solar energy generating facility for up to two megawatts AC photovoltaic community solar garden. So their intent in this application in this case number is the same in the case prior with the two megawatt solar facility. Thier request is to obtain that special use permit do you any other questions in regard to this case, for Evan, or Scott?

**Allen:** Yes we have plot problem there, too. Just what I see it's saying, going off first part of what you just read 125-3 that's the parcel in the back, which is owned by the same people. But at that's a 75 acer plot back there. The other plot, which I



think you are looking at this one in front of it, which is 125-4-2 and I think you've got it written down by somewhere else to.

**Aaronson:** I'm thinking that's a typo we do have that written down on that site plan. I'm looking at it too.

**Bowe:** Anyway, y'all could get them in front of us. So we can see what's going on here.

**Edmondston:** Yes, sir. We're trying okay.

**Aaronson:** Yeah, I'm thinking that's a typo of narrative that we have to correct on the actual site plan I'm looking at right now.

**Bowe:** We must be on page 800 by now

**Allen:** Do you have yours broken up into 123?

**Edmondston:** I have it right here, I just need to see if we have...

**Carlson:** We're so sorry for sending so much information. It's really a crapshoot. Sometimes we don't, and then they, they ask for a whole bunch more information. And other times. Other times we do and you know, and it's like holy cow 800 pages, and kind of go through everything to be quite burdensome. So we'd like to be there and in person so we could see it to, you know, in hopefully in the in the future we can come down and it just kind of put it means...

**Allen:** Part two page 143 I don't know how yours is broken up but here it is on the part two page 143.

**Carlson:** I talked with the landowner about this. And those trees, they have been crossing for old growth. That's the place it is. No one can see it. Like we got similar ownership on several of the adjoining parcels.

**Allen:** Yeah, the NCN they own both properties. It's got a tax map numbers mixed up.

**Bickford:** The tax maps are inverted.

**Allen:** 125-4-3 is what's on the first paperwork 125-4-2 is what they got marked up is the 4-2 on paperwork. When I started looking, it was written up as 4-3. So that's what I had to look at. I don't know if I go back to the page 15. page, page 15. It says again, parcel 125-4-3.

**Bowe:** Johnny you can look at that and tell is that cutover?

**Bickford:** its been cut and reforested.

**Bowe:** How old are the trees between the school and the project?

**Bickford:** If all plantation was done at one time I'd say it's maybe my research is 18-year-old plantation.

**Bowe:** So it would not be visible.

**Bickford:** No. And then there's timber between with a straight street building. They have timber on the backside of their property, which would shield it also. That all you had Danny?

**Allen:** For now, don't have time for much more. Just want them to have all the numbers right.

**Bickford:** So is that issue to change tax map numbers since they are reversed, without too much trouble?

**Edmondston:** They can just submit a statement for an amendment to that application.

**Carlson:** You can make him aware that?

**Aaronson:** Yes, we go ahead and do that. And we'll go ahead and submit a document that he just signed and notarized.

**Carlson:** We will talk Nicci about this because I think we did submit a revised version and I noticed that the tax id's weren't accurate and I corrected them. So I think we're probably looking at that. Scott I didn't get the correct version over to

you. Or I'm not quite sure. But we got we got to get a look at what we're getting. Yeah, we'll figure it out. So whatever you tell us to do, we will Yep.

**Bowe:** Okay, well, are y'all going to let us do our thing and we'll talk to you again. What is the What's the date of the next one? 27th of September. So we will talk to y'all defiantly on the 27th of September.

**Aaronson:** And that will be another workshop correct?

**Bowe:** Hope we're that far along I mean the two of them trying to get us to the page we finally got called up I mean it took them that long on a computer to find who we're supposed to digest all this material I think you want us to do Don't you?

**Aaronson:** Yes want to be partnered with you. And want to make sure you guys nderstand everything...

**Carlson:** Out of an abundance of caution we submitted a ton of information.

**Bowe:** Yes, you did. I get the feeling that when you submit that much information your trying to hide something from us. That makes me want to read every line twice

**Aaronson:** Absolutely not and I really hope you do because I think you'll like it.

**Carlson:** But the truth of the matter is that you never know what you're gonna get. And sometimes people are opposed to these things for reasons that they don't truly understand.

**Bowe:** I really wasn't impressed with the John Deere combine specifications and owner's manual I think that could have been left out but neither here nor there. We'll see y'all on the 27<sup>th</sup>. Thank you

**Aaronson:** All right, thank you very much let us know when the public hearing is so that we can make sure we can come down with you guys in person who will we'd be happy to do that.

**Bowe:** Okay

**Carlson:** Thank you guys very much. If you guys would like us to attend to help out with explaining in your workshops. We're happy to attend as well if you'd like

**Aaronson:** Yeah, yeah, we're Yeah, I didn't mean were only willing for public hearing. whenever you need it for in person or on we're willing to do whatever it takes to make you guys happy.

**Bowe:** Jamie. Do we want to get off of zoom at this point? Now, where were we? River stones turn I guess. We got rid of them never mind.

**Edmondston:** The next introduction is case 21SUP29 the landowner is Weyerhaeuser company, Seattle, Washington. The applicant tonight is Apex clean energy Incorporated, Charlottesville, Virginia. There are multiple text maps for this property information. First was Tax Map 17 parcel eight it contains approximately 520.1-acre tax map 17 nine contain that containing 97.4 acres' tax map 1713 containing approximately 59 and a half and tax map at parcel two containing approximately 1,286.4 acres. These parcels are north of Bridgeport road east of Route 20 west of hardware and slightly register of different agricultural A one the applicant wishes to obtain a special use permit for a solar generating facility for the purpose of constructing and operating a solar photovoltaic module to produce up to 149.5 megawatt power generated will be linked to the electrical transmission grid via the existing 138 kilo volt overhead high voltage transmission line adjacent to the property. As mentioned, the landowner is Weyerhaeuser the applicant is Apex clean energy. As we know a special use permit is required for a public utility generating plant. The applicant is here they provided much information as you, Mr. Chairman, discussed some the conditions that have been submitted. I believe that they are here and able to address any questions or concerns that you may have.

**Bickford:** I assume they have a presentation

**Jimmy Merrick:** How y'all doing? My name is Jimmy Merrick, America Development Manager with Apex clean energy as Jon Puvak is Here with me tonight, he's with Gentry Locke. He's our legal representative for the project. I prepared a few slides, just to run through the project at a high level for you all. Towards the end, we'll have time for questions. We've gone through a lot tonight, so I'll try to keep it quick. But as far as the high level agenda, we do, I do want to give you an overview about Apex who we are what we do. And then an overview

about the project called River stone. solar project, as Nicci said, what we propose in northern Buckingham County. And then I'll run through the economic benefits sort of community engagement that we've done today. Walk through the preliminary site design, which can be found in the application as a supplementary attachment. And then we'll also walk you through just some comparable site photos, some projects that we've done in the past and also in Virginia. So a tax, we're a clean energy company, we only do renewable energy projects. We were formed in 2009. And I've been with apex, originally since 2014. But full time more recently for the last three half, four years as a development manager. So we develop we like originate projects, we develop them, we manage the construction of them. And then we also have an operation center, based out of Charlottesville, Virginia, where we can operate them remotely. We don't just do solar, we do wind farms, as well. And more recently, we can get battery storage. So we have completed over 24 dozen projects across the country. Actually. We actually recently got through the first onshore wind farm in Virginia as well. Mainly in Virginia, our work is focused on solar, and this project is, is currently focused to only solar, as Nicci said it's 149.5 megawatts of solar. So it's sort of word by the south and a few of you, I think, have actually already been in the project. But Bridgeport road borders, the southern portion of the project and Payne's pond road divides the center of the project, the area that we have under lease is about 2000 acres, it is a large project. But with that comes kind of substantial investment in the county, it's approximately \$190 million investment for this project is this scale. And if you project and so it will be providing quite a bit of power onto the creative Commonwealth. And to sort of put that into perspective, that's enough to power about 30,000 homes annually. So that's every year the power of 30,000 inhabitants. That's more than the number of homes in Buckingham County. And so this project can be an export or renewable energy in the Commonwealth, you can go back to the previous slide. And kind of with that comes a lot with the sound is right and so during construction, there's going to be a one time and all sorts of activity from all the folks that are going to be necessary to for all the site work and, you know, installation of the panels and the racking the construction of the substation, the interconnection into the grid, we anticipate for 450-500 full time equivalent jobs during that one-year period of construction. So there'll be a huge influx of jobs in the county and various things in the construction sector is one of Buckingham largest sectors. And so you are sort of poised to offer expertise there. And there also are a lot of training programs. You know, one in particular that we sponsor to help train folks on how to install and work on these projects. And during the life of the project. So we estimate it would be a 40 year anticipated lifespan. And there's a

couple things that have sort of happened recently, legislatively, that has really moved the needle for what counties like Buckingham can receive as far as tax benefits for these projects. If we were talking a couple of years ago, sort of night and day as far as the revenues that the county would see, but now today, under this new legislation, there's going to be what's called we've assumed that blocking Handle past what's called a revenue share ordinance. In all honesty, it's the most favorable ordinance for the county if you decide to go a different route, or could do now, through the windfall for us, but if you do go the revenue share ordinance, which is what we're assuming you go. In the county, we received about 14 \$100 a megawatt every year for the life of the operation of the project, and then now actually has to go up by 10%, every five years. And so...

**Bowe:** Could I interrupt just one second? Who is the ultimate owner of this project? Is it Dominion power?

**Merrick:** So I can't really say who is at this time because it hasn't been purchased yet. But basically...

**Bowe:** More than likely?

**Merrick:** I wouldn't say that. We've actually never sold projects to dominion power. We are an independent power producer. And so we'll develop these projects, we'll help with the construction, we'll sell the power to corporates or industrials, it could be Anheuser Bush, IKEA, Amazon, Facebook, Google, and we'll set that up. And then we'll look for a sponsor somebody that has \$190 million that they can put down, you know, somebody in the market on a renewable energy project. And sure your local utility is poised to want to own the renewable energy project. But there are other folks in the United States that they also want to own solar.

**Bowe:** Reason I'm asking the question. Dominion power, was going to put the power line to the pipeline, through Buckingham but after it was all negotiated the pulled out obviously. But they were going to store all of the equipment that they were going to put in Buckingham over in West Virginia, where they got the tax revenue. So what would yalls practice be on that one? If all these solar panels where will they be while they're being installed?

**Merrick:** So they'll actually be right on site. So on our site...

**Bowe:** So they're going to be stored on site? Which makes them subject to personal property or tax in Buckingham county, correct?

**Merrick:** That's correct.

**Bowe:** Okay.

**Merrick:** It will be it will be taxed.

**Bowe:** Thank you. I didn't mean to interrupt.

**Merrick:** No problem. To your point, yeah, but dominion does buy a lot of solar projects. But we haven't, we haven't done a project with the dominion yet we have signed a PPA with them for smaller projects.

**Bowe:** They will pull out on you in a minute I can tell you that about the.

**Merrick:** The line that we're planning to interconnect into the 138 overhead transmission line that's owned by Appalachian power AEP, you'll hear me say AEP it's also awesome can be called American electric power. So it's not on demand infrastructure. Sometimes dominion has a tendency to prefer projects that are other infrastructure, but you know, they are contingent buyer project. So I just add as a reality, to diving back in, and I'll try to get through this. But about the revenues of the project, I was going into the revenue share structure, that's recent legislation that was passed, basically, in summary, Buckingham County will receive we estimate is about \$14.8 million in direct tax revenues over the life of the project. So this was a combination between the revenue share structure, and then also, to your point, Pat, the increased property taxes that are going to result from basically the infrastructure being located on the property. And so what's currently valued maybe 1000 to \$2,000, an acre, will go up to about 10,000 to \$12,000 an acre with the with the solar panel infrastructure now located on it. And so just like if you were to build a house right now, and so sort of lucky in time will see a windfall from both does real estate taxes will go up, and then you'll also get the revenue share structure from the power that we're generating. So you'll get capacity payments as a result of that. So it's pretty impactful numbers, actually,



**Bowe:** There's 10% increase at the end of five year. So its not a 2% a year annual increases.

**Merrick:** It's a... No, you're right, it's a 10% in 10%, every five years...

**Bowe:** What happens in year four?

**Merrick:** Whereas in year four, but that's the time the best time to when the legislation was passed, which was just passed July 1 2021. And so in July 1 2026, regardless of whatever this project becomes operational that 10% escalation is going to be triggered. And so from yours, let's just say theoretically, the project is operational, well, let's just say it's the project's operational in 2023. So in 2023 24, 25, and 26. So once a to four years, from that capacity, They will pay \$209,000 each one of those years in direct revenues, just in the capacity of payment now in your five, and that just lines up with when the legislation was passed by your five it will escalate to 10% 10% 209,000 jumps up to 40,000. Yeah. So and that, and that will happen soon, then that stays like that for another five years, then another jumping to another jump, another jump. And then by the time we get to 40, here about I want to say this \$450,000 a year, maybe a little bit more than that, actually. And so substantial tax revenues for the county, actually, just in year one, if the project as proposed would be constructed and become operational, the number one taxpayer in Buckingham by a longshot, we'd be three or four times larger than the current highest taxpayer. So the only last thing that I haven't hit on this slide is with this project, you come with a lot of environmental benefits too. And I don't mean to get philosophical, and some folks can have their views on climate change or not. But this is clean energy, it doesn't require fuel to operate, there's very little moving parts. And it's a lot of power, we put them onto the grid. And so that's, that's a lot of power that won't require conventional fossil fuels to operate. This would actually offset about 277,000 tons of carbon every single year. So that's the amount to put that in perspective, I calculated the offset to one of EPA online tools. So that's the equivalent of 308,000 acres of US Forest every year, that's how much carbon they sequester in a single year, 308,000 acres in the US. So this is an extremely impactful project as far as reducing our carbon footprint really is the human race. So this is just a snapshot of the economics that I just sort of walked you through. The first column is the current agricultural uses. It's all commercial timber property, Weyerhaeuser, you're actually just recently logged most of his property, there's maybe three or 400 acres, it hasn't been logged yet, but I was actually ready to log. And that wasn't a result of this project. It was just mature

timber that was. And so if you look at the current agricultural use over the 40-year lifetime, in accounting, you would see about 303,000 in tax benefits. Now, if you compare that to the proposed use, which is the solar project, which would actually be on the same rotation, as timber, so it's about 40-year life in Canada would see about 14 point 8 million in tax revenues from the project. And this really comes with no additional burden. On county capital facilities, we don't need water, we don't need sewer, you know, there's no houses, we're not going to have additional kids and schools and things like that this is really a similar land use. And it's essentially a farm right where we'll be harvesting energy from the sun. And also, there's going to be that one-time pulse of activity, economic activity for the construction of the project. And I spoke to that earlier. But to just put that in perspective, just in just in the tax money, just from purchasing stuff, we estimate \$1.9 million in local and state taxes. And then also the we estimate 482 jobs 400 that we feel I can come from Buckingham County, based on their current construction sector numbers, but that would pay about 24 million in wages just the construction jobs during that one year time for construction. Now, during operations, there's really not many full time equivalent jobs much of this is just landscaping and maintenance. We actually anticipate maybe five jobs at most during the operations of the project, like I said it wont be a huge impact lots of traffic once its built its really pretty quiet maybe a pick up trucks in and out as they are cutting grass.

**Bowe:** While you're talking about it 400 more acres are getting ready to be cut off this project. You might want to talk to him by leaving a 50 foot buffer.

**Merrick:** Sure,

**Bowe:** It will be much cheaper on y'all if you keep that 50 feet of standard timber.

**Merrick:** Yes, sir. You're exactly right...

**Bowe:** I've said enough. We won't discuss it anymore.

**Merrick:** So I want to just quickly walk through some of the community engagement that we've done. Like I said, We're located right in Charlottesville. Its an hour drive just for us to get here. And not just this project. But all projects that we do. Community Engagement is huge for us, we really work very hard to try to make sure that these projects are a good fit for these communities. And so I wanted

to highlight just what we've done a little bit today, but certainly is not. The end is really just the beginning as we initiate this process. But we do have a project website at this Riverstone solar .com. We also have a Facebook page at Riverstone solar. It's within that it contains my contact information, project information, FAQs, and even a platform for folks to leave comments, they can go around the website and make comments. We also held a community meeting on June 10. We send out postcards to neighboring landowners. And we also put an advertisement in the local paper. And we held a community meeting. The supervisor that represents our district participated in that meeting. And we also had some folks join us for questions, I gave a presentation and the presentation was recorded. And anybody that's reached out to me, I send them a copy of the presentation for the folks that weren't able to join in, folks could have joined by internet or by phone and they didn't even have internet. And since filing the application, and we actually also recently started sending neighboring landowner letters. So the letters that I write basically to the neighboring landowners to just keep them up to date about the project, keep them informed, keep an open channel of communication, so they don't know how to contact me and ask questions, and even provide feedback on your design or the project itself. And then I also the last bullet here is just some organizations that we've contacted to date. Like I said, this is just the beginning, we plan to contact a number of additional organizations. And if there's any that yall recommended, we encourage you to do that. But we've spoken to Appalachian voices, friends of Buckingham, Yogaville, the Buckingham volunteer firefighters Association, which we actually sponsored in the tractor pull, we're a member of the Chamber of Commerce and spoken to those folks. And we also coordinated with Buckingham Historical Society records check to make sure that were no cultural resources located on the site. Next slide. So here is our preliminary site design. This is really the heart of our application. It does show a lot of pictures are a 1000 words, so I can't see it as well as you all because you have your screens really close to your face. But I'll do my best to try to illustrate as much as I can. So the light blue areas are what we're calling the development envelope. This is sort of the area that is proposed for potential disturbance that exclude setbacks and offers and screening and also excludes the wetlands and their streams that you see their sort of defining the center of the project there that for work their way through. So we've delineated all of those wetlands with ecologists. They actually map them on data, GPS, and so we have really good data on the wetlands. We actually also did an ultra survey. So we did a full scope Alta survey where we survey all the entirety of the property and so we know exactly where everything is. And you know how boundary lines might have shifted a little bit here or there based on the county GIS

versus our own now internal information. But the light blue hatching that's proposed solar panels, and then you'll see all of those are sort of connected with various colored lines. The colored lines are what we call collection. And so that collection is basically 34 five kV cable, it's about this thick, and it connects all the various arrays through each other. So solar panels are actually very simple and constructions and I'll show you some pictures towards the end of this presentation. But really, it's just a steel. That's driven to the ground. And then we have a racking system itself on top of that. And then we have the panels that are set on top of the racking system. And they're really just daisy chained together. And then and then that wire was sort of wrong all the way down the array. And then it's all organized very nicely neatly, and then into an inverter. So the inverters are about the size of the refrigerator. And there's the pink boxes that you'll see on the site design here. And so those inverters are generally located more internal to the site because of the slight hum to the facilities. And what those do is they convert it from direct current, alternating current, and then you'll see all those little colored lines will all run back to the yellow box in the northeast corner. So that's where we're going to be interconnecting into the existing transmission lines. So all of those smaller 34 five kV lines will all run back to that first box. And that's what we call a collection station. And so that's where it brings all the power from the power plant. And, and it steps it up from 34, five kV to 138 kV, where the existing lines are. And so it steps to power up and prepares them for transportation on the grid, and then the yellow box that's going to be owned by a AEP American electric power. So that's their transmission lines. And so it's more than likely that we'll build that, but that's going to be an interconnection switching station, also known to many folks as a substation. So it's just gonna be a substation, and so will interconnect into that substation, and then that line will be slapped into the existing overhead transmission lines that are adjacent to the project. And so in reality, the design is quite simple. But you know, it looks complex, because it's, there's a large area, there's some environmental features that have to be avoided. There's Payne's Pond road, like I said, the divides in the middle of it, the red stars are the access points that we're proposing. So there's seven proposed access points. Now, one thing I'll note is there's two access points to the most western side of the project all way west. And that's quail run lane and Georgia Creek Road. So those are sort of like, I guess what I would say like dead end neighborhoods, very quiet areas. And in my opinion, those folks probably wouldn't want 450 construction folks coming through there every day to build the Riverstone solar project. And so, in light of that, what we've done is we've actually committed to prohibiting the use of those roads during construction. And then that way, they really wouldn't see much activity at all

during construction. And so their primary entrances for the project would be off of Bridgeport road, and then off of Payne's pond road. And we would access actually that Western pocket of the site by spanning little Georgia creek road with what we're calling t jump bridge, basically, but it's just a steel bridge that would just be set right over Georgia Creek Road. And so allow us to take equipment as big as tractor trailers over that without impacting any of the wetlands. So we could access to a whole Western pocket of the site without having to go through Georgia Creek Road, or quail run lane. And then once construction is completed projects operational, we would propose to use those two roads as I and out access points. Like I said, it's really minimal traffic during operations about one to two pickup trucks a week just for basically cutting the grass and, and, you know, minor maintenance of storm water features and things like that.

**Bowe:** On this schematic, is that a good word for it?

**Merrick:** That's a great word.

**Bowe:** It almost appears and I, you know, I can't see a scale on here, or comprehend how far you actually have those panels off of the roads, for example, if you got 50 feet?

**Merrick:** That's correct. Yes.

**Bowe:** You do have about 50 feet anyway.

**Merrick:** 100%

**Bowe:** Even down Payne's Pond road.

**Merrick:** That's correct. And there's actually a green. I don't know if you can see it, or if you can zoom in on those, but there's actually a green area on either side of Payne's Pond road where we illustrated the proposed screening there. Yes, but that is 50 feet. And to your point about screening, I understand that that view shed is important, especially in a rural part of the county in a county like Buckingham that is, you know, rural, right. I live in a rural area myself, right. And I mentioned this to you beauties in the eye of the beholder, but generally you know, folks like things to keep looking the way they look now. And so...

**Bowe:** Second best thing is out of sight out of mind. So our objective is going to be to get them out of sight.

**Merrick:** That's correct.

**Bowe:** Don't want to see any of them, they are all ugly one of them is uglier than the next. Can't make the pig pretty.

**Merrick:** And in light of that, one thing I'll add is, this is all commercial Timberland. And so everything that's been cleared which has been cleared in the last couple of years. It's already been replanted with time by Weyerhaeuser.

**Bowe:** Right. In all, in all fairness. They are that tall.

**Merrick:** Yeah, they are. That tall now.

**Bowe:** It takes ten years to get up to where I can't see anything else.

**Merrick:** I understand. I also understand...

**Bowe:** So if we take 50 feet of that road. And we broadcast seed on it. so I'll make an impenetrable jungle. Yeah, that's what I want.

**Merrick:** Understood. Okay. And to your point about it being 50 feet. Not all screening is the same, right? You could have, you could have 50 feet, you know, one foot trees that are only ever going to get three feet tall, and you think you have 50 feet is not going to do the job,. And you could also have one foot of a concrete wall, it's 20 feet high, right.

**Bowe:** That's just as ugly as the solar panels.

**Merrick:** And so. And our setbacks throughout the entire project area will be a 50-foot setback. So within those setbacks, we are proposing to leave existing vegetation within that. And so instead of getting rid of it with the dozer, we're just going to leave it right where it is. And then and then that fence will be built on the interior of that. So you'll have 50 foot of Weyerhaeuser planted pines, between us our fence and the property line, our fence may not even be all the way up to 50



feet, there's likely many areas of the project where we won't even be as close as 50 feet.

**Bowe:** So you've talked about a perimeter fence in this project?

**Merrick:** That's correct.

**Bowe:** Your not really talking about a perimeter fence of the 2200 acres. You're talking a perimeter fence of the individual groups of solar power?

**Merrick:** That's correct.

**Bowe:** Okay.

**Merrick:** That's absolutely right. And, Nicci, if you go to the next slide, actually. So to your point, it's not going to just be one contiguous fence around the entire project area. And I don't know if you folks have seen this is this an exhibit a little further down in our application, but it's, it's titled wildlife. And so we understand is a big hunting community and Buckingham will go on and myself. And it's important to make sure that while game right can still travel through the project, given the size of it, you

**Bowe:** You've made some pitch points I can tell you that.

**Merrick:** That's right. And now everyone in the county knows exactly where they are. But you can see where the yellow here. So these are contiguous wildlife corridors where deer Turkey and really any animals, birds, anything, can travel through the through the project site. And so you know, there's multiple areas where while the project is big to your point, it's not going to be one contiguous fence. You know, who would want to fence something that they don't mean to fence, right? We don't want to do that. And so we only want to fence where our infrastructure is going to be located. So this is a good example of a design feature that we made. So not only is to help us save money on fencing, but it also has other benefits to like creating wildlife corridors are we're able to shed some things to actually open up some channels. We're animals can continually walk through the area as correct. Wetlands serve a lot of purposes. Yeah. So I don't know if you have any other questions about the site plan that we can go back to that are talked about again in a future session. But if you go to the next slide, I just wanted to sort



of summarize some of the design considerations that we've made from a community perspective today. Because we do have views yet which we've talked about or aka. We exist existing mature vegetation within the setbacks and then along the right of ways we've screened along those right away is where necessary, I'll note that even along the right of ways, for instance, on Bridgeport road and then also on paint on road, even where it's been cleared, there has been pines that have been replanted in those areas and warehouses pretty good grew up in trees. So John, senior Forester, so you may help shed some light on how quickly they'll grow but it gets pretty dense pretty quick, especially if you don't find them out. later down the road. And then so from a sound perspective, the project is actually extremely quiet, like this microphone and during operations from the property Lines won't exceed 50 decibels. It's basically a dishwasher. But it will be on Audible. There's really very minimal moving parts to the project, there's no fuel to operate it. And basically, it'll be on a, what we call single axis tracker. So we'll be oriented from north to south. And so when the sun rises in the east, the panel's will be facing that sun, and then it'll be a capacitor for operates just like your windshield wiper. And over time, it just clicks over following the sun moves very slowly, like watching grass grow. And then when the sun sets in the west, we will reset. And they'll be pointing East again for when it rises again. So that's basically that's the only moving parts of the whole project area. The inverters do make a slight hum, like I said, those are located on the interior of the projects and make sure folks can't hear them. So it'll be quiet. And then the inverters are really the only thing that make noise. And so from a traffic perspective, like I said, we'll be prohibiting construction traffic on Georgia Creek Road, and Quail Run lane to make sure that those neighborhoods are protected from the construction traffic. And then from the project entrances, we did coordinate with vdot, make sure that we have all adequate sight stopping distances, so it'll be safe for the public. So when we do have construction traffic, you know, we'll have folks out there coordinating and we'll be coordinating heavily with vdot make sure that all the entrances are just standard, and that our construction traffic management plan is safe here. And then I already spoke to wildlife corridors. And then the last thing I'll mention here, and this is just a few things that the many commitments that we've made our conditions and also in our application, the decommissioning. So it'll be a 40-year life, this project and so at the conclusion of its useful life, the project will be fully decommissioned, the panels will be pulled off the racking will be pulled up out of the ground, it will be completely restored back to its original state. If the landowner wishes, we can actually leave the access roads that we've provided, sometimes they prefer that because we put in pretty nice spreads. And so it's

possible to warehouse or to ask us to say, please leave the roads and be like management says, but other than that, we'll fully decommission the project, and then it can be returned to whatever use the landowner or whether it's Weyerhaeuser, or a different landowner down the road, wherever it is, they want to do it, they want to farm, they want to build a wedding venue, they want to replant for, you know, pines for the next 40 years, it'll be completely possible for that to happen. There's nothing that would preclude them, this land would be completely useful at the conclusion of this talk with his life as a solar project. And so the next slide, please, this is a comparison of a solar project that we've done. So you can see here, the panels are sort of nicely oriented, north to south and organized in the bottom of the picture, that's a retention pond, that's a storm water feature, we would also have that for this project with that does. And since basically designed to catch storm water runoff, slow it down, trap sediment and keep it from getting into the wetlands, we would have that throughout the project area, those are actually illustrated in our site plan that we submitted. And then you'll see two in between the two solar arrays. You know, the first one is another one on the other side of the hill, you see the trees there. And so similar to this project, this project that we're looking at had weapons, and that was a stream and a wetland. And so that was sort of cutting through the area, that would also be a wildlife corridor. And we would set back off of that, just like you see on this one set back off of that. And so those riparian buffers and live streams and wetlands would be would be preserved and maintained. And so on top of the storm water features that also does a lot to ensure proper water quality to the local watershed. So if you go to the next slide, please, this is just a closer look of that first array. Like I said, it's a very simple construction. It's basically the same steel that you see on like guardrails along the highway that gets plugged into the ground. And then there's racking system that's mounted on top of those. And then we have solar panels wrapped on those and you can see the collector line that I was speaking to all of that is really just daisy chained together and then it's sort of neatly organized and then ran to the converters. And if you go to the next slide, so this is an area before they actually have installed the racking in the panels. This is where they've just driven the steel piles into the ground. You can see Some areas where they just even use the natural topography of the land, we can build on slope, we can build up to 15% grade on. And so it actually sometimes even benefits the project when there's a little bit of slope. And so you can see here where we just drove the piles and then the ground and then the next step is you get a creative destruction installed racking and another creative competence called panels. So that kind of just gives you an idea of like, what construction might look like this was in the right in the middle of

construction are these photos. And so that's the conclusion of the presentation. Probably went a lot longer than I wanted to, but any time for questions that you guys have. Thank you for having me here.

**Shumaker:** Mr. Chairman, I have a question, if that's okay. So you mentioned decommissioning. So the clean Economy Act was pretty ambitious on its renewables, let's say 10 or 15 years, the demand has gone down from this project based on some of the new players in the game across the state. And you don't need to export as much energy from this site, is there a potential that you would reduce output, or decommission on demand? Let's say, you know, you need to get down to using 800 acres instead of 1200. Is that a possibility? I'm asking because I don't know enough about solar energy.

**Merrick:** No. So what we've done is we've found a key position with a AEP for 149.5 megawatts, it was actually originally 180. But we reduced it to 149.5. And so we're going to be capped at that. But we will plan to build 149.5 megawatts.

**Shumaker:** For the entire four years?

**Merrick:** Yes, for the entire 4-year project. And that'll be, that'll be, the power of that project will be sold. So we'll be contractually on the hook to provide that power. Otherwise, we'll suffer financially. And so we're incentivized to continue to have like, put 149.5 megawatts on the grid every year. because somebody's paying for it and anticipating that power. And then also, speaking earlier about who the owner, the eventual owner project might be, it's \$190 million investment. And if somebody spends \$190 million for a solar project, the whole goal of the project is to generate electricity as much electricity as possible. And so they would want that operating at full capacity for its entire 40 year lifespan. If it's not, then you're basically losing money.

**Allen:** Changing back from 180 to 149 what did that do for you?

**Merrick:** So we did that as a result of capacity on the grid. Gentleman before me spoke to this a little bit. But there's been a big influx of independent power producers like ourselves that are trying to install bringing renewable energy to the Commonwealth. In order to bring your projects online, you have to follow what's called a key position. basically get in on grabbing your ticket at the DMV, and you're waiting Your turn, they study your project based on your estimated capacity.

And we have a very advanced electrical engineering side to our company, where we look at that, and we model where there may be open capacity in different pockets of the state. And that's exactly you know, one of the reasons how we located this project is, at first we thought that there might be about 180 megawatts of open capacity on this line. But we later realized, wait, this is actually only about 150 megawatts. And so we reduced our capacity to match that open capacity. That way, we don't have to pay for additional upgrades, which can get extremely expensive, if there's no open capacity on it. Just to give it the perspective. You know, there have been other projects where I've worked on where we were charged network upgrades for our projects, and we're on the hook for that. It's not the ratepayers, we're an independent power producers and rebuild a substation. If there's not additional capacity on the line, we got to pay for that. So we would have to pay for 20 miles 138 kV, you know, upgrading that to make sure that it's robust enough to handle all the extra power that we're bringing on. And so that can be sometimes 50 to I've even seen it a billion dollars in network upgrades that will be required to bring your Project Online. This project doesn't have that and it's because of our advanced attention. Here's that really know the model, and then our ability to reduce that capacity so that we can hit the sweet spot. And so this is a legitimate opportunity for Buckingham County, where there's a lot of counties all over Virginia that don't they don't have any capacity. I live in Fluvanna County, I'd love to put solar projects in Fluvanna County, but there's no capacity In Fluvanna County for what we want to do. So y'all are poised with this opportunity where your sort of blessed with this capacity. And we Apex have the expertise to take advantage of that and provide a project that would be a win win for the county and for us.

**Dorrier:** I have a question? I noticed on your presentation, on the perimeter of it, he had some 40 is it 40 foot right away you need to go around and get from the land owners that are coming all the way around the perimeter? How's this going to affect these landowners? Are they going to give you a 40 foot right away? Or am I wrong? You need all the right away from these land owners.

**Merrick:** No so we'll go back to the site design. So there's one instance, where we do need a free exactly a 40 foot right away. And that's for AEP because we're building them an interconnection switching station, they will eventually be the owner. But we have to bear the cost of that. We have to bear the cost of that. And so we'll buy that property was transferred to a up we'll give them a brand new substation. And we'll also give them a 40 foot deeded access right away so that

they can maintain it. And we pay for all that. And so what you're looking at, I think is what you're referring to is that 40 foot right of way that we're getting AEP and we'll deed that over to them so that they can continue to maintain and operate their substation.

**Dorrier:** Now that's going to have to go through all of these landowners homes. Right by their homes. They way im looking at it. Right on the west side where you have the two red dots. Oh, I see what you're all the way through there, you're gonna have to you're gonna be asking these people for a 40 foot right away. Am I right?

**Merrick:** I see what your saying. No. So we won't be changing any of the right away to any of the neighboring landowners or anything like that. Internally, I think some of the access roads we have proposed as 40 right of ways, but we have everything you see in blue, where we have our proposed project area, we have all of that leased. So we have we have site, we call site control over that. But we have a partnership with Weyerhaeuser company. And we've signed a contract with them to allow us to do this. And so we've actually only be one landowner, it would be Weyerhaeuser. And those 40 foot right of ways would be installed so that we can get our equipment in and around the project area. I thought you're referring to the AEP like deeded right away that we provide them but that would be our runways on us, on our property,

**Dorrier:** I don't quite understand. But the way it was seems to me, you need to go around a lot of people's property and it looks like it's going to upset a lot of people. I don't know if you've contacted those people not. But all down in this on this West Side. I know this area very, very well. And yeah, it's a lot of people that are that are already affected. It looks like it's going to upset a lot of people unless you've already contacted them

**Merrick:** So we've I've mentioned this earlier; we've prohibited we're committing to not using those roads during construction. So there wouldn't be a single car to come to Georgia creek and quail run associated with Riverstone. We would not come through there during construction.

**Dorrier:** Then you have Hummingbird lane which is a dead end. Its showing you going through that.

**Merrick:** Yeah, that's an operations and maintenance entrance. And so once the construction of the project has concluded, then we would just use that road for operations and maintenance which would be about one to two pickup trucks a week really just for cutting the grass and getting into that western side of the project when they need to. But it would be very minimal traffic and that those those landowners you can see pretty much no change in their in their daily lifestyles, they would see no additional traffic in fact, they would actually see less traffic because Weyerhaeuser isn't is no longer using those roads would no longer be using those roads with logging trucks because it would be logged already.

**Dorrier:** It would be a solid road right?

**Merrick:** A road already exists.

**Bowe:** Steve have you seen this particular map it shows brought the property owners.

**Dorrier:** There's a lot of people in that area, we're dealing with all that permiter too. That's what I'm saying. If it won't impact those people that's the main thing.

**Merrick:** Yeah. So if those two specific neighborhoods you referred to, we have a very unique design feature that we're making sure that they're not impacted. And to your point, there are landowners surrounding the project area that some of them are probably here tonight or watching this video, I've sent them letters, we held a community meeting back in June, I'm happy to meet with anybody we plan, more community events, there's going to be a number of hearings associated with his local process. Outside of this local process, there's also state processes where we have to do additional public hearings, there's a lot of permits were associated with this, and will be coordinating with these landowners. You know, throughout that entire process, one thing that I will note, is much of the surrounding areas that non participating property owners that are adjoining our project area, much of that property is wooded. And then on top of that there does exist topography on this site, and then you have the wetlands that are sort of dividing the area too. And so the project gets broken up really quick. And so if you're just sitting on the, you know, a neighboring property owner, and you're looking at it, not only is there going to be 50 foot of screening, but then there's going to be a fence, and then you might see a couple acres of solar panels, but then you might have a wetland that cuts in and they can't really see past that, right. And instead of the announcements



topography of the land is going to kind of prevent a lot of view shed impacts. And they would have to be standing right on their property line and really trying to look through it to see it. Now, on Payne's pond road, or you're driving right through the center of it, you know, if the trees aren't as, as tall as we want them to be, when it comes time to start construction, then we'll take the Weyerhaeuser pines out and we'll replant screening to make sure there's adequate screening there. But there is an opportunity to potentially just leave that screen that those planted Weyerhaeuser finds right there. Because when we start construction in say, right, like November of 2022, which is when we're proposing it's likely those Pines will probably be about this tall. John, could probably tell if we're all wrong

**Bowe:** They are about this tall right now. Or they were Thursday?

**Merrick:** I think that I think they grow about two feet a year. And I may be wrong. But depending on the fertilizer use, it could be but if it's not, we've committed planning screening there to make sure that screen so for the for the folks that do drive through that gravel county road if its for post office or the landowners that live back there are the school buses, you know that the project will even be screened from there as well.

**Bowe:** There are right many houses back there.

**Merrick:** So there is right many houses back there So I've been through there quite a bit. but we won't actually, that's another point two hadn't really mentioned it. But Paynes pond road continues, all the way. So we won't use any of that as soon as soon as our project area ends, there's going to be no traffic beyond that all the way down Payne's pond road into 20. Because that's a rough road, it's not in great shape. there's a there's a I think there's a bridge construction there that wouldn't even support most of our infrastructure. So we would plan to access everything off of Bridgeport road, and then just the part of Paynes Pond road where we're at sort of divides the project. And more than likely actually that a lot of the gravel on Paynes pond road was needed much better, much better shape than it's currently and because we would have to make it much more robust to bring all of our equipment and make sure that you know there's there's not like this is wavings that are created when you're going to get a lot of traffic. Any culverts that need to be reinforced, we would do that as well, too. It's more than likely going to be in much better condition.



**Shumaker:** I've got two more quick questions, and then we're ready to go home. Your wildlife coordinators that you had there on the maps. You had mentioned ecologist earlier did they help you guys come up with those. There are few family farms back there. I spent a good bit of time on some of those myself, but are these natural migration patterns that the ecologist had done? I was just like, let's just throw in some trees. You know, maybe the deer will go through here kind of thing.

**Merrick:** So we have a team of in house experts called subject matter experts but we have environmentalist with apex. And so I helped develop these with them. Some of them were just natural wetland areas that just happened to divide the whole project. Right. And that was an easy one, we can just call it wildlife corridor right? There were some areas where we did modifier designs just to just to create more contiguous routes through the project area. But I can't, I can't say if this is, you know, a migration pattern. I mean, normally, if you look at from a geographical perspective, migration patterns are much larger, like the Chesapeake Bay watershed where you have ducks coming in.

**Shumaker:** But this does follow some natural wetlands?

**Merrick:** It follows all the all the natural, mostly natural wetlands. And so that's kind of where you're going to find a couple bucks and turkeys anyways. But yeah, it does this follow the system.

**Shumaker:** And then my second question was about the jobs after the initial pulse, your operation is in Charlottesville, which is impressive, by the way. You had mentioned I think, being six jobs full time. So most of the remote monitoring is done. You're just talking about people that come cut grass, or what sort of full time jobs would be here in the county?

**Merrick:** Yeah, I mean, they do landscaping. It's just the reality of it, is it's really low maintenance project. Sitting there harvesting the sun to create energy, you know, every now and then we might have some broken panels or, you know, something happened where we need to come in and like replace an array or something like that. And we'll have specialized folks that are on the team that are that are able to do that. But for the most part, yeah, they'll just be, you know, making sure the fences are good, making sure the storm water features are cleaned out, and they're not full of sticks, and, you know, not operating properly and, and

making sure that you know, we're mowing all the roads in between all the solar panels and so that the grasses is low, because if you get it growing up tall, it'll start to shade the panels, and then that will inhibit your energy production. And you don't want that. And so most of it won't be landscaping and maintenance like that yeah.

**Gooden:** I think the term was six full time equivalent jobs. So that could just be part time employees not really six full time jobs after the project is completed.

**Merrick:** Yeah, I mean, six full time equivalent is a term that's used to... it could be say 12 part time jobs, right. But if you combine all that we estimated about six full time equivalent jobs for all the maintenance operations in the process.

**Gooden:** And you have a place for local vendors to sign up as?

**Merrick:** That's correct.

**Gooden:** Where do you anticipate the people to be from? Your work is coming from Buckingham?

**Merrick:** Yeah, so there's a big construction sector in Buckingham as we're aware of there is also solar training programs to, trade schools. And then also not just folks that are going to be putting in the panels or operating the dozers, there's going to be like aggregate right? For instance, Buckingham slate and boxley quarry. So we've used them in the past, for our solar projects, and looking at slate quarries right down the road you know, so there are you know, larger vendors like that that would benefit from this project as well.

**Gooden:** And in your community engagement, you said you had a public meeting or invite. And I do anticipate more or just that was it?

**Merrick:** Now it's this, it's likely that we'll have at least another one. And it will be I've been speaking with the supervisor about it, it's possible that we'll do it in person, maybe the volunteer fire department. But, you know, we would want to have probably another one, you know, but to date, I haven't received many communications from neighboring landowners, it's been relatively quiet. But I'm sure that once this process is initiated, even though we've done a lot of work up to here, it's likely they'll start to receive more calls. And so it was good to do a public

meeting. Just like an informational open house for folks can comment and ask questions. We can bring in folks from other various teams like our environmental department or engineers, myself, other developers just to ask or answer the questions that folks may have.

**Gooden:** And the \$20,000 under the community grants, okay. That is operational now or operational ending construction.

**Merrick:** Yes, that's a cool program that we started doing for most of our projects. And for this one to date, we've committed 20,000 that's not a cap. It's just what we've committed to so far. And so local vendors can go on our website, and they can apply for that grant funding. And so we'll take all the applications will probably have distributed it by December. But it's targeted on sustainability and conservation, STEM education or public land access, you know, folks that have... there you go, yeah, I encourage I encourage you to apply to it. And we've been, we've been reaching out to folks and making sure they're aware as part of the Facebook page to make sure folks know how to apply and this grant funding is out there.

**Gooden:** So I didn't see a timeline on it that's what I was curious about.

**Merrick:** Well, it kind of depends on really the influx of applications like, if between now and December, we don't get any applications, then we'll have to, like keep waiting. But if we start to get some applications, and it makes sense to choose somebody that it would be my role to choose to move by December.

**Bowe:** That all you wanted to cover with us this evening. Im not trying to get you to talk more I'm just trying to say is it pretty much conclude what you wanted to do. Or do you want to keep going?

**Merrick:** Yes, sir. I'm here to be helpful and answer any questions you all have. So if you don't have any additional questions, and I can conclude tonight, you have my number, it's in the application. I also have some business cards that I brought here. So if you don't want to flip through 1800 pages of applications, you can call or email me anytime. also find the meeting that you all are proposing. Next week we can attend. Try not to screw up Jamie's cords here and answer any other questions open forum and and we're here to just help make make the process easy. That's all I have for tonight. Thank you.

**Bickford:** Thank you.

**Bowe:** Thank you. Appreciate it. Yes, that brings up reports.

**Edmondston:** I don't have any administrative reports. Building permit is provided. I did just have one question just for housekeeping. We are moving forward with a work session Monday, August 30. At 7pm here at Peter Francisco?

**Bowe:** Everybody understand that? August 30th. Next Monday.

**Edmondston:** 7pm?

**Bowe:** So it's next Monday night. Yeah. Commission matters. We have any?

**Allen:** Only thing id like to tell you is we have a resignation from Miss Thomas. I said, Thomas. I'm sorry. she was at one time now shes a Gormus. Yeah. So she sent her letter of resignation. I guess I can go to the board for acceptance of resignation and we'll pick somebody else.

**Bowe:** Do we have a motion to adjourn?

**Edmondston:** Mr. Chairman, if I may tonight's action would be to be recess to reconvene to work session. Monday, August 30<sup>th</sup> At 7pm.

**Bowe:** Do we need to vote on that?

**Allen:** I make a motion that we reconvene on Monday night seven o'clock.

**Bickford:** Second.

**Bowe:** We have a motion has been seconded. Everybody in favor, raise your right hand. Unanimous six of six. Thank you all for coming.

**Supervisor Allen moved, Commissioner Bickford seconded, and was unanimously carried by the Commission to recess the meeting.**

There being no further business, Chairman Bowe declared the meeting adjourned.

ATTEST:

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Nicci Edmondston  
Zoning Administrator

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Patrick Bowe  
Chairman