

PLANNING COMMISSION MEETING AGENDA

November 18, 2025

The Prince Edward County Planning Commission encourages citizens participation in public meetings through in-person participation, written comments and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (*If busy, please call again.*) Additionally, citizens may view the Commission meeting live in its entirety at the County's YouTube Channel, the link to which is provided on the County's website.

~~~~~  
**AGENDA**

**PAGE #**

- 7:00 P.M.**
1. The Chair will call the November meeting of the Planning Commission to order.
  2. Invocation
  3. Pledge of Allegiance
  4. Conflict of Interest Disclosures
  5. Approval of Minutes 3
  6. **PUBLIC HEARINGS:** The Commission will receive public input prior to 9  
considering the following:  
A special use permit request by Tobacco Trail Solar, LLC to make a determination if the project is substantially in accord with the 2045 Prince Edward County Comprehensive Plan and for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 12-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634) and Virso Road (State Route 633) , which is zoned Agricultural Conservation (A1) District.
  7. Review of Supervisors Actions
  8. Old Business
  9. New Business
  10. Next Meeting:  
Regular Meeting: Tuesday, December 16, 2025 at 7:00 p.m.  
.
  11. Adjournment

**[This page intentionally left blank]**



**Planning Commission  
Agenda Summary**

**Meeting Date:** November 18, 2025  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Agenda Item:** Approval of Minutes

---

**Summary:**  
For approval.

**Attachments:**

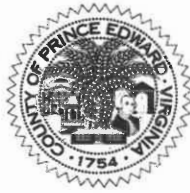
August 19, 2025 Draft Planning Commission meeting minutes

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_

Hart \_\_\_\_\_  
Hogan \_\_\_\_\_  
Paige \_\_\_\_\_

Peery \_\_\_\_\_  
Prengaman \_\_\_\_\_  
Weiss \_\_\_\_\_



**Prince Edward County Planning Commission  
Meeting Minutes  
August 19, 2025  
7:00 pm**

Members Present: Ken Copeland Brad Fuller  
Llew W. Gilliam, Jr. David Hart  
John H. Hogan Whitfield M. Paige  
John "Jack" W. Peery, Jr. John Prengaman

Absent: Rhett Weiss

Staff Present: Robert Love, Planning/Zoning Director Douglas P. Stanley, County Administrator

The Prince Edward County Planning Commission strongly encourages citizens to participate in public meetings through in-person participation, written comments, and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (*If busy, please call again.*) Additionally, citizens may view the Commission meeting live in its entirety at the County's YouTube Channel, the link to which is provided on the County's website.

Public Hearing comments for Planning Commission meetings will be subject to the "Citizen Guide for Providing Input During Public Participation and Public Hearings For Prince Edward County Government Meetings" revised October 12, 2022.

Chairman Prengaman called the August 19, 2025 meeting to order at 7:00 p.m., established there was a quorum, gave the invocation and led the Pledge of Allegiance.

Chairman Prengaman welcomed newly appointed Commissioner Ken Copeland.

**In Re: Approval of Minutes**

Commissioner Fuller made a motion, seconded by Commissioner Paige, to approve the meeting minutes from May 20, 2025; the motion carried:

|         |                           |             |
|---------|---------------------------|-------------|
| Aye:    | Ken Copeland              | Nay: (None) |
|         | Brad Fuller               |             |
|         | Llew W. Gilliam, Jr.      |             |
|         | David Hart                |             |
|         | John H. Hogan             |             |
|         | Whitfield M. Paige        |             |
|         | John "Jack" W. Peery, Jr. |             |
|         | John Prengaman            |             |
| Absent: | Rhett Weiss               |             |

**In Re: Public Hearing – Special Use Permit Request, Arcola Towers**

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering a Special Use Permit request filed by Jonathan Yates for Arcola Towers in order to construct a 197' self-supporting communications tower on land denoted as Tax Map Parcel 023B-2-2, located at 85 SMI Way, Farmville, VA, 0.10 mile from its intersection with Industrial Park Road, which is zoned I1, General Industrial District. Notice of this hearing was advertised according to law in the Wednesday, August 6, 2025 and Friday, August 8, 2025 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Jonathan Yates for Arcola Towers for a Special Use Permit to construct a 197' self-supporting communications tower on land denoted as Tax Map Parcel 023B-2-2, located at 85 SMI Way, Farmville, VA, 0.10 mile from its intersection with Industrial Park Road. This parcel is in the I1, Industrial General zoning district and the use requires a Special Use Permit.

The Board was provided a list of adjoining property owners and sample letter sent to each, a copy of the tax map page that depicts the tax map parcel where the communications tower will be placed and surrounding property which is outlined in blue, and staff-prepared Potential Conditions.

County staff is of the opinion the use is generally compatible with the zoning district and will have minimal impacts on surrounding properties as far as traffic and noise.

Mr. Love said there were no calls in favor of or opposing this special use permit, and there were no requests for information. He said there will be no traffic once construction is complete.

Jonathan Yates, Arcola Towers, thanked Mr. Love for his assistance and said Mr. Love is an asset to the County. Mr. Yates explained the project and said they are proposing a 197' self-supporting facility, designed for Verizon Wireless and at least three additional broadband carriers to improve their coverage in the area. He thanked Jim Ailsworth, the owner of the property, which is across from Social Services. He said the facility will take 45-60 days to construct; a lot of that time is just letting the foundation set, and the tower itself is stacked in one day. This tower will support voice, broadband, and emergency use such as 911. He said if approved, this project should be underway towards the end of this year. There will be no noise, odor, vibration, fumes or glare. He stated they bring infrastructure, and wireless is considered the fourth utility of the 21st century infrastructure. He said there is more work to be done in Prince Edward County.

Chairman Prengaman asked if they have installed other towers. Ryan Foltz, Arcola Towers, stated they installed 24 towers in the area, one [was installed] recently off Route 29 in Amherst and one in Mecklenburg. Mr. Foltz said that between the employees, they have 40 years of experience and 24 towers in the air, most of those in southern Virginia.

Commissioner Fuller expressed interest in one [being installed] in the Worsham area.

Chairman Prengaman opened the public hearing.

There being no one further wishing to speak, Chairman Prengaman closed the public hearing.

Commissioner Hart stated that he and his wife travel to some remote places and are able to get better cell service in those places in the middle of nowhere than in some areas of the Prince Edward County. The more cell towers, the better.

Commissioner Gilliam said the south-western part of the county is in need [of towers] also.

Commissioner Gilliam made a motion, seconded by Commissioner Peery, that the Planning Commission recommend approval of the Special Use Permit request by Arcola Towers to construct a 197' communications tower with the following conditions; the motion carried:

|         |                           |      |        |
|---------|---------------------------|------|--------|
| Aye:    | Ken Copeland              | Nay: | (None) |
|         | Brad Fuller               |      |        |
|         | Llew W. Gilliam, Jr.      |      |        |
|         | David Hart                |      |        |
|         | John H. Hogan             |      |        |
|         | Whitfield M. Paige        |      |        |
|         | John "Jack" W. Peery, Jr. |      |        |
|         | John Prengaman            |      |        |
| Absent: | Rhett Weiss               |      |        |

**ARCOLA TOWERS – TAX MAP # 023B-2-2  
SPECIAL USE PERMIT CONDITIONS**

**SITE PLAN**

1. Development activities on the site shall be limited to those as specified in the Special Use Permit Application and Site Plan. The final locations of incidental facilities may be adjusted provided no such adjustment violates any buffers, setbacks, or other statutory requirement. The concepts reflected in the filed special use permit dated 07/03/2025 are hereby made part of these development conditions.
2. The maximum tower height shall not exceed 199 feet, including antennas.
3. Any proposed expansion of the operation, change of activities or additional facilities or activities shall be submitted to the Prince Edward County Planning and Community Development office for review prior to implementation. Any changes may be subject to Permit amendment procedures, including Public Hearings.
4. The site shall meet all minimum use and design standards set forth in Sec. 3-100.13 – Miscellaneous Uses-Towers of the Prince Edward County Code (Zoning Ordinance).
5. All landscaping shall be mulched and maintained to the reasonable satisfaction of the Prince Edward County Planning and Community Development Director. Any vegetation found to be of poor condition shall be replaced and/or improved at the reasonable direction of the Planning and Community Development Director or his designee.

**ENVIRONMENTAL**

6. All pollution control measures, erosion and sediment control measures, storm water control facilities, and all construction activities shall comply with the requirements of the appropriate federal, state, and local regulations and ordinances.
7. Any development activities of structural or of a land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of federal, state, and local statutes and regulations.

**TRANSPORTATION**

8. All entrances to the site shall be installed in accordance with and permitted by the Virginia Department of Transportation.

**GENERAL**

9. The tower shall be inspected every five years and certified as safe by a private firm contracted by the applicant. A copy of the inspection report shall be submitted to the Prince Edward County Planning and Community Development Office.
10. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee is received by the Planning and Community Development Office which states that the new Permittee agrees to comply with all terms and Conditions imposed with the original Permit Issuance. If the proposed new Permittee desires to amend the original Permit Conditions, amendments must be addressed by the Prince Edward County Planning Commission and Board of Supervisors through the Special Use Permit process.

11. Failure of Permittee to full conform to all terms and conditions may result in revocation of this Special Use Permit if said failure or failures are not corrected or addressed to the satisfaction, not to be unreasonably withheld, of the County within thirty (30) days of written notice from the County.

Mr. Love stated this will be presented during the October meeting of the Board of Supervisors.

**In Re: Review of Supervisors Actions**

Mr. Love stated there was no action to be reported.

**In Re: Old Business**

(None)

**New Business**

Mr. Love stated Prince Edward County won the VACo Award for partnership with Longwood University and their input for the Comprehensive Plan. He asked for a report from Doug Stanley, County Administrator.

Mr. Stanley reported that as a rural county in southside Virginia, one of the things that we struggle with is the drain of sending kids away to college and they never come back. He said we are losing the 25–40-year-old population who are not staying in the area, and Prince Edward County is seeing shrinking population. He said at each session of the Longwood University Symposium, which was held for three sessions, they engaged 250-300 students and discussed with them the issues and what is needed to keep them living in this area. He said their responses included housing and jobs; he said there is a need for elementary school teachers. He said some ideas could include assistance from Longwood University to help them get a masters degree faster, help with housing stipends for new elementary teachers. He said the students love this community. He said the 2050 population projection for Prince Edward County is estimated to grow by seven (7) people; others in the area, such as Mecklenburg, Halifax and Pittsylvania are expected to lose 15-20% of their population. He said Amelia will grow by a couple thousand because of the “Chesterfield effect” and the “Route 60 effect” will help in Cumberland and Buckingham. He said Lunenburg, Nottoway and south will lose a significant chunk of their population. Mr. Stanley said they received the award because we were seen as a locality reaching out to try to engage college students; he said the Hampden-Sydney [College] students also participated in the Comprehensive Planning Process.

Mr. Stanley said he is happy with the Comprehensive Plan, and appreciates the Planning Commission’s time, effort and input in the meetings and having good discussions with the Board of Supervisors. He said there will need to be working groups to make progress identified in the Plan on some of the items, such as code adjustments and ordinances. He said housing and schools remain a big issue. For the schools, he noted progress is being made on facilities and management.

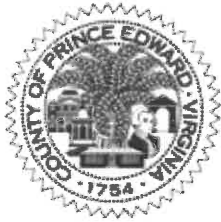
Mr. Love said permits and projects in the Building and Zoning offices have been steady.

Chairman Prengaman asked all to be aware that the school buses are running and we need to protect the children.

Chairman Prengaman declared the meeting adjourned at 7:18 p.m.

**Next Meeting: Tuesday, September 16, 2025**

**[This page intentionally left blank]**



## Planning Commission Agenda Summary

**Meeting Date:** November 18, 2025  
**Item No.:** 6  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit – Tobacco Trail Solar, LLC

### Summary:

The County has received an application request by Tobacco Trail Solar, LLC to make a determination if the project is substantially in accord with the 2045 Prince Edward County Comprehensive Plan and for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 12-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634) and Virso Road (State Route 633), which is zoned Agricultural Conservation (A1) District.

### Purpose of the review under Virginia Code Section 15.2-2232:

As required by VA Code § 15.2-2232, requires that the Planning Commission review all proposed developments that include a “public utility facility” prior to the construction or authorization of such facility. A public hearing is required to determine whether the location, character, and extent of the proposed solar facility is in substantial accord with the Prince Edward County Comprehensive Plan, prior to any approval of the special use permit for the facility.

The public hearing notice was published in the November 5, 2025 and November 12, 2025 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each, along with the letter of notification to Charlotte County and Lunenburg County, can be found in Attachments (3) and (4). Attachment (5) is the staff prepared Potential Conditions.

### Existing Conditions and Zoning:

The application property consists of mostly cut over timber land. It is bordered by existing agricultural land consisting of pasture and timber land, as well as single-family residential homes. The property is shown as Rural Preservation on the Future Land Use map as described in the 2045 Prince Edward County Comprehensive Plan.

### AgriVoltaics:

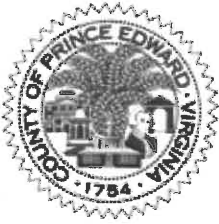
Tobacco Trail Solar aims to employ the practice of agrivoltaics where practical on site. Agrivoltaics, also known as agrisolar or dual-use solar, is the practice of collocating solar facilities and agriculture on the same land. The most common forms of agrivoltaics are raising livestock, creating pollinator habitats, or growing crops.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_

Hart \_\_\_\_\_  
Hogan \_\_\_\_\_  
Paige \_\_\_\_\_

Peery \_\_\_\_\_  
Prengaman \_\_\_\_\_  
Weiss \_\_\_\_\_



## Planning Commission Agenda Summary

### **Third Party Engineering/Planning Review:**

The County enlisted the firm The Berkley Group to perform a full analysis of the application submitted by Tobacco Trail Solar, LLC. As part of their review, it was noted that the application met the minimum requirements set forth in the Prince Edward County Code, Appendix B, Article VII. – Alternate Energy Facilities (Zoning Ordinance) and the 2045 Prince Edward County Comprehensive Plan. It was their conclusion that Tobacco Trail Solar, LLC has made a good faith effort to meet the requirements of the County's applications and procedures for utility scale alternative energy facilities. Attachment (6) is the full report along with Attachment (7) being supplemental information from the applicant.

### **Attachments:**

1. Cover Letter, SUP Application, Narrative, and Site Exhibits (*Full Application with Attachments A-U is provided electronically*)
2. Notice of Public Hearing
3. List of adjoining property owners
4. Sample Letter sent to adjoining property owners, Charlotte County and Lunenburg County
5. Draft Potential Conditions with Berkley Group recommended revisions
6. Third Party Review Report
7. Supplemental Information from applicant

### **Recommendations:**

1. Conduct the Public Hearing and render a determination if the proposed solar facility is in substantial accord with the Prince Edward County Comprehensive Plan, prior to any decision concerning the request for the Special Use.

### **Recommended Motions:**

I move to recommend to the Board of Supervisors that Tobacco Trail Solar, LLC's Special Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be approved with conditions, to ensure consistency with the following findings:

1. The proposed use is substantially in accord with the County's Comprehensive Plan and compatible with other existing, planned, or proposed uses based upon its design and recommended conditions.
2. The proposed use provides for significant open space, ensuring the optimal and balanced use of Prince Edward County's land and natural resources.
3. The potential for adverse impacts of the Project is sufficiently mitigated by the proposed conditions.

**OR**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_

Hart \_\_\_\_\_  
Hogan \_\_\_\_\_  
Paige \_\_\_\_\_

Peery \_\_\_\_\_  
Pregaman \_\_\_\_\_  
Weiss \_\_\_\_\_



## Planning Commission Agenda Summary

I move to recommend to the Board of Supervisors that Tobacco Trail Solar, LLC's Special Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be denied; among other concerns, the Planning Commission finds the following:

1. While the use is authorized in the district with a special use permit, the proposed use does not provide sufficient mitigation for potential negative impacts, including those to viewsheds, Prime Farmland, and ecological cores.
2. The Project does not ensure the optimal and balanced use of Prince Edward County's land and natural resources.

**OR**

I move that the Planning Commission defer issuance of a recommendation on Tobacco Trail Solar, LLC's Special Use Permit for a proposed 150-megawatt solar energy generation facility until the Planning Commission meeting scheduled to begin at 7 p.m. on December 16, 2025, in the Board of Supervisors meeting room.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Copeland \_\_\_\_\_  
Fuller \_\_\_\_\_  
Gilliam \_\_\_\_\_

Hart \_\_\_\_\_  
Hogan \_\_\_\_\_  
Paige \_\_\_\_\_

Peery \_\_\_\_\_  
Pregaman \_\_\_\_\_  
Weiss \_\_\_\_\_



October 17, 2025

Robert Love  
Director of Planning and Community Development  
Prince Edward County  
Conveyed Electronically: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

**Re: Tobacco Trail Solar, LLC, Special Use Permit Application for a Utility-Scale Solar Facility**

Dear Mr. Love,

Tobacco Trail Solar, LLC ("Tobacco Trail") is pleased to submit this updated application for a Special Use Permit ("SUP") for the purpose of constructing and operating a 150 MW utility-scale solar energy facility in Prince Edward County. In summary, these updates include incorporation of County recommendations, an updated site map and narrative to reflect appropriate zoning (from A2 to A1), the inclusion of a glint and glare study, inclusion of a vegetative management plan to address pollinator comments, and updated property owner forms.

Enclosed please find the following:

1. One (1) signed Special Use Permit Application
2. One (1) copy of the SUP Application and Associated Attachments

An electronic version of this application has been shared with you. Payment was previously sent to the County.

Tobacco Trail appreciates the opportunity to submit this application for a SUP and looks forward to future hearings and discussions to be held with the Planning Commission and the Board of Supervisors. If you have any questions or need any additional information during your review of the enclosed material, please do not hesitate to contact me or the Project's Senior Development Manager, Whitney St. Charles.

Thank you for your assistance and consideration during the application process.

Sincerely,

**Heather McAlister**  
**Manager, Permitting**  
Strata Clean Energy

CC. Douglas Stanley, County Administrator

---

*Tobacco Trail Solar, LLC | Prince Edward County*

800 Taylor St., Suite 200 | Durham, NC 27701 | (919) 960-6015 | [www.stratacleanenergy.com](http://www.stratacleanenergy.com)

# **TOBACCO TRAIL SOLAR**

## **SPECIAL USE PERMIT APPLICATION NARRATIVE**



**OCTOBER 17, 2025**

**Prepared by: Tobacco Trail Solar, LLC**  
800 Taylor Street  
Suite 200  
Durham, NC 27701

## Contents

|                                             |           |
|---------------------------------------------|-----------|
| <b>INTRODUCTION</b>                         | <b>4</b>  |
| <b>APPLICANT OVERVIEW</b>                   | <b>5</b>  |
| <b>PROJECT LANDOWNER INFORMATION</b>        | <b>9</b>  |
| <b>PROJECT OVERVIEW</b>                     | <b>10</b> |
| <b>COMPREHENSIVE PLAN CONFORMANCE</b>       | <b>11</b> |
| <b>ZONING ORDINANCE CONFORMANCE SUMMARY</b> | <b>21</b> |
| <b>PROJECT BENEFITS</b>                     | <b>26</b> |
| <b>PROJECT COMPONENTS</b>                   | <b>28</b> |
| <b>PROJECT STAGES</b>                       | <b>34</b> |
| <b>NATURAL RESOURCES</b>                    | <b>38</b> |

## Attachments

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| <b>Attachment A –</b> | <b>Special Use Permit Application</b>           |
| <b>Attachment B –</b> | <b>Conceptual Site Plan</b>                     |
| <b>Attachment C–</b>  | <b>Redacted Site Control Agreements</b>         |
| <b>Attachment D –</b> | <b>Proposed Project Conditions</b>              |
| <b>Attachment E –</b> | <b>Decommissioning Plan and Cost Estimate</b>   |
| <b>Attachment F–</b>  | <b>Solar Facilities within 5-Mile Radius</b>    |
| <b>Attachment G –</b> | <b>Property Impact Analysis</b>                 |
| <b>Attachment H –</b> | <b>Economic Impact Analysis</b>                 |
| <b>Attachment I –</b> | <b>Cultural Resource Desk Top Memo</b>          |
| <b>Attachment J –</b> | <b>VAFWIS, DCR-NDHE, and Species List</b>       |
| <b>Attachment K –</b> | <b>Solar Panel Specifications Sheet</b>         |
| <b>Attachment L –</b> | <b>Community Meeting Notes</b>                  |
| <b>Attachment M –</b> | <b>FAA Notice Criteria Tool</b>                 |
| <b>Attachment N –</b> | <b>Density and Location Requirements</b>        |
| <b>Attachment O –</b> | <b>Traffic Study</b>                            |
| <b>Attachment P –</b> | <b>Visual Renderings and Visual Heat Map</b>    |
| <b>Attachment Q –</b> | <b>Virginia Tech (2024) USS BMP White Paper</b> |
| <b>Attachment R –</b> | <b>Solar PV Recycling Information</b>           |
| <b>Attachment S –</b> | <b>Sheep Grazing</b>                            |
| <b>Attachment T –</b> | <b>Glare Study</b>                              |
| <b>Attachment U–</b>  | <b>Vegetative Management Plan</b>               |

## Introduction

Tobacco Trail Solar, LLC ("Tobacco Trail" or the "Applicant") is submitting an application for a special use permit ("SUP") (**Attachment A**) to Prince Edward County (the "County") to install a Utility-Scale Solar Energy Facility, along with the associated infrastructure necessary for the Tobacco Trail Solar Project (the "Project"). The Project will be capable of generating up to 150 megawatts (MW) of electricity, or 302 GWh annually, enough to meet approximately **68% to 93%** of Prince Edward County's annual electricity needs with clean, local energy depending on actual consumption levels.

This SUP application outlines the Project's conformance with Chapter 26 of the Prince Edward County's Zoning Ordinance ("Zoning Ordinance") and the 2045 Prince Edward County Comprehensive Plan (the "Comprehensive Plan"). Pursuant to Appendix B, Zoning Ordinance, Article II, District Regulations, Sec. 2-100.3. - A1 Agricultural Conservation District, Permitted uses (B)7. the Project falls under Utility services, major as an approved use within the A1 District. Tobacco Trail is located entirely on property zoned A1.

The Project will deliver a clean and reliable source of renewable energy while providing local jobs, increasing county revenues, and respecting the rural character of the community. With an existing vegetative buffer of pine timber, the Project will be effectively screened from view. Additional vegetative screening will be planted to supplement the existing vegetation where necessary. The Project has been sited and designed to be compatible and harmonious with the neighboring land uses, with the nearest residential structure over 400 feet away from the fence line and most adjacent residential structures over 1,000 feet from the fence line.

The Project will provide impactful revenue:

- i) for the County through Revenue Share.
- ii) for the County through an increase in real estate tax revenue.
- iii) for the County through a siting agreement.
- iv) for local businesses through material supply and service contracts (e.g., fuel, gravel, fencing, etc.) during construction.
- v) for the local community by providing construction and long-term operations jobs.
- vi) for property owners through purchase and/or lease payments.

The Project will not require County municipal resources or services, social services, additional health resources or facilities, or public safety officers. This Project can



provide a net benefit for the County while not increasing the demand for County services.

Tobacco Trail respectfully requests the Planning Commission and Board of Supervisors review and approve the Project as:

- i) in substantial accord with the requirements set forth in the Comprehensive Plan, and
- ii) compliant with the requirements set forth in Article II and Article VII of the Prince Edward County Zoning Ordinance.

## **Applicant Overview**

Tobacco Trail is a wholly owned subsidiary of Strata Solar Development, LLC ("Strata"). Strata is a family-owned and fully integrated solar and energy storage company with four primary business areas: i) project development; ii) engineering, procurement, and construction; iii) operations and maintenance services; and iv) power generation and supply. Strata is based in Durham, North Carolina, and employs over 400 full-time professional staff, which includes Virginia-based employees.

Strata partners with the local communities to ensure it serves as a positive long-term corporate steward. Our collaborative approach involves working with landowners, utility companies, and other stakeholders to develop, build, and operate safe and reliable clean energy projects. Strata strives to be a partner of choice with all stakeholders and has achieved success through adherence to our core values: Safety, Partnerships, Quality, Expertise, Transparency, Environmental Responsibility, and Accountability. For more information, please visit our website at <http://www.stratacleanenergy.com/>.

## Experience in Virginia

Since its founding in 2008, Strata has developed, constructed, and operates hundreds of utility-scale solar facilities across the United States. As a leading solar engineering and construction provider for Dominion Energy, Strata has extensive experience in siting, developing, and constructing utility-scale solar projects throughout the Commonwealth.

Strata has constructed 18 solar projects in Virginia, ranging from 15 MWac to 150 MWac, 821 MWac in total. See Table 1 for details.

**Table 1. Virginia Constructed Projects**

| Project Name        | Location       | Size MWac  | Operational Date |
|---------------------|----------------|------------|------------------|
| Gloucester          | Gloucester     | 20         | 2019             |
| Sappony             | Sussex         | 20         | 2018             |
| Buckingham          | Cumberland     | 20         | 2018             |
| Scott II            | Powhatan       | 17         | 2018             |
| Correctional        | New Kent       | 20         | 2018             |
| Remington           | Fauquier       | 20         | 2017             |
| Colonial Trail West | Surry          | 142        | 2019             |
| Spring Grove I      | Surry          | 97         | 2020             |
| Greensville         | Greensville    | 80         | 2020             |
| Rochambeau          | James City     | 20         | 2021             |
| Ft. Powhatan        | Suffolk        | 150        | 2021             |
| Myrtle              | Suffolk        | 15         | 2021             |
| Norge Solar         | Williamsburg   | 20         | 2022             |
| Solidago Solar      | Isle of Wright | 20         | 2022             |
| Sycamore Solar      | Pittsylvania   | 42         | 2022             |
| Winterberry Solar   | Gloucester     | 20         | 2024             |
| Camellia Solar      | Gloucester     | 20         | 2024             |
| Otter Creek Solar   | Chase City     | 60         | 2024             |
| <b>Total:</b>       |                | <b>821</b> |                  |

Strata is currently constructing 7 solar projects ranging from 60 MWac to 149.9 MWac in Virginia. Please see Table 2 below for additional details.

**Table 2. Virginia Projects under Construction**

| Project                 | Location       | Size MWac    |
|-------------------------|----------------|--------------|
| Bookers Mill Solar      | Richmond       | 127          |
| Fountain Creek Solar    | Greensville    | 80           |
| Southern Virginia Solar | Pittsylvania   | 125          |
| Walnut Solar            | King and Queen | 149.9        |
| Blue Ridge Solar        | Pittsylvania   | 95           |
| Cerulean Solar          | Richmond       | 62           |
| Moon Corner Solar       | Richmond       | 60           |
| <b>Total:</b>           |                | <b>698.9</b> |

Strata serves as a third-party operator, providing operations and maintenance for 22 solar projects in the Commonwealth, totaling 1,224.8 MWac. See Table 3 for details.

**Table 3. Virginia Projects Currently Operated and Maintained**

| Project                   | Location         | Size MWac      |
|---------------------------|------------------|----------------|
| Buckingham Solar          | Cumberland       | 20             |
| Butcher Creek Solar       | Mecklenburg      | 103.8          |
| Cherrydale Solar          | Northampton      | 20             |
| Clarke Solar              | Clark            | 10             |
| Colonial Trail West Solar | Surry            | 142            |
| Correctional Solar        | New Kent         | 20             |
| Danville Solar            | City of Danville | 16             |
| Desper Solar              | Louisa           | 88             |
| Sadler Solar              | Greensville      | 100            |
| Eastern Shore Solar       | Accomack         | 80             |
| Greensville Solar         | Greensville      | 80             |
| Myrtle Solar              | Suffolk          | 15             |
| Pocaty Solar              | Chesapeake       | 70             |
| Rochambeau Solar          | James City       | 20             |
| Scott I Solar             | Powhatan         | 23.0           |
| Scott II Solar            | Powhatan         | 17             |
| Southampton Solar         | Southampton      | 140.8          |
| Spring Grove Solar        | Surry            | 97.0           |
| Sussex Drive Solar        | Sussex           | 20             |
| Ward's Creek              | Prince George    | 150            |
| Whitehouse Solar          | Louisa           | 20             |
| Woodland Solar            | Isle of Wight    | 19             |
| <b>Total:</b>             |                  | <b>1,224.8</b> |

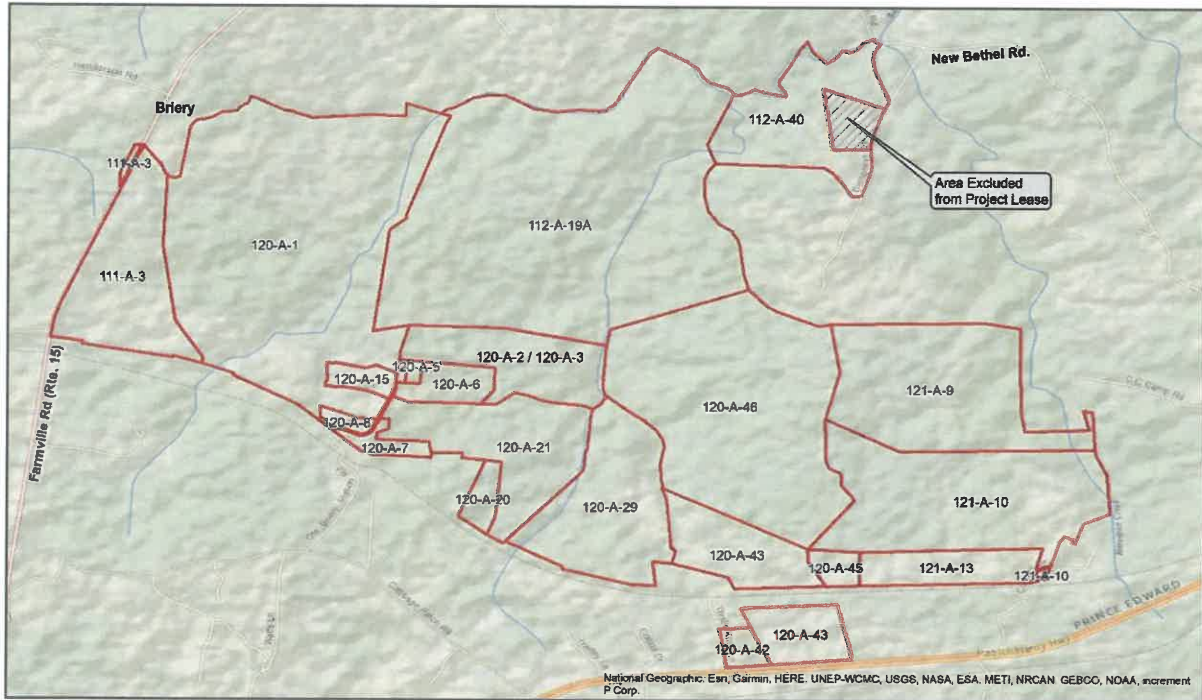
## Project Landowner Information

The Project landowners, consisting of only four families, have entered into long-term lease or purchase option agreements with the Applicant. The parcels, all zoned Agricultural Conservation District (A1), are detailed in Table 4, and shown in Figure 2. Redacted versions of the purchase and lease option agreements are provided in **Attachment C**.

**Table 4. Project Parcels**

| Parcel GPIN | Zoning | Landowner Name                     | Agreement Type | Approximate Acreage |
|-------------|--------|------------------------------------|----------------|---------------------|
| 111-A-2B    | A1     | WILKERSON LEWIS E JR               | Purchase       | 3.59                |
| 111-A-3     | A1     | WILKERSON LEWIS E & DAWN H         | Purchase       | 122.62              |
| 112-A-19A   | A1     | WILKERSON LEWIS E JR               | Purchase       | 486.72              |
| 112-A-40    | A1     | KEPLINGER WILLIAM & STACIE SHAFFER | Purchase       | 111.7               |
| 120-A-2     | A1     | WILKERSON LEWIS E JR               | Purchase       | 55                  |
| 120-A-3     | A1     | WILKERSON LEWIS E JR               | Purchase       | 13                  |
| 120-A-4     | A1     | WILKERSON LEWIS E JR               | Purchase       | 1                   |
| 120-A-7     | A1     | WILKERSON LEWIS E JR               | Purchase       | 8.9                 |
| 120-A-8     | A1     | WILKERSON LEWIS E JR               | Purchase       | 4.4                 |
| 120-A-15    | A1     | WILKERSON LEWIS E JR               | Purchase       | 10.29               |
| 120-A-20    | A1     | WILKERSON LEWIS E JR               | Purchase       | 11.91               |
| 120-A-21    | A1     | WILKERSON LEWIS E JR               | Purchase       | 112.1               |
| 120-A-29    | A1     | WILKERSON LEWIS E JR               | Purchase       | 115.69              |
| 121-A-9     | A1     | WILKERSON LEWIS E JR & DAWN H      | Purchase       | 161.95              |
| 120-A-1     | A1     | WILKERSON LEWIS E                  | Purchase       | 396                 |
| 120-A-46    | A      | WILKERSON LEWIS E                  | Purchase       | 275                 |
| 120-A-5     | A1     | WILKERSON LEWIS E & DAWN H         | Purchase       | 2                   |
| 120-A-6     | A1     | WILKERSON LEWIS E JR & DAWN H      | Purchase       | 19.49               |
| 120-A-42    | A1     | WILKERSON LEWIS E JR & DAWN H      | Purchase       | 49.51               |
| 120-A-43    | A1     | HAMPTON MILSTEAD BREHM             | Lease          | 144.78              |
| 121-A-10    | A1     | VAUGHAN JOHN W                     | Lease          | 146.75              |

Each parcel's property boundary is depicted in Figure 2 below.

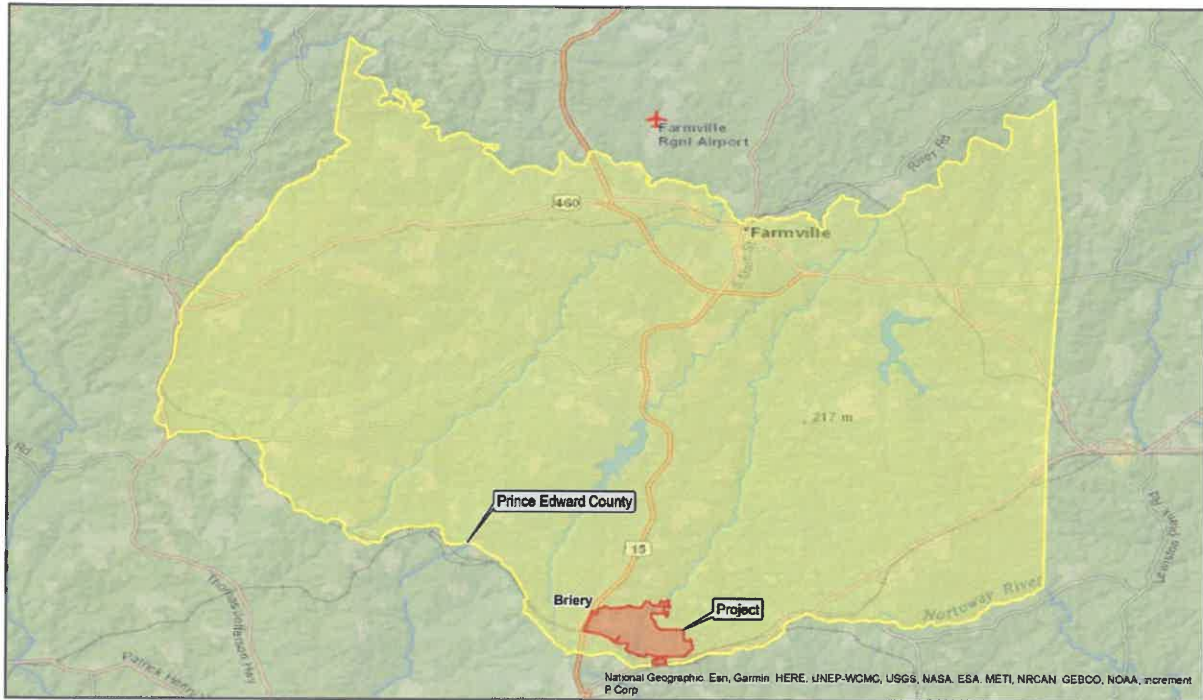


**Figure 2 – Parcel Boundaries Under Site Control**

## Project Overview

### Location and Description

The Project will be located near the Briery community of southern Prince Edward County. The site is situated just north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road and Virso Road. To the north, the Project is bordered primarily by a single landowner who has a large parcel currently in timber. The southern portion of the site is bordered by a Norfolk Southern rail line that parallels State Route 360 before bisecting Route 15 as it goes west. These features make the site incredibly secluded, bordered by large timber tracts on one side, a rail line with an accompanying berm on another, and Route 15. The Project has intentionally located solar panels away from the eastern border of the Project to provide several hundred feet of distance between the Project's infrastructure and the residential housing along CC Camp and New Bethel Roads.



**Figure 1 – Regional Project Location Map**

The Project will interconnect to an existing 230kV electric transmission line that crosses the eastern portion of the site in a north-south direction. The Project's point of interconnection will be located on-site with a new substation constructed within the site boundaries, over 300 feet from any adjacent property line and over 800 feet from the nearest residence. The electric transmission and distribution network in the area is serviced by Virginia Electric and Power Company, doing business as Dominion Energy Virginia.

The Project includes 610 acres within the fenced areas. The Project will generate approximately 150 MWac. Silicon photovoltaic panels will be utilized for the Project. The Project will **not** use any panels containing Cadmium Telluride (CdTe). The full detailed conceptual Site Plan for the Project is included in **Attachment B**.

## Comprehensive Plan Conformance

The Project presents a unique opportunity for Prince Edward County to align with the goals and vision outlined in the new 2045 Comprehensive Plan ("Comprehensive Plan"). The Project not only supports the County's commitment to sustainable development but also enhances economic growth, community well-being, and environmental stewardship without drawing on County infrastructure and services.

The key reasons why the Planning Commission should find the Tobacco Trail to be in substantial accord with the Comprehensive Plan are provided below.

The Comprehensive Plan emphasizes coordinated, harmonious development that promotes health, safety, and general welfare. The Project aligns with this vision by providing a clean, renewable energy source that supports environmental sustainability. The Project is a forward-thinking initiative that addresses present and future energy needs while promoting the overall well-being of the community.

**Chapter 3 Preservation of Natural and Historic Resources:** The Comprehensive Plan emphasizes the importance of protecting natural and historic resources.

- **Direct Development Away from Prime Farmland Soils (3.2.1):** The Project is located on land with degraded soil quality from previous timber operations. Land that has been used for timber harvesting often experiences:
  - Soil compaction from heavy machinery
  - Nutrient depletion due to the removal of biomass
  - Erosion if vegetation is not reestablished quickly.
  - Loss of topsoil and organic matter
  - Soil degradation, even if the soils are classified as prime farmlands.

Prime farmland designation is relatively static—it does not automatically update based on land degradation, contamination, or changes in land management. Therefore, a piece of land might still be labeled "prime" even if it is no longer suitable for high-yield agriculture without significant remediation.

Agrivoltaics practices, such as sheep grazing and the planting of pollinator-friendly plants, both of which are planned for the Project, will ensure that the land enhances its agricultural productivity.

- **Vegetated Buffers (3.2.5):** The Project preserves and enhances existing vegetated buffers along all property lines. The site plan meets or exceeds the mandated 50' buffer across all boundaries.
  - In areas adjacent to the railroad (south) and highway (west), the effective buffer, including ROWs and setbacks—often exceeds 150 feet, aligning with best practice recommendations preserving the rural character and providing environmental benefits.

- **Performance Standards for Solar Energy Systems (3.3.6):** The Project adheres to and exceeds any strengthened performance standards for ground-mounted solar energy systems, including limiting clear-cutting on undeveloped parcels (1,100 + acres will remain untouched), planting native grasses and pollinator friendly vegetation, and maintaining a minimum 50-foot natural vegetative buffer.
- **Noise Mitigation (3.2.8):** Construction activities will be limited to daylight hours, Monday through Saturday to mitigate construction noise. Once constructed, the Project will emit virtually no noise and includes perimeter setbacks and vegetated buffers which mitigate noise. Tobacco Trail will comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation.
- **Outdoor Lighting Ordinance (3.2.9):** The Project will use design and performance standards for outdoor lighting that increase safety and protect dark skies, consistent with International Dark Sky Association recommendations. Tobacco Trail will comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation.
- **Historic Sites Assessment (3.2.10):** Tobacco Trail has conducted cultural and historic resource desktop studies and will conduct a Cultural Resources Survey, collaborating with the Virginia Department of Historic Resources (DHR) to ensure protection of any significant sites.

**Chapter 4. Housing and Livable Communities:** The Comprehensive Plan underscores the need for diverse housing options and quality living environments. The Project promotes a healthier living environment by reducing reliance on fossil fuels and thus lowering greenhouse gas emissions, contributing to better air quality and overall community health.

**Chapter 5. Economic Growth and Development:** The Comprehensive Plan highlights the importance of a prosperous economy for a livable community. The Project contributes to economic growth by:

- **Grow Economic Base Industries (5.3):** The Project can attract businesses seeking renewable energy sources.
  - Investment in solar projects boosts local spending and infrastructure, benefiting other industries. Improved utility infrastructure can attract further business investments, driving regional development.

- Ample power is crucial for industry. Energy availability and cost are the top criteria in corporate site selection.
- **Provide Opportunities for Job Skills Training (5.4):** The construction and operation of the Project will create job opportunities and promote skills training in renewable energy technologies. Strata is a founding partner of the Solar Hands-on Industrial Network of Excellence (SHINE), a partnership between the solar industry and Southside Virginia Community College. This program is a fast-track training program for solar jobs in Virginia, enhances job skills training and creates a skills pipeline for employers.
- **Support Entrepreneurship: (5.5):** The use of sheep grazing, as planned for the Project, helps small farmers grow their herds and thus their small business.
- **Attract New Businesses and Industries (5.6):** Solar energy projects help attract businesses seeking renewable energy sources. Companies like Apple, Google, Amazon, Microsoft, and many others prioritize regions with access to renewable energy due to their sustainability commitments.
- **Support Agricultural and Farming Activities (5.7):** The Project provides landowners with passive income. This income can be used for enhancing or maintaining agricultural operations and to preserve agricultural viability. The solar lease or sale prevents subdivision or sale of land for incompatible development. Solar energy facilities are considered a temporary and reversible form of development. At the end of the Project's life, the land will be restored to its previous condition; this aspect of solar development acts as a preservation measure, protecting the land from more permanent forms of development and land use conversion. By co-locating sheep grazing and pollinator habitats on the Project Site, the land continues to support small-scale agricultural use and supports the goal of improving access to local food. The meat and honey produced can be sold to local farm stands and small local retailers within the County.

## **Chapter 6. Transportation and Connectivity:**

- **Enhancing the effectiveness of County Governance (6.1):** Revenue from the Project can be allocated at the County's discretion to cover the various needs for enhanced County governance noted in the Comprehensive Plan.
- **Investing in Infrastructure for the Future (6.2):** Revenues from the Project's siting agreement and increased tax revenues can be used at the County's

discretion for infrastructure projects. In addition, the Project is a significant investment in the regional electrical grid contributing to a diverse energy supply and enhancing grid resilience. While providing significant revenues, the Project will use virtually no county infrastructure or services; it will not use schools, solid waste collection, water, or sewer.

- **Achieving Academic Excellence (6.3):** The Project will generate tax revenues that could be directed to support the needs of the public school system. Beyond financial contributions, the Project is actively fostering educational partnerships and experiential learning opportunities. Tobacco Trail Solar is in ongoing discussions on collaboration with Longwood College's SEED Innovation Center to co-develop curriculum and facilitate student-led research in Agrivoltaics. These efforts aim to integrate real-world renewable energy applications into academic programming. STRATA, a founding partner and supporter of the SHINE (Solar Hands-on Instructional Network of Excellence) program, will collaborate with SHINE to connect local students and graduates with workforce opportunities tied to the Tobacco Trail. This includes the potential for SHINE graduates from Prince Edward County to participate in public forums and Project-related activities, reinforcing the link between local education and clean energy careers.
- **Encouraging Local Retention of Graduates (The "Longwood Student Symposium"):** By offering hands-on training, career pathways, and community engagement opportunities, the Project helps create a compelling reason for students to remain in Prince Edward County after graduation. The availability of local, high-quality jobs in a growing sector like renewable energy—combined with the chance to contribute to meaningful, community-based projects—can reduce the out-migration of young talent.

The Project's collaboration with the South Central Virginia Business Alliance (SCVBA) further strengthens this retention strategy. Through events like business networking evening in partnership with the Farmville Area Chamber of Commerce held on June 12, 2025, students can be exposed to local entrepreneurial opportunities and see firsthand how solar development can benefit the regional economy. These interactions help students envision a future where they can thrive professionally without leaving their home community.

- **Enhancing Community Services (6.4):** Tobacco Trail is working closely with county representatives to provide funds directly to the Virso Community Center for its Improvements Master Plan. The Center, which is located near the project site, offers recreational programs and services to the local community. This collaboration allows the project to support local infrastructure and activities that benefit nearby residents.

## Chapter 8. Community Character and Development

- **Compliance with Best Management Practices for Emerging Land Uses (Table 8-2):** The Comprehensive Plan outlines specific best management practices for the siting of solar energy facilities to minimize their impact on the environment and community. The Project adheres to these practices in the following ways:
  - **Proximity to Transmission Line Corridors:** The Project is located within the specified 2-mile radius of existing transmission line corridors. In fact, the interconnecting transmission line runs through the Project, ensuring efficient energy distribution and minimizing the need for extensive infrastructure development.
  - **Distance from Sandy River Reservoir and Appomattox River:** The Project site is located over 9 miles away from the Sandy River Reservoir and over 13 miles away from the Appomattox River, adhering to the preferred siting guidelines.
  - **Screening from Major Corridors and Scenic Byways:** The Project is designed to be completely screened from the view of major corridors and scenic byways, ensuring that it does not detract from the scenic and rural character of the area.
  - **Protection of Natural, Cultural, and Historic Resources:** The Project site is carefully chosen to be away from or completely screened from the view of natural, cultural, and historic resources, preserving the integrity of these important assets.
  - **Preference for Brownfield Sites:** While not located on a brownfield site, the Project utilizes existing land with poor soil quality from historic timber operations, making it ideal for a solar energy facility. Planned sheep grazing will improve soil quality over time, aligning with goals of preserving the agricultural character of the community and promoting

sustainable development practices. This approach not only prevents further degradation but also enhances the land's condition, making it more viable for future agricultural use once the Project is decommissioned.

- **Distance from Densely Populated Residential Areas:** The Project is situated away from densely populated residential areas, ensuring minimal disruption to local communities.
- **Preservation of Scenic Viewsheds and Vistas:** The Project design includes large natural buffers and setbacks to preserve the rural aesthetic and scenic viewsheds, maintaining the recreational and economic value of these resources.
- **Located a minimum of 1 mile from Town Boundary.** The Project is located several miles from any Town boundary.
- **Avoid Development in areas identified as Class IV or V for agricultural Suitability:** Some parcels within the Project boundary are mapped as Prime Farmland. However, no active farming operations are being displaced. The Project's planned agrivoltaics practices such as sheep grazing and pollinator-friendly vegetation to maintain agricultural productivity.

Prime Farmland designation may not always reflect current soil quality or productivity. The USDA defines it based on a combination of physical and chemical characteristics ideal for agriculture, which is based on historical soil surveys and may not account for recent land use or degradation. For the Project, previous timber harvesting led to soil compaction, nutrient depletion, erosion, and loss of topsoil, reducing actual agricultural productivity. Therefore, the Prime Farmland label should be cautiously considered, especially where land has been disturbed or degraded.

- **Avoid Development of Areas with Forest Conversation Values or Ecological Cores rated High or Outstanding:** The Project has been carefully sited to avoid areas with high forest conservation value and sensitive ecological cores.
  - Tobacco Trail fully avoids Class 1 and Class 2 ecological cores, which represents the most critical and sensitive habitat areas.

- **Low-Impact Siting:** Development is concentrated in previously logged upland areas, reducing the need for clearing intact forest or high-functioning habitat.
- **Preservation of Key Features:** Forested wetlands and riparian corridors are preserved and excluded from development.
- **Wildlife Connectivity:** The Project site plan incorporates wildlife corridors aligned with natural features and uses wildlife-friendly fencing to support species movement.
- **Undisturbed Open Space:** Over 1,100 acres will remain undeveloped, maintaining ecological connectivity and reducing fragmentation.

These measures reflect state agency guidance and align with the County's goals to protect biodiversity while supporting responsible renewable energy development.

- **Minimum Distance of 2 miles between Utility Scale Solar facilities of the same type:** The Project is located nearly 4 miles from the closest approved solar project, Oak Lane Solar.



- **Wildlife Corridors:** The Project design has incorporated wildlife corridors and preserved open space throughout the site to promote wildlife passage and habitat connectivity.
- **Solar panels included as part of the same facility should be required to be sited on contiguous parcels:** The Project arrays are located within a unified project boundary. This contiguous layout ensures cohesive design, efficient infrastructure deployment, and minimized landscape

fragmentation. By avoiding disjointed or scattered development, the Project supports orderly land use and aligns with the County's goals for responsible renewable energy siting.

- **Facilities should be significantly screened from the ground level view of adjacent properties and rights-of-way by a buffer zone at least 150 feet wide:** The Project's proposed Site Plan demonstrates full compliance with the Zoning Ordinance mandated 50-foot buffer requirement and, in many areas, exceeds the suggested best practice buffer of 150 feet due to the presence of surrounding features that enhance effective separation.
  - **Mandated 50' Buffer Compliance** – The Site Plan clearly delineates preserved vegetative buffers of at least 50 feet along all property boundaries. Where the County determines this buffer does not sufficiently block the view, a planted buffer will be added.
  - **Effective Buffers Beyond 150 feet**– In several areas, the effective buffer—defined as the total separation created by natural and built features—extends well beyond 150 feet:
    - **Southern Boundary:** The presence of the Norfolk Southern Railroad and its right-of-way (ROW) adds substantial distance between the solar infrastructure and neighboring properties. In some locations, the distance from the property line to the fenceline alone exceeds 50 feet, and when combined with the railroad ROW, the total buffer surpasses 150 feet.
    - **Western Boundary:** The Project abuts US Highway 360 (Patrick Henry Highway), which includes a wide public ROW. This ROW, combined with the internal setbacks and vegetative buffers, results in an effective buffer that significantly exceeds 150 feet.

These enhanced separations not only fulfill regulatory requirements but also align with best practices for visual screening, ecological preservation, and community compatibility.

- **Economic Benefits to the County:** During construction, the Project will create 52 direct jobs and generate over \$42 million in local wages,

economic output, and state and local tax revenue. The Project will generate an estimated \$13.2 million in cumulative county revenue over its anticipated 35-year year life through revenue share and increased real estate taxes. In addition, the Project will negotiate a siting agreement which can provide financial compensation to the locality to address capital needs in the capital improvement plan, current fiscal budget, or fiscal fund balance policy, or aid in development of broadband.

- **Education for Local Emergency Services:** To ensure preparedness and safety, The Project will provide dedicated training for local emergency response and fire personnel. This training will cover site-specific protocols, access procedures, and emergency shutdown operations, equipping first responders with the knowledge and tools necessary to respond to incidents safely and effectively at the facility. Coordination with local agencies will be ongoing to support readiness throughout the life of the Project.
- **Ensure that new development complements and enhances its surroundings through proper land use, design, landscaping, and transitional buffers (8.1.4):** The Project will use vegetative buffers and setbacks to minimize visual impacts and maintain the rural character of the area.
- **Explore changes to zoning and development provisions to encourage permeable paving and other materials that promote infiltration of stormwater. (8.1.3) and Low Impact Development practices and alternative wastewater systems in environmentally sensitive areas to ensure the preservation of water quality in the County (8.1.2):** Tobacco Trail will use native plantings which have deep root systems that promote stormwater infiltration. Limited impermeable materials will be used as pad sites for inverters. Access roads will be gravel. The Virginia Department of Environmental Quality (DEQ) has implemented stringent stormwater management policies for solar projects, considering solar panels as disconnected impervious surfaces. Because of the spacing between rows of panels and the frequent angle of orientation, rainwater is allowed to reach the maintained grasses between and below the panels. This results in stormwater management systems that are overengineered, providing even greater protection for local water bodies.

- **Ensure that alternative energy facilities utilize best practices for siting, design, regulation, and decommissioning and are not detrimental to surrounding land. (8.1.6):** The Project utilizes Best Management Practices for Emerging Land Uses shown in Table 8-2. Strata has developed, constructed, and operates hundreds of utility-scale solar facilities across the United States. As a leading solar engineering and construction provider, Strata has extensive experience in siting, developing, and constructing utility-scale solar projects throughout the Commonwealth. The Project has proposed SUP Conditions that include a comprehensive decommissioning plan including a decommissioning cost estimate (both performed by an outside Engineer). The condition includes that the Project will provide security in the amount of the estimated decommissioning cost. The cost estimate will be updated no more frequently than once every five years and no less frequently than once every ten years. This plan ensures that upon decommissioning of the Project the land can be repurposed for future use, often in better shape due to the passive land use of the solar Project, co-location of sheep grazing and pollinator habitats, and absence of intensive farming and timber management activities during the Project's duration.

**Conclusion:** The Project is a strategic initiative that aligns with the Comprehensive Plan's vision and goals. It promotes sustainable development, economic growth, and community character. By finding the Tobacco Trail Solar Project in substantial accord with the Comprehensive Plan, the Planning Commission will be supporting a project that benefits the community, the environment, and the economy. This Project represents a significant step towards a sustainable and prosperous future for Prince Edward County.

## **Zoning Ordinance Conformance Summary**

Article VII – Alternative Energy Facilities of the Prince Edward County Zoning Ordinance provides a detailed guide for obtaining a Special Use Permit (SUP) including all required elements. Below is a comprehensive assessment of the ordinance noting how Tobacco Trail not only meets but often exceeds these requirements.

| Zoning Requirements                                                                   | Project Conformance and Description                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Plan                                                                             | Tobacco Trail has provided a Site Plan ( <b>Attachment B</b> ) that meets or exceeds the County's requirements for a SUP. The Site Plan includes property lines, setbacks, buffers, existing and proposed buildings, entrances and roads, proposed locations of solar panels, substations, fencing, wetlands, and soils.                                                                     |
| Documentation of right to use property for the proposed facility.                     | Redacted land use agreements are included in <b>Attachment C</b> of this application.                                                                                                                                                                                                                                                                                                        |
| Decommissioning plan; security.                                                       | The Project will fully comply with the Decommissioning Requirements as outlined in the Ordinance. A detailed decommissioning plan including a decommissioning cost estimate is included in <b>Attachment E</b> . Per the proposed conditions ( <b>Attachment D</b> ), security in the amount of the estimated decommissioning cost will be provided to the County prior to operation begins. |
| Liability insurance                                                                   | Adequate liability insurance to cover operations will be posted with the County before issuing a building permit.                                                                                                                                                                                                                                                                            |
| Landscaping and screening plan                                                        | A landscape Buffer plan is included in Site Plan Drawing C02.009 ( <b>Attachment B</b> ) of this application. The plan includes a 50' Vegetative Buffer of existing vegetation. Where existing vegetation is inadequate, a vegetative buffer, consisting of a 15' evergreen buffer and a 35' pine buffer, will be planted. The plan also addresses the use of pollinator-friendly plantings. |
| Erosion and sediment control plan/Stormwater Management Plan                          | An erosion and sediment control plan will be submitted as part of the County Building permit approval process. The Stormwater, Erosion, and Sediment Control Features section of this document provides best practices to be used.                                                                                                                                                           |
| Virginia Cultural Resource Information System report                                  | A report from the Virginia Department of Historic Resources Virginia Cultural Resource Information System is included in the Cultural Resources Review ( <b>Attachment I</b> )                                                                                                                                                                                                               |
| Construction Plan/Schedule                                                            | Section III. Condition 3 of the Proposed Project Conditions ( <b>Attachment D</b> ) specifies the permitted construction hours. A construction schedule will be submitted as required to obtain a building permit                                                                                                                                                                            |
| Identification of existing/known proposed utility scale energy facilities w/in 5-mile | <b>Attachment F</b> includes an exhibit showing the known solar facility, CEP Solar, and the recently approved solar project, Oak Lane Solar, which are within the 5-mile radius of the Project.                                                                                                                                                                                             |

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Impact on Adjacent Property Values | <b>Attachment G</b> includes a property impact analysis conducted by Christian P. Kaila & Associates. The analysis concludes, "It is my professional opinion that the proposed Tobacco Trail Solar Facility will not adversely affect the value of adjoining or abutting properties."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Economic Impact Analysis           | An analysis from Mangum Economics is included in <b>Attachment H</b> . It finds that the Project would provide an estimated one-time pulse of economic activity to Prince Edward County during its construction phase. The Project would generate approximately \$13.2 million in cumulative county revenue over the facility's anticipated 35-year operational life, assuming revenues are generated from the reassessment of the real property and payments associated with the locally adopted revenue share ordinance. The Project Impact section provides further details.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Cultural Resources Review          | Dutton + Associates conducted a cultural resources desktop review of the Project Area, as detailed in <b>Attachment I</b> . This review utilized data from the Virginia Department of Historic Resources (VDHR) Virginia Cultural Resource Information System (V-CRIS). The review found no previously recorded architectural resources or archaeological sites within the study area. However, three previously recorded architectural resources within one-half mile of the study area have either not been evaluated or have unknown eligibility for listing in the National Register of Historic Places (NRHP). Based on current studies, no cultural or archaeological resources listed or eligible for listing on the NRHP or the Virginia Landmark Register (VLR) are expected to be affected. The Project continues to coordinate with VDHR to ensure compliance with state and federal regulations by identifying, surveying, and protecting cultural and archaeological resources as the Project progresses. |
| Wildlife Impact Report             | The Department of Wildlife Resources (DWR) Virginia Fish and Wildlife Information Services (VaFWIS) was accessed and reviewed on December 13, 2024. The VaFWIS report indicated there are no documented observations of threatened or endangered species on site or within 2 miles of the Project. The report also indicates there is no concern for bat hibernacula or colonies, no threatened or endangered waters, no bald eagle concentration areas or roosts, and no bald eagle nests near the Project. <b>Attachment J</b> provides the full report                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Pollinator Impact                  | The Project will ensure that plant pollinator mixes will be installed in select locations throughout the site to support habits for native and critical species such as bees, butterflies, monarchs, and hummingbirds. Drawing C02 009 of the Site Plan ( <b>Attachment B</b> ) provides further details about planting and the native pollinator seeding mix. <b>Attachment U</b> details the Vegetative Management Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Glint and Glare                            | A specification sheet for the solar panels to be used, along with an email from JA Solar confirming their anti-reflective coating, is included in <b>Attachment K</b> . Glare Study provided in <b>Attachment T</b> .                                                                                                                                                                                                                                                                                                                                           |
| Community Meeting                          | The Project hosted an informal community meeting on Tuesday, December 10th at the Meherrin Volunteer Fire and Rescue Department's Bingo Hall. The Project held an official community meeting, as required by County ordinance, on Thursday, March 20, 2025, at the same location. The Project notified the zoning administrator and adjacent property owners in writing and with a public notice in the newspaper of record. A list of attendees and topics discussed are included in <b>Attachment L</b> . A third community meeting was held in October 2025. |
| Visual Impacts                             | The Project is strategically located in a remote area, far from most residential properties, and is further screened by mature vegetation, reducing its visual impact. <b>Attachment P</b> includes Visual Simulations of the four site access points, which are designed to conceal the site from view. A Visibility Heat Map indicates that only one adjacent parcel will have any visibility of the Project, and this will be limited to approximately 10% of a very small section of the parcel.                                                            |
| Signage                                    | Section I, Condition 8. of the Proposed Project Conditions ( <b>Attachment D</b> ) specifies that no signage will be permitted on the site, except for signage containing notices, warnings, or other information as required by law, applicable codes, and standards, or deemed necessary by the County to ensure the safety and welfare of the community. Warning signage will identify the Project owner and include a 24-hour emergency contact number.                                                                                                     |
| Noise                                      | Solar panels do not produce noise, but the inverters and tracking equipment can produce a low level of sound that is generally not audible past the facility fences. as provided in the Proposed Conditions, Section III. Number 3, ( <b>Attachment D</b> ) the Applicant will comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation. Solar projects are considered quiet neighbors.                                                                                                                                     |
| Setbacks                                   | The Project Area is setback at least 125' (75' required) from all public rights-of-way, over 400' from buildings on adjoining parcels (75' required) and at least 100' from adjacent property lines (50' required).                                                                                                                                                                                                                                                                                                                                             |
| Height and Fencing                         | The facility will not exceed a height of 18' The limit shall not apply to utility poles and the interconnection to the overhead electric utility grid. The Project array areas will be enclosed by a 6-foot-high security fence topped with three strands of barbed wire. The Site Plan ( <b>Attachment B C02. 008</b> ) includes Project elevations and Drawing C02 009 provides fence detail.                                                                                                                                                                 |
| Vegetative Buffer, and Pollinator Habitats | The plan includes a 50-foot vegetative buffer of existing vegetation. Where the existing vegetation is inadequate, a planted buffer will be added, consisting of a 15-foot evergreen buffer and a 35-foot pine planting. The plan also addresses the use of plants that support                                                                                                                                                                                                                                                                                 |

|                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                              | <p>pollinator habitats. The Site Plan Drawing (<b>Attachment B C02 009</b>) includes buffer details, planting notes, and pollinator seeding notes. Fencing will be installed around array areas on the interior side of the buffer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Lighting                                                                                                     | <p>The Project will not produce light pollution that will be intrusive to neighbors or detract from the rural character of the County. The Project will not utilize permanent lighting. Lighting will be downward facing, motion activated security lighting located at the Project entrance gate or at the control panels near the equipment pad. Lighting of the substation and switchyard shall be limited to that minimally required for safety and operational purposes and shall be full cut-off type fixtures. (Proposed Conditions Section III Condition 9)</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Density, Location, size                                                                                      | <p>The Project is located more than one mile from any airport (~4.9 miles away from Abilene Airport). Additionally, the FAA Notice Criteria tool (<b>Attachment M</b>) confirms that the Project will not interfere with airport operations. <b>Attachment N</b> includes an exhibit showing a 5-mile radius around the known solar facility, CEP Solar, and the recently approved Oak Lane and Green Bay Solar projects. Oak Lane's radius covers both the proposed Tobacco Trail and Green Bay Solar projects, making it the most conservative for density calculations. The fenced area would comprise 1.8% (909 acres) of the land within this radius. Additionally, the disturbed acreage for all three projects is 3.2% (1,611 acres), remaining below required thresholds.</p>                                                                                                                                                                                                        |
| Repair of Facility                                                                                           | <p>The Project will promptly repair panels and equipment, including the restoration of non-reflective finish. 24/7 monitoring notifies the operator in real time of any issues, often before visible damage occurs, allowing repairs to be initiated promptly to maintain the Project's peak efficiency and safe operating conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Utility Connection                                                                                           | <p>The Project will not be installed prior to obtaining a Generator Interconnection Agreement (GIA) from PJM.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Preservation of County view sheds and resources and protection of health safety and welfare of the community | <p>The Project is intentionally sited in a remote, low-density area, well-buffered by mature vegetation and natural topography. With a minimum 400-foot setback from the nearest residence and a 50-foot preserved vegetative buffer, the Project minimizes visual impact and maintains the County's scenic view sheds. A third-party visual assessment (<b>Attachment G</b>) confirms that the Project is not visible from any scenic, historic, or culturally significant areas, and that its design leverages natural features to reduce visibility.</p> <p>The site, previously used for timber operations, includes areas mapped as Prime Farmland but does not displace any active agricultural use. No crop cultivation or livestock operations will be interrupted. Additionally, the Project will not require permanent on-site staffing, eliminating daily traffic and associated emissions.</p> <p>By preserving natural buffers, avoiding disruption to active farmland, and</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                           |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | eliminating operational traffic, the Project supports environmental quality and contributes to the health and welfare of nearby residents. It avoids noise, light, and air pollution, and poses no risk to public safety. In doing so, the Project aligns with the County's zoning goals to protect view sheds, conserve natural resources, and promote the health, safety, and welfare of the community. |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Project Benefits

The Project is not just about solar panels—it is a strategic investment in economic development, energy resilience, and environmental responsibility. It provides a diverse revenue source, strengthens local energy independence, and positions Prince Edward as a forward-thinking, sustainability-driven community.

The Project is expected to provide over \$13.2 million of direct revenue to Prince Edward County throughout the Project's life through Revenue Share and increased land valuation. The Project will also generate direct and indirect positive impacts to the County's economic activity from the facility's construction and operation. Please see **Attachment H** for a detailed economic report on the economic and fiscal contributions the Project would bring to Prince Edward County, Virginia.

### Revenue Share

Prince Edward County has adopted a revenue share ordinance and, thus pursuant to Virginia Code § 58.1-2636, can annually assess the Project up to \$1,400 per megawatt of its nameplate capacity over the life of the Project. The revenue share payments are subject to 10% escalation every five years starting in 2026. (The payment amount will be \$1,540 in 2029 when the Project is expected to be in operation.) The code stipulates that capital investment associated with solar projects will be exempt from taxation once a revenue share ordinance is adopted.

Based on a total generation nameplate capacity of 150 MWac and an assumed commissioning date in 2029, annual payments will start at \$231,000 for the first two years of operation, increase to \$254,100 for the following five years, and continue escalating as scheduled. Over the Project's 35-year life, revenue share payments to the County will total of \$11,615,100.

### Siting Agreement

Per Chapter 22, Title 15.2, Article 7.3 of the Virginia Code, solar project applicants shall meet, discuss, and negotiate a siting agreement with the host locality. Revenue from

a siting agreement can provide financial compensation to the locality to address capital needs in the capital improvement plan, current fiscal budget, or fiscal fund balance policy, or aid in development of broadband. Tobacco Trail Solar, LLC looks forward to negotiating a siting agreement during the approval process as deemed appropriate by the County.

### *Land Valuation*

The Project will generate an increase in real estate tax revenue for the County as the land associated with the Project will be assessed at a significantly higher value. Over the expected 35-year operational life of the Project, this will bring substantial revenue to the County compared to the current real estate tax revenue payments. The county real estate tax revenue from the Project after reassessment is estimated to be approximately \$43,900 per year, for a cumulative total of approximately \$1.5 million over the Project's anticipated 35-year operational life. In contrast, the proposed site currently generates approximately \$5,800 per year in real estate tax revenue for the county, for a cumulative total of approximately \$0.2 million over 35 years.

### *Additional Economic Contributions*

In addition to generating new tax revenue, the Project will stimulate the local economy through job creation and increased demand for goods and services. The Project will prioritize sourcing labor, materials, services, and supplies locally while maintaining high safety and quality standards.

Strata currently employs 72 full-time staff in Virginia and is an active member of the South Central Virginia Business Alliance (SCVBA), which connects infrastructure projects with local businesses and labor in counties including Prince Edward County. The Project will leverage SCVBA, the Chamber of Commerce, the Prince Edward County Economic Development Authority, and other resources to identify local subcontractors and vendors. For roles that cannot be filled locally, Strata will house workers in local accommodations and provide per diem spending for meals and incidentals.

Additionally, land lease payments or proceeds from land sales associated with the Project are highly likely to be reinvested in the community, further boosting local economic activity through increased capital circulation and support for landowners and local businesses.

### Energy Benefits

The planned AVAIO Digital data center in the County will require up to 300 MW of power, doubling the county's electricity demand. Currently, Prince Edward County consumes an estimated 0.15–0.20 TWh annually, whereas the data center will use 2.63 TWh per year—more than 13 times the current usage. In a single day, the data center will consume what the county uses in 10–15 days.

The Project is designed to generate approximately 0.3029 TWh annually, enough to meet the county's current estimated electricity needs with clean, local energy or it could offset about 10% of the data center's demand, reducing grid pressure and avoiding costly fossil-fuel infrastructure upgrades.

## **Project Components**

This section describes the Project components, construction, and operation activities. The specific manufacturer and models of the equipment to be used for the Project will be determined later in the detailed engineering process which follows the approval of the SUP.

### Modules

The Project features PV modules (panels) that generate electricity by safely converting the energy of the sun's photons into direct current (DC) power. The modules are uniformly dark in color, non-reflective, and designed to be highly absorptive of all light that strikes their glass surfaces. The PV modules will be electrically connected to the facility's grounding system in compliance with all applicable industry standards, as well as local and state codes and regulations.

The Project will use JA Solar (JAM66D45 and JAM72D40) panels. A specification sheet for these panels, along with an email from JA Solar confirming their anti-reflective coating, is included in **Attachment K**. The spec sheet confirms that these PV modules meet all industry standard quality testing requirements.

Modules consist of silicon solar cells, a metal frame, a glass sheet, a wire, and bus wire. They are designed to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow. **The Applicant does not utilize modules that contain any Cadmium Telluride (CdTe).**

### Support Structures

The support structure to which the solar PV modules are affixed – referred to as racking – allows for the modules to be properly positioned for maximum capture of solar radiation. The PV module arrays (a row of PV modules) are supported by a foundation of posts consisting of galvanized rolled steel – referred to as piles – that are either driven, screwed, or drilled into the ground, depending on the subsurface conditions. Piles that are driven into the soil use a pile/vibratory/rotary driving technique, like what is used to install freeway guardrails. Driven pier foundations offer multiple benefits, including quick installation timelines and minimal site disturbance. Most foundations would be driven to approximate depths of six to nine feet deep, depending upon required embedment depth.

The Project anticipates it will use a single-axis tracker; however, specifics around final technology will be determined later during the detailed engineering phase. The maximum height of all equipment at the site will not exceed 18 feet. As discussed above, tracking solar arrays will tilt to track the sun from east to west throughout the day, which means the panels will only be at their maximum height in the morning and evening.

### Inverters and Transformers

Inverters convert the DC electricity generated by the PV module array into AC electricity which is compatible for use with the electric grid's transmission network. After the inverters convert the power from DC to AC, the medium-voltage transformers step up the voltage to match the overhead transmission line voltage.

The inverters, medium-voltage transformers, and other electrical equipment would be located throughout the Project site. Inverters are in lockable modular metal cabinets typically supported by steel piles with gravel backfill up to the base of the cabinet. All electrical equipment would be either outdoor-rated or mounted within enclosures designed specifically for outdoor installation. The proposed equipment poses no electrical shock risk and is safe to touch.

### Collector Substation and Switching Station

An existing Dominion Transmission Line traverses the site. The generation from the project is fed into a collector substation where the voltage is stepped up to 230 kV via Main Power Transformers (MPT). The electricity will then feed to an adjacent, Dominion Energy-owned and -operated switching station that connects to the overhead 230 kV transmission line. The Project's switching station will be on an up to 10-acre parcel

subdivided from Tax Map Number 121-A-9. This substation and switchyard will be constructed in an internal area of the site, not visible from nearby road frontage. The substation will be ~ 2,100 feet (over a quarter mile), from the nearest residence.

### *Stormwater, Erosion, and Sediment Control Features*

The Project will implement a comprehensive erosion and sediment control (E&S) strategy that meets or exceeds all local and state regulatory requirements. The project will obtain the following permits prior to land disturbance:

- Prince Edward County Stormwater Management Program (SWM) Permit for land disturbance greater than 1 acre.
- Virginia Department of Environmental Quality (VADEQ), Virginia Pollutant Discharge Elimination System (VPDES) Construction General Permit (CGP). Applications for coverage under the CGP include:
  - County-approved ESC Plan – An engineered plan designed to control erosion and maintain sediment on site during construction activities.
  - County-approved SWM Plan – An engineered plan designed to minimize flooding and protect water quality after construction activities are completed.
  - Pollution Prevention Plan – A plan designed to control pollutants by minimizing exposure to precipitation and stormwater and to identify spill and leak prevention and response procedures.

Some of the key E&S control measures utilized include:

- Sediment Basins: Constructed ponds for detaining runoff to allow for the settlement of suspended sediments. Sediment Basins are converted and maintained as permanent dry detention basins to provide long term channel and flood protection by reducing the peak stormwater flows.
- Diversion/Conveyance Channels: Designed to intercept and direct runoff to sediment basins without erosion, these often include check dams to manage flow velocity and capture suspended sediment.
- Silt Fence: A filter fabric filter with steel posts located around the perimeter of all disturbance limits. This provides filtering and promotes on-site settlement of sediment-laden runoff.
- Mulching: Application of plant residues such as straw or coir protects the surface from rainfall impact and fosters the establishment of vegetation.
- Stabilization: Temporary stabilization measures are applied within seven days of land disturbance using fast-growing annual vegetation to provide soil cover,

retain moisture, and inhibit erosion while construction is ongoing. Permanent stabilization is established and maintained after construction completion to areas that have reached final grade and become the basis for the Project sites' long-term vegetation.



**Figure 3- Diversion Channels and Stormwater Management Ponds**



**Figure 4- Temporary or permanent seeding applied to all denuded areas during all phases of construction**

The Project will implement erosion and sediment (E&S) controls that align with current best practices and evolving guidance for utility-scale solar (USS) development in Virginia. These practices are informed by the Virginia Tech 2024 White Paper – Soil Site Management Protocols & Best Management Practices for Utility Scale Solar (included in **Attachment Q**) which is recognized by the Virginia Department of Environmental Quality (DEQ) as a foundational reference for solar permitting and site management.

The project's E&S strategy will emphasize minimizing soil disturbance, promoting timely stabilization of exposed areas, and supporting long-term site resilience. Measures will be tailored to site-specific conditions and will reflect the science-

based principles outlined in the white paper, including considerations for soil structure, hydrology, and vegetation recovery. The approach will also incorporate planning for eventual site rehabilitation at decommissioning to support future land use opportunities.

The Project site will be stabilized using vegetative cover consisting of native grasses, clover, and pollinator seed mixes where appropriate. Vegetative cover not only protects the site against erosion but also provides nourishment to the soil. The land surface within the Project fence line is to be vegetated, except for the roads and inverter pads. An example of established vegetation at an operational solar facility constructed by the Strata in Virginia is shown in Figure 3 below. The Site Plan (**Attachment B**) goes into further detail about planting, including the use of pollinator- and wildlife-friendly native vegetation.



**Figure 5 – Established vegetative cover at an operational solar facility built by Strata in Virginia**

### Visual Buffers

The Project has the benefit of being located in an area with existing buffers in place to shield the Project from view. The Project is bordered on the west by Route 15 where there is existing vegetation on site. The plan would leave 50 feet of existing mature vegetation in place along Route 15, providing a dense buffer and preventing passing motorists from seeing the site. To the south, the Project is bordered by the Norfolk Southern Rail line which also features a natural berm. A 50-foot buffer of mature existing trees will also border the southern part of the Project, completely obscuring it from view. To the east, the Project borders a mix of occupied and unoccupied parcels. The Project will reserve a 50-foot buffer of trees internal to the Project parcels to buffer

the Project from residents. In addition, care has been given to pull paneling away from this part of the Project to increase the distance from neighboring properties. To the North, most of the Project shares a border with a single landowner who has his property in timber. Tobacco Trail has designed the site to locate panels away from the northeast where there are few residences. A 50-foot internal tree buffer will apply to this border as well.

**Attachment P** includes a cartographic heat map illustrating the percent visibility of the project's solar arrays from various vantage points of ground-based observers within 0.5 miles of the project boundary. The heat map was prepared using standard 3D and spatial analysis tools to determine whether the Project could be seen from adjacent properties.

To create this map, a detailed three-dimensional (3D) model of the visibility study area, 0.5-mile radius from the extent of the Project boundary, was developed. This model utilized digital elevation data to simulate the heights of existing terrain features as well as above-ground features such as tree canopies and structures, as well as details from the Project's Site Plan.

The heat map is shaded in different colors to indicate the percentage of the project that is visible from surrounding locations as defined in the map legend. The categories range from the lowest visibility of 1-10 percent shown in yellow to the highest visibility from 91 to 100 percent shown in red. The results of this analysis indicate that the Project will not be visible to the majority of the surrounding areas with the project only being visible along one small area of Dempsey Road on one adjoining parcel.

Digital photographs were taken at the four site access locations to document current site conditions where the Project has the highest potential to be seen from public rights-of-way. The AutoCAD drawing files (dwg) of the Site Plan were used to develop a three-dimensional (3D) model of the solar energy facility (e.g., perimeter fences and solar panels). The 3D model was then incorporated into digital renderings based on the five site photographs. The final product (**Attachment P**) provides a post-construction digital rendering of the Project from key viewpoints. Based on this analysis, the Project will be obscured from view from public rights-of-way.

### Security

The Project array areas will be enclosed with security fencing that meets NESC requirements and all other applicable local, state, and federal laws and regulations. Fencing would consist of a 6-foot-high chain-link perimeter fence with three strands

of barbed wire on top.

Signage for electrical safety would be placed along the perimeter of the Project site, warning the public of the high voltage and the need to keep out. Signage would also be placed within the Project site where appropriate. All signage will conform with the Prince Edward County sign ordinance.

Localized security-related lighting, on-site security personnel, and/or remotely monitored alarm systems may be required during construction and operation. Remote-monitored cameras, alarm systems, and perimeter and safety lighting will be installed as needed for emergencies, security breaches, or unscheduled maintenance and troubleshooting. All Lighting shall be limited to that minimally required for safety and operational purposes and shall be full cut-off type fixtures. (See **Attachment D** Proposed Conditions, Section III, Number 9)

### Construction Entrance Locations

The Project includes four proposed site entrances: one from Dempsey Road, two in the western area along Route 15, and one in the southwest from Ole Briery Station Road. Each entrance connects to a public right-of-way. The Project has requested written confirmation from the Virginia Department of Transportation (VDOT) verifying that all entrances comply with applicable VDOT requirements. The Project provided an initial submittal showing the entrances, and VDOT engineer Brian Lokker responded with review comments and guidance for a formal re-submittal. The Project is currently preparing a Site Plan for re-submittal to VDOT to address review comments and requirements. VDOT's approval will be shared upon receipt.

Additionally, an independent traffic study, included in **Attachment O**, has been conducted to ensure full compliance with all VDOT requirements and regulations. Visual renderings of the entrances after construction are provided in **Attachment P**.

### Access Roads

To provide access throughout the Project site, unpaved onsite access roads consisting of grassy driving aisles and/or aggregate material will be constructed. These roads will be utilized during operations for maintenance, repair, replacement of equipment, and to provide emergency response access.

## **Project Stages**

The four major life cycle stages of the Project include: (i) development; (ii) engineering, procurement, and construction ("EPC"); (iii) operations and maintenance ("O&M");

and (iv) decommissioning. Upon completion of construction, operations would commence. Decommissioning would occur once the Project fulfills its useful life.

### Development

The Project has secured leases and purchase options for the required land and will submit an interconnection request for the planned power generation capacity to the Regional Transmission Authority, PJM Interconnection. Due diligence activities, including title research, boundary surveys, and field studies (environmental, cultural, geotechnical, etc.), will be conducted to support detailed engineering, Site Plan approvals, and environmental permitting.

The Project will obtain all necessary permits for construction. These permits may include:

- Land disturbing and stormwater management permits from Prince Edward County and VADEQ as described above.
- Any Building Permits required by Prince Edward County.
- Clean Water Act Sections 404 and 401 permits issued by the U.S Corps of Engineers and VADEQ.
- A Certificate of Public Convenience and Necessity (CPCN) is required in Virginia, for solar projects of 150 MW or more from the State Corporation Commission, demonstrating public benefit, environmental compliance, and grid compatibility.

Only after all the permitting work is complete will the Project begin construction.

### Construction Activities and Methods

The construction of the Project would consist of several stages, including site preparation (described below), development of staging areas and site access roads, solar array assembly and installation, and construction of electrical transmission facilities.

#### Site Preparation – Prior to Construction, Site Clearing, or Grading

Surveyors delineate and identify the Project construction limits of disturbance by placing stakes and flagging. Stone construction entrances and area perimeter measures for erosion and sediment control (e.g., silt fence, diversion channels, and sediment basins and traps) are installed. Temporary and permanent stabilization measures (e.g., pre-seeding, hydroseeding, etc.) are applied.

### Clearing and Grading

Site preparation and grading activities of the Project would consist of clearing and grubbing of existing vegetation, continued installation of perimeter measures for erosion and sedimentation control (silt fence, sediment basins with associated diversion channels, erosion matting, etc.) to correspond with construction phasing, construction of access roads, cut and fill to adjust grades to meet tracker racking tolerances and ensure positive drainage, and grading of elevated pads for the substation, switchyard, and other electrical equipment such as inverters.

### Collection System Trenching

Shallow trenches are dug to accommodate below-ground medium-voltage cable which connects the solar array to the inverters. The topsoil from trench excavation would be set aside before the trench is backfilled and would ultimately comprise the uppermost layer of the trench. Excess material from the foundation and trench excavations would be used for site leveling.

### PV System Construction Overview

Project construction would include several phases occurring simultaneously with the construction of: (1) PV systems assembly consisting of pile driving of support racks to a depth of approximately six to nine feet and the placement of panels on support racks, (2) trenching and installation of the collection system, and (3) the grading of access roads.

### Post-Construction and Close-Out

Upon the major construction activities' conclusion, the Applicant would continue to work to achieve final and permanent stabilization of the Project site. As-built surveys would be performed, and final punch list items would be closed out. The Applicant would request a final inspection and close-out of the land disturbance permit.

### Operational Activities and Methods

The Project would operate seven days a week during daylight hours and is expected to operate for approximately 35 years. The Project will be an unmanned facility, monitored remotely. Appropriate levels of security lighting would be installed at the Project entrance. The site will be secured 24 hours per day by remote security services with motion-detection cameras.

Typical O&M duties include routine inspection of equipment, ensuring adequate store of spare parts, managing equipment repair or replacement as needed, vegetation

management, permit compliance, and maintaining close communication with the utility, among other requirements.

The solar panels, racking systems, inverters, transformers, and other electrical components will be inspected periodically. Electrical components will be tested routinely according to the manufacturer's recommendations. In the event that remote monitoring indicates a problem – such as low performance in a section of the solar field – a crew would investigate and correct the problem on an as-needed basis. As needed, the solar panels would be washed by a water truck with purified water. In addition, the on-site meteorological stations would be cleaned and adjusted regularly. The underground portion of the underground collection cable systems would also be inspected and repaired if problems occur.

### *Decommissioning Activities and Methods*

The Project is decommissioned when it reaches the end of its operational life. The process involves disconnecting the Project from the transmission grid, dismantling, and removing all equipment (foundations, modules, cable, etc.) and debris from the site, and recycling or disposing of materials in accordance with all applicable laws and environmental, health, and safety regulations in effect. Please see the Decommissioning Plan and Cost Estimate in **Attachment E**.

Decommissioning would first involve removing the panels for sale into a secondary solar PV panel market or recycling. Most of the components of the solar installation are made of materials that can be readily recycled. If the panels can no longer be used in a solar array, the aluminum can be resold, and the glass can be recycled. Other components of the solar installation, such as the racking structures and mechanical assemblies, can be recycled as they are made from galvanized steel. Equipment such as inverters, transformers, and switchgear can be either reused or have their components recycled. The equipment pads are made from concrete that can be crushed and recycled. Underground conduit and wire can be removed by uncovering trenches and backfilling when done. The electrical wiring is made from copper and/or aluminum and can be reused or recycled as well. **Attachment R** provides more information on recycling of solar components.

### *Community Engagement*

Tobacco Trail is committed to engaging with residents and ensuring that Site Plans are thoughtfully designed to incorporate citizen input wherever practical. Before submitting this application, the Project proactively hosted an informal community meeting on Tuesday, December 10<sup>th</sup> at the Meherrin Volunteer Fire and Rescue

Department to meet with residents and hear their concerns. The feedback received during that meeting has been incorporated into our plan, and a list of attendees and topics discussed are included in **Attachment L**. Tobacco Trail held an official community meeting, as required by County ordinance, on Thursday, March 20, 2025, at the same location. The Project notified the zoning administrator and adjacent property owners in writing and with a public notice in the newspaper of record. Citizen input has been addressed through appropriate revisions to the Site Plan where feasible and shared with the County in this application. Tobacco Trail will schedule an additional community meeting to be held in summer 2025. The Project will notify the zoning administrator and adjacent property owners in writing and provide a public notice in the newspaper of record.

## Natural Resources

Tobacco Trail obtained environmental and natural resources studies and designed the Project to avoid negative impacts to natural and historic resources. A desktop wetland study was completed to identify jurisdictional waters (i.e., streams and wetlands) so that the Project can be designed to avoid and minimize impacts to surface water resources. Identified wetlands and streams are shown on the Site Plan. In addition to avoiding wetlands and streams, a 50-foot non-disturbance buffer will be placed around wetlands or streams. The Project will not install PV equipment in areas containing jurisdictional waters or wetlands and will minimize impacts throughout the site. The Project will require some wetland and stream crossings for access roads and will use directional drilling to avoid impacts to wetlands and streams from cabling. Prior to construction of stream or wetland crossings, the Project will procure the necessary permit approvals from the US Army Corps of Engineers and Virginia Department of Environmental Quality to ensure the crossings will have minimal individual and cumulative adverse environmental effects and comply with applicable laws and regulations. The Project expects to qualify for Nationwide Permit coverage for the proposed road crossings because the impacts are minimal.

There will be no land disturbance within FEMA designated flood zones for the construction of PV components (solar panels, racking system, power inverters, and transformers).

Prior to initiating land disturbance activities at the site, all required federal, state, and local permits and approvals will be obtained. Stormwater management and erosion and sediment control measures will be installed to protect against stormwater runoff

and soil erosion resulting from land disturbing activities. To ensure environmental protection and minimize impacts on adjacent landowners, the Project will first install perimeter control measures and begin work from the edges of the disturbance area and then work inward.

Strata follows a strict quality control process utilizing regular site inspections to identify and address any deficiencies or vulnerabilities early. This proactive approach ensures that permanent control measures are effectively established allowing construction to proceed efficiently, land disturbance activities to stay on schedule, and the site to be fully stabilized with durable vegetation.

### *Conservation and Natural Heritage Resources*

The Project will preserve over 1,100 acres which maintains a balance between the Project's development and the preservation of rural character, natural landscapes, and wildlife habitats. The Project will maintain important wildlife habitat and will retain several wildlife corridors throughout the Project site, as shown on the Site Plan (**Attachment B**). Sections of wildlife friendly fencing will be used at strategic locations to align with wildlife corridors. These corridors allow for wildlife movement across the Project site, into other open space within the Project, across property lines and into adjacent habitats off-site. The wildlife corridors connect to the existing stream and wetland corridors throughout the Project area, planted and retained vegetative buffers, and undeveloped areas or conserved open spaces across the site. A substantial percentage of the total property under option to lease or purchase, over 1,100 acres, is planned to remain completely undisturbed.

The Project has procured studies on state and federal wildlife and natural resources to ensure the resources will be protected. Wildlife and natural resources were reviewed for species listed as threatened and endangered at the state and federal levels, within the Project boundary and at the appropriate search distances for each database. Six state and federal natural resource databases were searched to determine the potential for the Project to affect listed species.

### *Virginia Fish and Wildlife Information Services*

The Department of Wildlife Resources (DWR) Virginia Fish and Wildlife Information Services (VaFWIS) was accessed and reviewed on December 13, 2024. The VaFWIS report indicated there are no documented observations of threatened or endangered species on site or within 2 miles of the Project. The report also indicates there is no

concern for bat hibernacula or colonies, no threatened or endangered waters, no bald eagle concentration areas or roosts, and no bald eagle nests near the Project. The Project is not likely to have an adverse effect on threatened or endangered species based on the VaFWIS report.

### Natural Heritage Data Explorer

The Department of Conservation and Recreation's (DCR) Natural Heritage Data Explorer (NHDE) Web Service and DCR's Biotics Data System was accessed and reviewed on December 6, 2024. The Project avoids outstanding (C1), or very high (C2) Ecological Cores but may impact C3 (high), C4 (moderate) Ecological Cores identified in the Virginia Natural Landscape Assessment as documented in correspondence from the DCR dated December 6, 2024. However, this preliminary assessment by the DCR does not consider the Site Plan and assumes the entire Project boundary will be disturbed. Most of the Ecological Cores identified by the DCR within the Project boundary have been recently clearcut by the current landowners, significantly reducing the forest habitat's ecological functions. According to the current Site Plan provided, the Project will have minimal impact on the areas previously identified by the DCR as C3 (high), C4 (moderate) Ecological Cores. The Project prioritizes development in previously logged upland areas, avoids and preserves forested wetlands identified as Ecological Cores, and incorporates wildlife corridors that connect to existing stream and wetland corridors. Sections of wildlife friendly fencing will be used at strategic locations to align with wildlife corridors. Additionally, the Project includes planted and retained vegetated buffers, undeveloped areas, and conserved open spaces to further avoid and minimize impacts on sensitive ecological features.

### Information for Planning and Consultation

The U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) digital project planning tool identified one species listed as threatened or endangered as likely to occur or having documented occurrences within or near the Project area: northern long-eared bat (*Myotis septentrionalis*, federally threatened, state threatened).

The Project will coordinate with the USFWS regarding the northern long-eared bat to ensure compliance with federal regulations for protecting species. A summer acoustic presence/absence survey is planned for the northern long-eared bat within the Project area by a USFWS-approved bat biologists. This survey will confirm whether the species is present or absent from the Project site and inform management decisions

moving forward.

### Virginia Cultural Resources Information System

A review of the Virginia Department of Historic Resources (DHR) Virginia Cultural Resources Information System (V-CRIS) was completed by Dutton + Associates, LLC, and summarized in a report dated December 3, 2024. Their review of the V-CRIS identified no (0) previously recorded architectural resources or archaeological sites within the study area's limits. There are, however, three (3) previously recorded architectural resources located within one-half mile of the study area limits that are listed in the NRHP or have not been formally evaluated and their eligibility for listing in the NRHP is currently unknown. The Briery Church (VDHR# 073-0038), a mid-eighteenth-century home and church, has been listed in the NRHP. The other two properties, a mid-eighteenth-century residence and mid-twentieth century drive-in movie theater, have not been formally evaluated by the VDHR. The resources are located south of the railroad tracks, which is characterized by a raised gravel roadbed that will contribute to blocking the Project from their view. Extensive forest vegetation also exists between the Project and the resources which will block the Project from view. All three architectural resources are located far enough away from the closest Project infrastructure and are obscured by both natural and manmade visual obstructions that the Project is not anticipated to have an adverse effect on any of the viewsheds.

### Air Quality

Solar energy provides a clean and sustainable way to produce electricity. By generating electricity from sunlight, solar panels produce no harmful emissions, such as carbon dioxide, sulfur dioxide, or nitrogen oxides. This reduction in pollutants helps decrease smog, respiratory issues, and other health problems associated with poor air quality.

### Agrivoltaics

The Project intends to implement agrivoltaics on-site where practical. Agrivoltaics involves the dual use of land for both solar energy production and agricultural activities. Common applications include livestock grazing, creating pollinator habitats, and growing crops. Tobacco Trail plans to use sheep grazing, where practical, to manage vegetation across the site and plant pollinator-friendly plants.

Solar grazing offers numerous benefits:

- It allows agricultural land to remain in productive use while supporting

renewable energy generation.

- It contributes to environmental conservation by eliminating the need for chemical herbicides and reducing greenhouse gas emissions from gasoline-powered mowing equipment.
- It significantly increases land-use efficiency by enabling the concurrent production of both food and energy.
- It naturally controls vegetation and enhances soil health. As sheep graze, their hooves aerate the soil, and their manure acts as a natural fertilizer, enriching the soil with nutrients.
- The diverse vegetation managed by sheep grazing under solar panels can create habitats for various wildlife species, including plants, insects, birds, and small mammals, fostering biodiversity within the solar farm ecosystem.

Overall, dual-use solar practices, such as agrivoltaics, provide a symbiotic solution that benefits the solar operator, the local community, and the environment.

**Attachment S** offers further details about sheep grazing and its advantages.

|                       |                                               |
|-----------------------|-----------------------------------------------|
| <b>Attachment A –</b> | <b>Special Use Permit Application</b>         |
| <b>Attachment B –</b> | <b>Conceptual Site Plan</b>                   |
| <b>Attachment C–</b>  | <b>Redacted Site Control Agreements</b>       |
| <b>Attachment D –</b> | <b>Proposed Project Conditions</b>            |
| <b>Attachment E –</b> | <b>Decommissioning Plan and Cost Estimate</b> |
| <b>Attachment F–</b>  | <b>Solar Facilities within 5-Mile Radius</b>  |
| <b>Attachment G –</b> | <b>Property Impact Analysis</b>               |
| <b>Attachment H –</b> | <b>Economic Impact Analysis</b>               |
| <b>Attachment I –</b> | <b>Cultural Resource Desk Top Memo</b>        |
| <b>Attachment J –</b> | <b>VAFWIS, DCR–NDHE, and Species List</b>     |
| <b>Attachment K –</b> | <b>Solar Panel Specifications Sheet</b>       |
| <b>Attachment L –</b> | <b>Community Meeting Notes</b>                |
| <b>Attachment M –</b> | <b>FAA Notice Criteria Tool</b>               |
| <b>Attachment N –</b> | <b>5-Mile Density Calculations</b>            |
| <b>Attachment O –</b> | <b>Traffic Study</b>                          |
| <b>Attachment P –</b> | <b>Visual Renderings and Visual Heat Map</b>  |
| <b>Attachment Q –</b> | <b>Virginia Tech USS BMP White Paper</b>      |
| <b>Attachment R –</b> | <b>Solar PV Recycling Information</b>         |
| <b>Attachment S –</b> | <b>Sheep Grazing</b>                          |
| <b>Attachment T –</b> | <b>Glare Study</b>                            |
| <b>Attachment U –</b> | <b>Vegetative Management Plan</b>             |

## **Attachment A**

# **Special Use Permit Application**

## **ATTACHMENT A – SUP APPLICATION**

### **CONTENTS**

|                                                             |           |
|-------------------------------------------------------------|-----------|
| <b>SUP APPLICATION</b>                                      | <b>2</b>  |
| <b>EXHIBIT A – PROJECT PARCEL LIST</b>                      | <b>4</b>  |
| <b>WILKERSON PROPERTY OWNER SIGNATURE &amp; PARCEL LIST</b> | <b>5</b>  |
| <b>VAUGHAN PROPERTY OWNER SIGNATURE &amp; PARCEL LIST</b>   | <b>7</b>  |
| <b>KEPLINGER PROPERTY OWNER SIGNATURE &amp; PARCEL LIST</b> | <b>9</b>  |
| <b>HAMPTON PROPERTY OWNER SIGNATURE &amp; PARCEL LIST</b>   | <b>11</b> |

COMMENTS: \_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION SPECIAL EXCEPTION REQUESTED:  
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Tobacco Trail Solar, LLC  
Applicant's Address: 800 Taylor St., Suite 200, Durham, NC 27701  
Applicant's Telephone Number: (919) 960-6015

Present Land Use: Managed Timber

Legal Description of Property with Deed Book and Page No. or Instrument No. See Exhibit A

Tax Map # See Exhibit A Acreage : +/- 2,324

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See Application Narrative.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) See Application Narrative.

Height of Principal Building (s): Feet 18' maximum Stories N/A

APPLICANT'S STATEMENT: (if not owner(s) of property):

**I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.**

Robert A. Schnaffeld, III  
Authorized Signatory for Strata Manager, LLC, the Manager of Tobacco Trail Solar, LLC  
Signature of Applicant (if not property owner)

10/16/2025  
Date

PROPERTY OWNER(S) STATEMENT:

**I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.**

\_\_\_\_\_  
Signature of Property Owner(s) Date

\_\_\_\_\_  
Signature of Property Owner(s) Date

\_\_\_\_\_  
Signature of Property Owner(s) Date

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

**Application Fee \$300.00** Fee Received by \_\_\_\_\_ Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

**All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.**

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837

# Electronic Record of Contracts

This document was generated as a record of certain contracts created, accepted and stored electronically.



## Summary of Contracts

This document contains the following contracts.

| Title                                                                   | ID                                   |
|-------------------------------------------------------------------------|--------------------------------------|
| Permitting Document (Prince Edward County and Tobacco Trail Solar, LLC) | 3de09279-2956-49df-b5a4-f6548c6dfb28 |

## Contract signed by:

|                                 |                                                                                                                               |            |                                      |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------|
| <b>Robert A. Schaffeld, III</b> |                                                                                                                               | Signer ID: | dfa0f1ce-4e87-4cfd-a601-80b2e9e756a2 |
|                                 |                                                                                                                               | Email:     | bob.schaffeld@stratacleanenergy.com  |
| Date / Time:                    | Oct 16, 2025 at 4:20 PM UTC                                                                                                   |            |                                      |
| IP Address:                     | 174.108.132.197                                                                                                               |            |                                      |
| User Agent:                     | Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/141.0.0.0 Safari/537.36 Edg/141.0.0.0 |            |                                      |

SUP Application Exhibit A

| Parcel<br>GPIN | Zoning | Landowner Name                        | Legal<br>Description             | Deed/Book<br>Number | Approximate<br>Acreage |
|----------------|--------|---------------------------------------|----------------------------------|---------------------|------------------------|
| 111-A-2B       | A1     | WILKERSON LEWIS E JR                  | POLLARD                          | 1900 / 1352         | 3.59                   |
| 111-A-3        | A1     | WILKERSON LEWIS E & DAWN<br>H         | MCGEHEE                          | 2005 / 214          | 122.62                 |
| 112-A-19A      | A1     | WILKERSON LEWIS E JR                  | BRIERY                           | 2004 / 165          | 486.72                 |
| 112-A-40       | A1     | KEPLINGER WILLIAM &<br>STACIE SHAFFER | JONES                            | 2021 / 601          | 111.7                  |
| 120-A-2        | A1     | WILKERSON LEWIS E JR                  | JONES                            | 2014 / 858          | 55                     |
| 120-A-3        | A1     | WILKERSON LEWIS E JR                  | BRIERY                           | 2014 / 858          | 13                     |
| 120-A-4        | A1     | WILKERSON LEWIS E JR                  | LEATHERWOOD                      | 2014 / 858          | 1                      |
| 120-A-7        | A1     | WILKERSON LEWIS E JR                  | BRIERY                           | 2011 / 1061         | 8.9                    |
| 120-A-8        | A1     | WILKERSON LEWIS E JR                  | BRIERY                           | 2011 / 1061         | 4.4                    |
| 120-A-15       | A1     | WILKERSON LEWIS E JR                  | MCGEHEE                          | 1600 / 2077         | 10.29                  |
| 120-A-20       | A1     | WILKERSON LEWIS E JR                  | BOOKER                           | 2005 / 2809         | 11.91                  |
| 120-A-21       | A1     | WILKERSON LEWIS E JR                  | BRIERY                           | 2005 / 1474         | 112.1                  |
| 120-A-29       | A1     | WILKERSON LEWIS E JR                  | RUTLEDGE                         | 2005 / 3312         | 115.69                 |
| 121-A-9        | A1     | WILKERSON LEWIS E JR &<br>DAWN H      | JONES                            | 2005 / 3312         | 161.95                 |
| 120-A-1        | A1     | WILKERSON LEWIS E                     | BRIERY                           | 2004 / 451          | 396                    |
| 120-A-46       | A1     | WILKERSON LEWIS E                     | REDD TR 8                        | 2011 / 642          | 275                    |
| 120-A-5        | A1     | WILKERSON LEWIS E & DAWN<br>H         | BRIERY                           | 2014 / 858          | 2                      |
| 120-A-6        | A1     | WILKERSON LEWIS E JR &<br>DAWN H      | BRIERY                           | 2013 / 1751         | 19.49                  |
| 120-A-42       | A1     | WILKERSON LEWIS E JR &<br>DAWN H      | SIMPLICITY                       | 1500 / 231          | 49.51                  |
| 120-A-43       | A1     | HAMPTON MILSTEAD BREHM                | SIMPLICITY<br>BRITTON<br>WEIDMAN | 2003 / 2157         | 144.78                 |
| 121-A-10       | A1     | VAUGHAN JOHN W                        | 146.75 ACS                       | 32 / 207            | 146.75                 |

COMMENTS: \_\_\_\_\_

PERMIT/APPLICATION NO. \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

## County of Prince Edward

PLEASE PRINT OR TYPE

### PRINCE EDWARD COUNTY APPLICATION FOR SPECIAL USE PERMIT

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION  
VIA: ZONING ADMINISTRATOR

SPECIAL EXCEPTION REQUESTED:

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: ( ) \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_

Tax Map # \_\_\_\_\_ Acreage : \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) \_\_\_\_\_

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) \_\_\_\_\_

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Signature of Applicant (if not property owner) \_\_\_\_\_

Date \_\_\_\_\_

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.



Signature of Property Owner(s)



Date

Signature of Property Owner(s)

Date

| Parcel<br>GPIN | Zoning | Landowner Name                   | Legal<br>Description | Deed/Book<br>Number | Approximate<br>Acreage |
|----------------|--------|----------------------------------|----------------------|---------------------|------------------------|
| 111-A-2B       | A1     | WILKERSON LEWIS E JR             | POLLARD              | 1900 / 1352         | 3.59                   |
| 111-A-3        | A1     | WILKERSON LEWIS E & DAWN<br>H    | MCGEHEE              | 2005 / 214          | 122.62                 |
| 112-A-19A      | A1     | WILKERSON LEWIS E JR             | BRIERY               | 2004 / 165          | 486.72                 |
| 120-A-2        | A1     | WILKERSON LEWIS E JR             | JONES                | 2014 / 858          | 55                     |
| 120-A-3        | A1     | WILKERSON LEWIS E JR             | BRIERY               | 2014 / 858          | 13                     |
| 120-A-4        | A1     | WILKERSON LEWIS E JR             | LEATHERWOOD          | 2014 / 858          | 1                      |
| 120-A-7        | A1     | WILKERSON LEWIS E JR             | BRIERY               | 2011 / 1061         | 8.9                    |
| 120-A-8        | A1     | WILKERSON LEWIS E JR             | BRIERY               | 2011 / 1061         | 4.4                    |
| 120-A-15       | A1     | WILKERSON LEWIS E JR             | MCGEHEE              | 1600 / 2077         | 10.29                  |
| 120-A-20       | A1     | WILKERSON LEWIS E JR             | BOOKER               | 2005 / 2809         | 11.91                  |
| 120-A-21       | A1     | WILKERSON LEWIS E JR             | BRIERY               | 2005 / 1474         | 112.1                  |
| 120-A-29       | A1     | WILKERSON LEWIS E JR             | RUTLEDGE             | 2005 / 3312         | 115.69                 |
| 121-A-9        | A1     | WILKERSON LEWIS E JR &<br>DAWN H | JONES                | 2005 / 3312         | 161.95                 |
| 120-A-1        | A1     | WILKERSON LEWIS E                | BRIERY               | 2004 / 451          | 396                    |
| 120-A-46       | A1     | WILKERSON LEWIS E                | REDD TR 8            | 2011 / 642          | 275                    |
| 120-A-5        | A1     | WILKERSON LEWIS E & DAWN<br>H    | BRIERY               | 2014 / 858          | 2                      |
| 120-A-6        | A1     | WILKERSON LEWIS E JR &<br>DAWN H | BRIERY               | 2013 / 1751         | 19.49                  |
| 120-A-42       | A1     | WILKERSON LEWIS E JR &<br>DAWN H | SIMPLICITY           | 1500 / 231          | 49.51                  |

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION      SPECIAL EXCEPTION REQUESTED:  
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: (    ) \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_

\_\_\_\_\_

Tax Map # \_\_\_\_\_ Acreage : \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) \_\_\_\_\_

\_\_\_\_\_

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) \_\_\_\_\_

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Signature of Applicant (if not property owner) \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY OWNER(S) STATEMENT:**

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

*John St. George*  
Signature of Property Owner(s)

*12-31-24*  
Date

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee    \$300.00      Fee Received by \_\_\_\_\_ Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837

| Parcel<br>GPIN | Zoning | Landowner Name | Legal<br>Description | Deed/Book<br>Number | Approximate<br>Acreage |
|----------------|--------|----------------|----------------------|---------------------|------------------------|
| 121-A-10       | A1     | VAUGHAN JOHN W | 146.75 ACS           | 32 / 207            | 146.75                 |

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO. \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION      SPECIAL EXCEPTION REQUESTED:  
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: (    ) \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map # \_\_\_\_\_ Acreage : \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) \_\_\_\_\_  
\_\_\_\_\_

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) \_\_\_\_\_  
\_\_\_\_\_

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

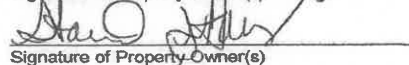
Signature of Applicant (if not property owner) \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

  
Signature of Property Owner(s)

12/31/24  
Date

  
Signature of Property Owner(s)

12/31/24  
Date

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee    \$300.00      Fee Received by \_\_\_\_\_ Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: **Treasurer, Prince Edward County, Virginia.**

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837

| Parcel<br>GPIN | Zoning | Landowner Name                        | Legal<br>Description | Deed/Book<br>Number | Approximate<br>Acreage |
|----------------|--------|---------------------------------------|----------------------|---------------------|------------------------|
| 112-A-40       | A1     | KEPLINGER WILLIAM & STACIE<br>SHAFFER | JONES                | 2021 / 601          | 111.7                  |

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
 ZONING DISTRICT \_\_\_\_\_  
 MAGISTERIAL DISTRICT \_\_\_\_\_  
 DATE SUBMITTED \_\_\_\_\_

## County of Prince Edward

PLEASE PRINT OR TYPE

### PRINCE EDWARD COUNTY APPLICATION FOR SPECIAL USE PERMIT

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION      SPECIAL EXCEPTION REQUESTED:  
 VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: (    ) \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_

\_\_\_\_\_

Tax Map # \_\_\_\_\_ Acreage : \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) \_\_\_\_\_

\_\_\_\_\_

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) \_\_\_\_\_

\_\_\_\_\_

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Signature of Applicant (if not property owner) \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

Mildred B Hampton  
 Signature of Property Owner(s)

12/31/2024  
 Date

\_\_\_\_\_  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Date

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee    \$300.00      Fee Received by \_\_\_\_\_ Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &  
 Community Development  
 P. O. Box 382  
 Farmville, VA 23901  
 (434) 392-8837

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION  
VIA: ZONING ADMINISTRATOR

SPECIAL EXCEPTION REQUESTED:

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Tobacco Trail Solar, LLC  
Applicant's Address: 800 Taylor St., Suite 200, Durham, NC 27701  
Applicant's Telephone Number: (919) 960-6015

Present Land Use: Managed Timber

Legal Description of Property with Deed Book and Page No. or Instrument No. See Exhibit A

Tax Map # See Exhibit A Acreage : +/- 2,324

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See Application Narrative.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) See Application Narrative.

Height of Principal Building (s): Feet 18' maximum Stories N/A

APPLICANT'S STATEMENT: (if not owner(s) of property):

**I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.**

Signature of Applicant (if not property owner)

Date

PROPERTY OWNER(S) STATEMENT:

**I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.**

*Robert A. Hampton*  
Signature of Property Owner(s)

Date

10/17/2025

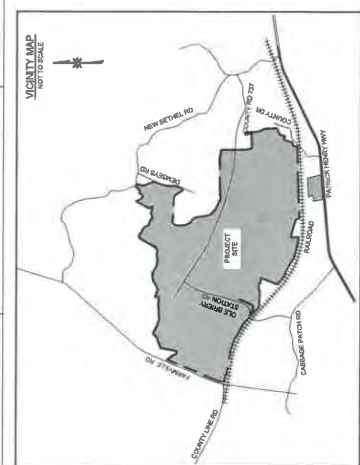
Signature of Property Owner(s)

Date

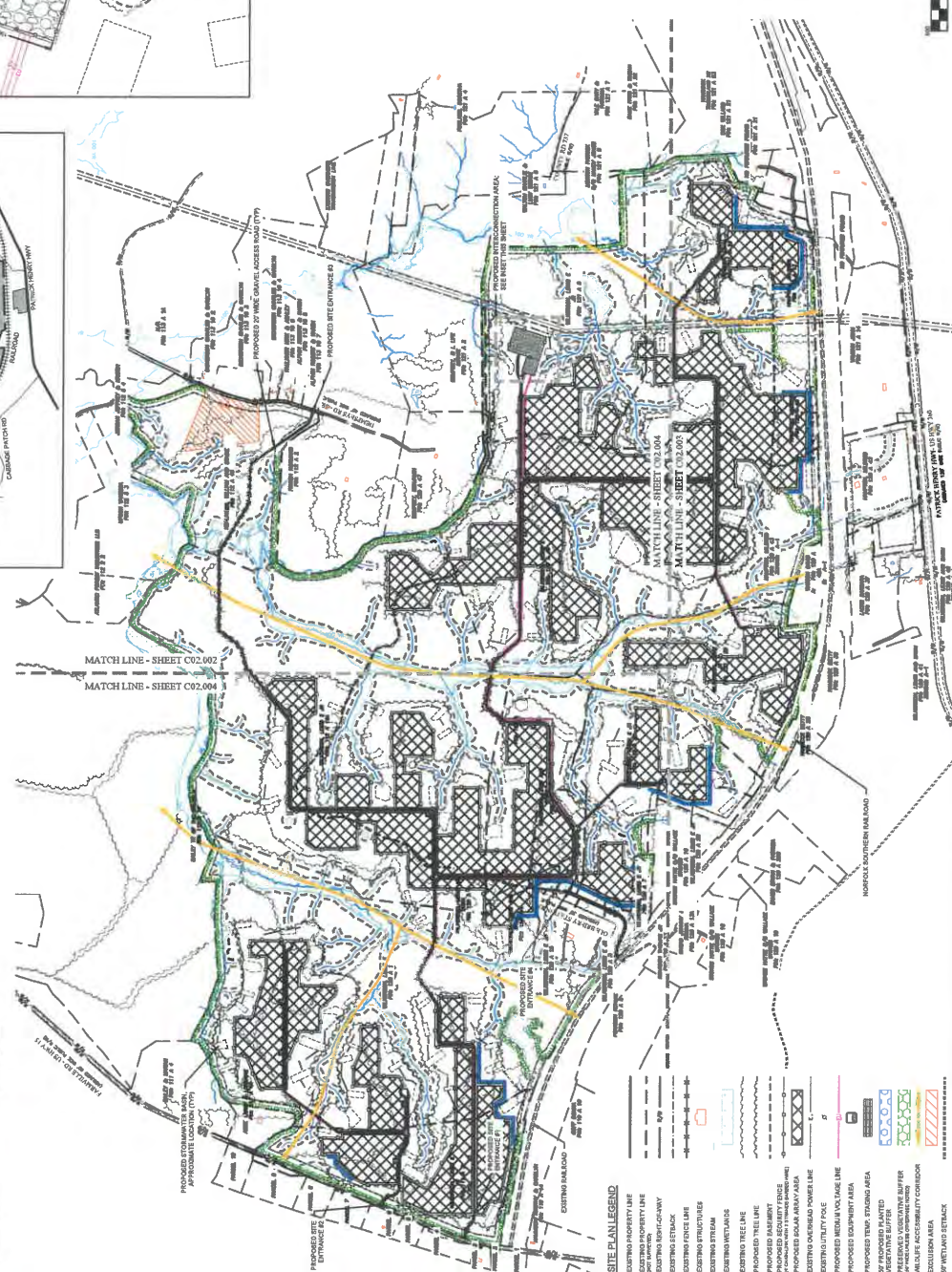
| Parcel<br>GPIN | Zoning | Landowner Name         | Legal<br>Description             | Deed/Book<br>Number | Approximate<br>Acreage |
|----------------|--------|------------------------|----------------------------------|---------------------|------------------------|
| 120-A-43       | A1     | HAMPTON MILSTEAD BREHM | SIMPLICITY<br>BRITTON<br>WEIDMAN | 2003 / 2157         | 144.78                 |

## **Attachment B**

# **Conceptual Site Plan**



| PROJECT AREA USAGE TABLE      |           | PERCENT OF TOTAL |
|-------------------------------|-----------|------------------|
| LAND USE CATEGORY             | AREA (AC) |                  |
| 100 YR FLOODPLAIN             | 3.0       | 4%               |
| WETLANDS (OUTSIDE FLOODPLAIN) | 642       | 18%              |
| LANDSCAPE BUFFER (PRESERVED)  | 60        | 3%               |
| OPEN SPACE                    | 646       | 29%              |
| ARRAY (FENCED AREA)           | 610       | 27%              |
| STORMWATER BMP                | 515       | 23%              |
| TOTAL PARGER AREA             | 2293      | 100%             |

[illegible]

**TOBACCO TRAIL**  
V ELECTRIC SUPPLY STATION  
OLE BRIERY STATION RD  
KEYSVILLE, VA 23947  
PRINCE EDWARD COUNTY

[illegible]

| DRAWING NUMBER | SHEET TITLE                      |
|----------------|----------------------------------|
| 022.001        | ZONING SITE PLAN - OVERALL       |
| 022.002        | ZONING SITE PLAN ENLARGEMENT     |
| 022.003        | ZONING SITE PLAN ENLARGEMENT     |
| 022.004        | ZONING SITE PLAN ENLARGEMENT     |
| 022.005        | LAND USE MAP                     |
| 022.006        | EXISTING CONDITIONS & SOILS MAP  |
| 022.007        | PRIME/FARMLAND MAP               |
| 022.008        | SITE DETAILS                     |
| 022.009        | LANDSCAPE BUFFER & FENCE DETAILS |

**INTERCONNECTION INSET**

**SCALE: 1" = 100'**

**NOTES:**

SITE ADDRESS: ONE BERRY AV  
COUNTY, VA  
WATERMANS  
MINIMUM SETBACK REQUIREMENTS:  
**ZONING:** R-1  
PERMITTED USES: RESIDENTIAL  
PUBLIC MATCH-LINES  
MAIN BUILDINGS ON ADJACENT  
TOPOGRAPHICAL DATA & ELEVATIONS  
USGS 250' TOPOGRAPHY, 1986

1. TOPOGRAPHICAL DATA & ELEVATIONS  
USGS 250' TOPOGRAPHY, 1986
2. WATERS OF THE US SHOWN PER
3. THE PROPERTY BOUNDARY REVEALED

[illegible][illegible]

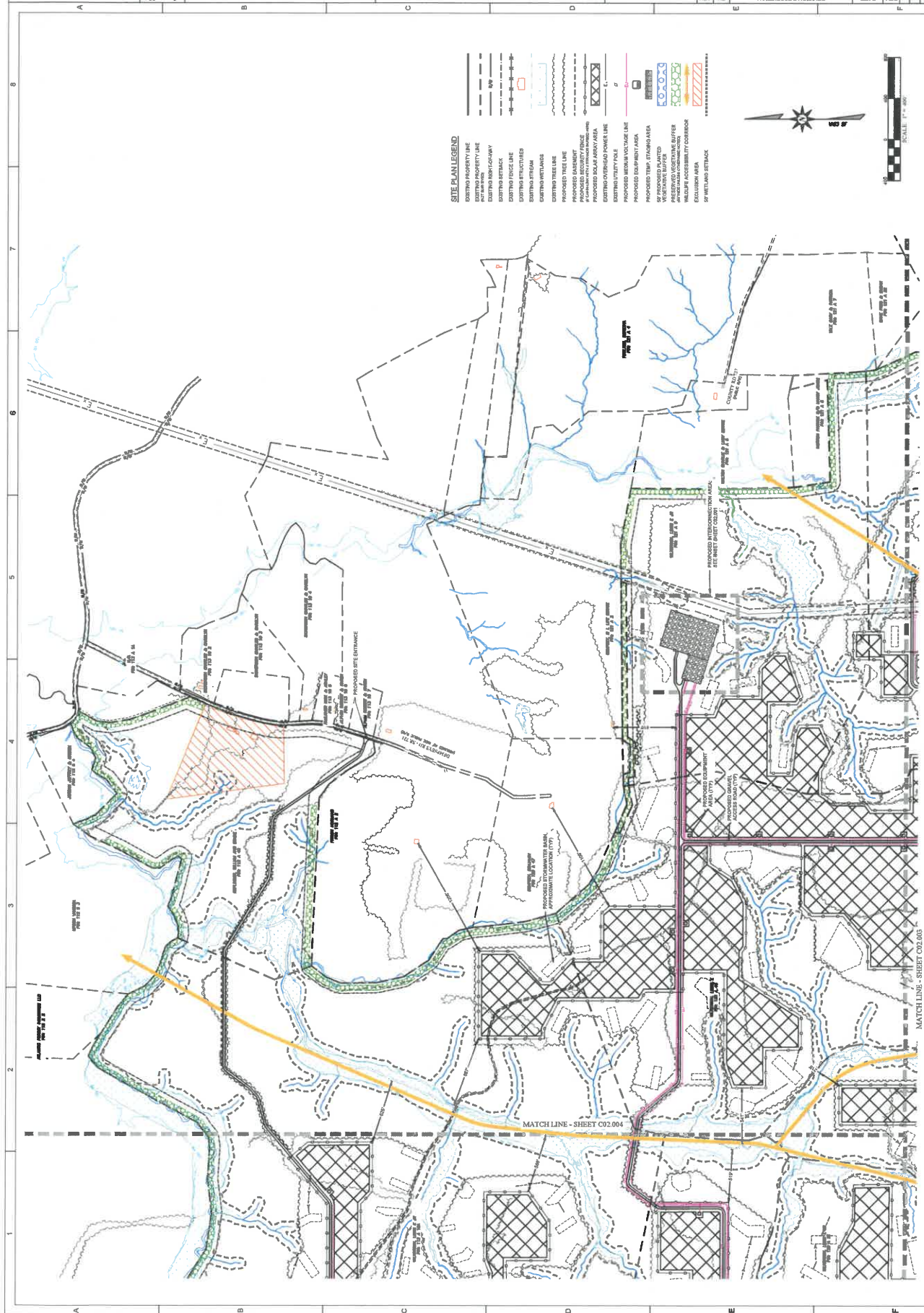
| DRAWING NUMBER | SHEET TITLE                      |
|----------------|----------------------------------|
| C02.001        | ZONING SITE PLAN - OVERALL       |
| C02.002        | ZONING SITE PLAN ENLARGEMENT     |
| C02.003        | ZONING SITE PLAN ENLARGEMENT     |
| C02.004        | ZONING SITE PLAN ENLARGEMENT     |
| C02.005        | LAND USE MAP                     |
| C02.006        | EXISTING CONDITIONS & SOILS MAP  |
| C02.007        | PRIME / ABLANDU MAP              |
| C02.008        | SHEET DETAILS                    |
| C02.009        | LANDSCAPE BUFFER & FENCE DETAILS |

11/20/2011

ZONING SITE PLAN -  
OVERALL

[illegible]

**TOBACCO TRAIL**  
PV ELECTRIC SUPPLY STATION  
OLE BRIERY STATION RD  
KEYSVILLE, VA 23947  
PRINCE EDWARD COUNTY



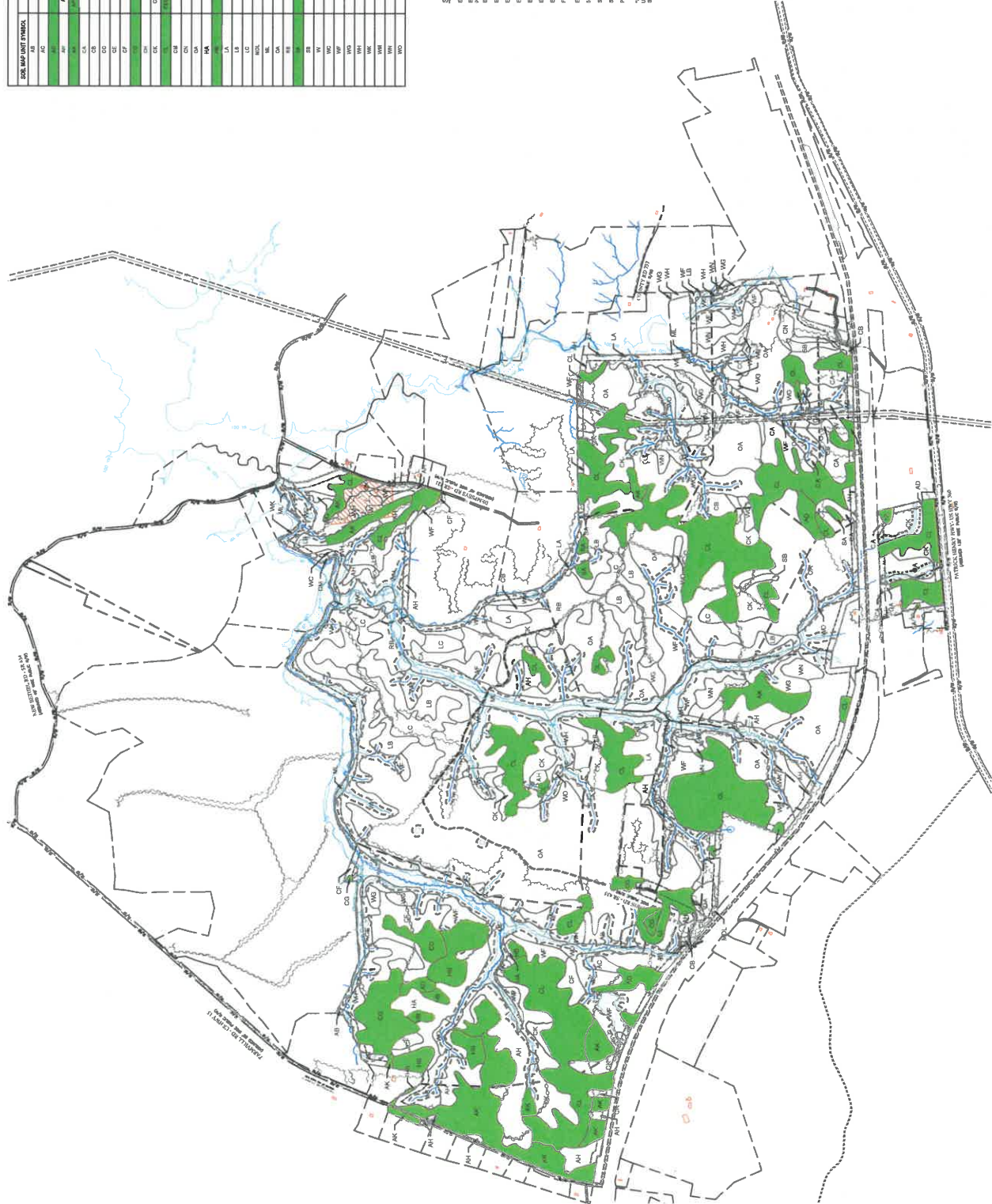
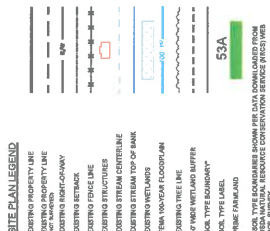


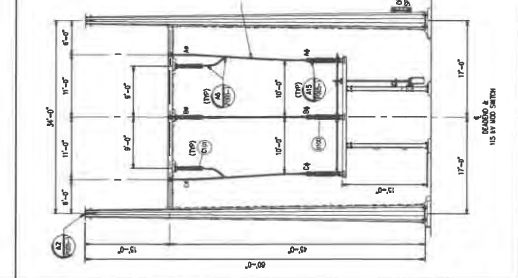




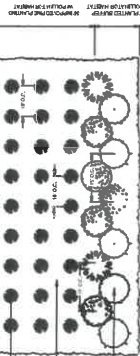


| SOL | SOA | UNIT | SYMBOL | SOL | SOA | UNIT | SYMBOL |
|-----|-----|------|--------|-----|-----|------|--------|
| 1   | AS  | AS   | AS     | 1   | AS  | AS   | AS     |
| 2   | AS  | AS   | AS     | 2   | AS  | AS   | AS     |
| 3   | AS  | AS   | AS     | 3   | AS  | AS   | AS     |
| 4   | AS  | AS   | AS     | 4   | AS  | AS   | AS     |
| 5   | AS  | AS   | AS     | 5   | AS  | AS   | AS     |
| 6   | AS  | AS   | AS     | 6   | AS  | AS   | AS     |
| 7   | AS  | AS   | AS     | 7   | AS  | AS   | AS     |
| 8   | AS  | AS   | AS     | 8   | AS  | AS   | AS     |
| 9   | AS  | AS   | AS     | 9   | AS  | AS   | AS     |
| 10  | AS  | AS   | AS     | 10  | AS  | AS   | AS     |
| 11  | AS  | AS   | AS     | 11  | AS  | AS   | AS     |
| 12  | AS  | AS   | AS     | 12  | AS  | AS   | AS     |
| 13  | AS  | AS   | AS     | 13  | AS  | AS   | AS     |
| 14  | AS  | AS   | AS     | 14  | AS  | AS   | AS     |
| 15  | AS  | AS   | AS     | 15  | AS  | AS   | AS     |
| 16  | AS  | AS   | AS     | 16  | AS  | AS   | AS     |
| 17  | AS  | AS   | AS     | 17  | AS  | AS   | AS     |
| 18  | AS  | AS   | AS     | 18  | AS  | AS   | AS     |
| 19  | AS  | AS   | AS     | 19  | AS  | AS   | AS     |
| 20  | AS  | AS   | AS     | 20  | AS  | AS   | AS     |
| 21  | AS  | AS   | AS     | 21  | AS  | AS   | AS     |
| 22  | AS  | AS   | AS     | 22  | AS  | AS   | AS     |
| 23  | AS  | AS   | AS     | 23  | AS  | AS   | AS     |
| 24  | AS  | AS   | AS     | 24  | AS  | AS   | AS     |
| 25  | AS  | AS   | AS     | 25  | AS  | AS   | AS     |
| 26  | AS  | AS   | AS     | 26  | AS  | AS   | AS     |
| 27  | AS  | AS   | AS     | 27  | AS  | AS   | AS     |
| 28  | AS  | AS   | AS     | 28  | AS  | AS   | AS     |
| 29  | AS  | AS   | AS     | 29  | AS  | AS   | AS     |
| 30  | AS  | AS   | AS     | 30  | AS  | AS   | AS     |
| 31  | AS  | AS   | AS     | 31  | AS  | AS   | AS     |
| 32  | AS  | AS   | AS     | 32  | AS  | AS   | AS     |
| 33  | AS  | AS   | AS     | 33  | AS  | AS   | AS     |
| 34  | AS  | AS   | AS     | 34  | AS  | AS   | AS     |
| 35  | AS  | AS   | AS     | 35  | AS  | AS   | AS     |
| 36  | AS  | AS   | AS     | 36  | AS  | AS   | AS     |
| 37  | AS  | AS   | AS     | 37  | AS  | AS   | AS     |
| 38  | AS  | AS   | AS     | 38  | AS  | AS   | AS     |
| 39  | AS  | AS   | AS     | 39  | AS  | AS   | AS     |
| 40  | AS  | AS   | AS     | 40  | AS  | AS   | AS     |
| 41  | AS  | AS   | AS     | 41  | AS  | AS   | AS     |
| 42  | AS  | AS   | AS     | 42  | AS  | AS   | AS     |
| 43  | AS  | AS   | AS     | 43  | AS  | AS   | AS     |
| 44  | AS  | AS   | AS     | 44  | AS  | AS   | AS     |
| 45  | AS  | AS   | AS     | 45  | AS  | AS   | AS     |
| 46  | AS  | AS   | AS     | 46  | AS  | AS   | AS     |
| 47  | AS  | AS   | AS     | 47  | AS  | AS   | AS     |
| 48  | AS  | AS   | AS     | 48  | AS  | AS   | AS     |
| 49  | AS  | AS   | AS     | 49  | AS  | AS   | AS     |
| 50  | AS  | AS   | AS     | 50  | AS  | AS   | AS     |
| 51  | AS  | AS   | AS     | 51  | AS  | AS   | AS     |
| 52  | AS  | AS   | AS     | 52  | AS  | AS   | AS     |
| 53  | AS  | AS   | AS     | 53  | AS  | AS   | AS     |
| 54  | AS  | AS   | AS     | 54  | AS  | AS   | AS     |
| 55  | AS  | AS   | AS     | 55  | AS  | AS   | AS     |
| 56  | AS  | AS   | AS     | 56  | AS  | AS   | AS     |
| 57  | AS  | AS   | AS     | 57  | AS  | AS   | AS     |
| 58  | AS  | AS   | AS     | 58  | AS  | AS   | AS     |
| 59  | AS  | AS   | AS     | 59  | AS  | AS   | AS     |
| 60  | AS  | AS   | AS     | 60  | AS  | AS   | AS     |
| 61  | AS  | AS   | AS     | 61  | AS  | AS   | AS     |
| 62  | AS  | AS   | AS     | 62  | AS  | AS   | AS     |





## TYPICAL PLANT LAYOUT



### PINE PLANTING NOTES

- PINUS TAEDA (IMPROVED LOBLOLLY PINE)  
PINUS ECHINATA (SHORTLEAF PINE)  
PINUS STROBUS (EASTERN WHITE PINE)

## POLLINATOR SEEDING NOTES

- RE,  
OF OFFICE OCCUR IN PLACE OR OF FINING WITH ATTENTION TO TIMING OF AVAILABLE

## 50' VEGETATIVE BUFFER PLANTING NOTES

- A 35' IMPROVED PINE PLANTING, POLLINATOR FRIENDLY AND WILDLIFE FRIENDLY NATIVE AND NON-INVASIVE PLANTS, TREES, GRASSES, FORBS, AND WILDOFLOWERS MUST BE USED. AREAS IN AND AROUND THE 100' VEGETATIVE BUFFER SHALL BE PREPPED AND PLANTED WITH AN APPROVED SOUTHEASTERN NATIVE MEADOW SEED MIX. THIS NATIVE MIX WILL ASSIST IN STABILIZING SOIL AND WATER, BIOREMEDIATION, AND EROSION CONTROL.

## SMALL EVERGREEN TREE PLANTING NOTES

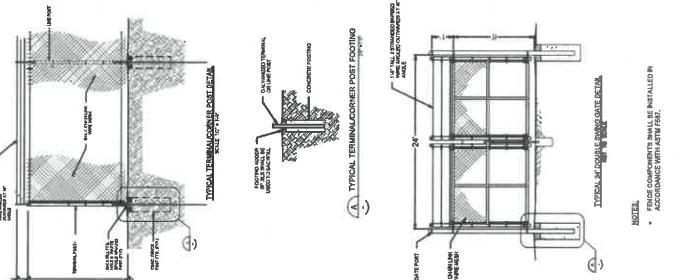
- OFFSET.  
BUFFER SHALL BE SOWN WITH A NATIVE POLLINATOR SEEDING MIX. (SEE NATIVE POLLINATOR NOTES THIS SHEET).

- JUNIPERUS VIRGINIANA  
(RED CEDAR)  
(YALPON HOLLY)  
(EASTERN WHITE PINE)  
(SOUTHERN MAGNOLIA)

- (LITTLE BLUE GRASS)  
 (LITTLE BLUESTEM)  
 (LITTLE GRASS)  
 (PURPLE TOP)  
 (BEARDED BERGEGRASS)  
 (INDIAN BLANKET)  
 (COMMON YARROW)  
 (BLACK EYED SUSAN)  
 (WILD SENNA)  
 (SWAMP SUNFLOWER)  
 (MAXIMILLIAN'S SUNFLOWER)  
 (BLUE VERNAIN)  
 (BUTTERFLY MILKWEED)  
 (PARCHED PEA)  
 (CANE LEAF CORCOSIS)  
 (SPOTTED BURNING BUSH)  
 (SPOTTED BURNING BUSH)  
 (FEATHER ASTER)

### COVER CROP SCHEDULE

AN 01 - APR 30  
MAY 01 - SEPT 01  
SEPT 01 - DEC 31



**NOTES:**

- \* FENCE COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F587.

TYPICAL FENCE DETAIL

[illegible]LANDSCAPE BUFFER &  
FENCE DETAILS

C02.009

**TOBACCO TRAIL**  
PV ELECTRIC SUPPLY STATION  
OLE BRIERY STATION RD  
KEYSVILLE, VA 23947  
PRINCE EDWARD COUNTY





Please publish the following public hearing notice in **THE FARMVILLE HERALD** on Wednesday, November 5, 2025 and Wednesday, November 12, 2025.

---



### NOTICE OF PUBLIC HEARING

The Prince Edward County Planning Commission will hold a PUBLIC HEARING on Tuesday, November 18, 2025 commencing at 7:00 p.m. in the Board of Supervisors Room, Prince Edward County Courthouse, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, Virginia, to receive citizen input prior to considering the following:

1. A Special Use Permit request filed by Tobacco Trail Solar, LLC to make a determination if the project is substantially in accord with the 2045 Prince Edward County Comprehensive Plan and for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 12-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634) and Virso Road (State Route 633) , which is zoned Agricultural Conservation (A1) District.

Citizen input for Public Hearings will be received through: (1) in-person participation; (2) remote participation by calling 1-844-890-7777, Access Code # 390313; or (3) by written comments mailed to: Planning Commission, P.O. Box 382, Farmville, VA 23901. Please limit word count to no more than 500 words. Comments must be received by 2:00 p.m. the day of the meeting; via email to [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us); or via facsimile at 434-392-6683. Based on the number of speakers, the Chair will determine the time allotted to each. Citizens may also view the monthly Planning Commission meeting live (no public input) at the County's YouTube Channel by using the link on the County website under Meetings & Public Notices.

Additional information regarding the special use permit applications is available for public review on the County's web site at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us) or in the Prince Edward County Administrator's Office, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA. It is the County's intent to comply with the Americans with Disabilities Act. Should you have questions or require special accommodations, please contact the County Administrator's Office at 434-392-8837.

###

# Prince Edward County

## SUP/Rezoning Request

Applicant:

Tax Map:

### Schedule B

List of adjoining Property owners and mailing addresses for the property for SUP and/or Rezoning.

| Parcel ID | Owner                                                    | Address                                                  | Note |
|-----------|----------------------------------------------------------|----------------------------------------------------------|------|
| 112 A 19  | BAILEY MALCOLM L TR OF THE MALCOLM                       | 606 BAILEY ROAD KEYSVILLE VA 23947                       |      |
| 111 A 4   | BAILEY M C & MARIAN C                                    | 119 BRIERY CHURCH ROAD KEYSVILLE, VA 23947               |      |
| 111 A 4A  | AGEE LARRY S & LORRAINE B                                | 15763 FARMVILLE ROAD KEYSVILLE VA 23947                  |      |
| 111 3 A   | BARTON JOSEPH A & TARREN MORRIS                          | 15758 FARMVILLE ROAD KEYSVILLE VA 23947                  |      |
| 119 A 15  | WRIGHT RACHELLE P                                        | 305 HENDERSON ROAD KEYSVILLE VA 23947                    |      |
| 111 A 3A  | WRIGHT RACHELLE P                                        | 305 HENDERSON ROAD KEYSVILLE VA 23947                    |      |
| 111 A 3B  | WRIGHT RACHELLE P                                        | 305 HENDERSON ROAD KEYSVILLE VA 23947                    |      |
| 119 A 18  | WHITLOCK KEITH D & MARY M                                | 16176 FARMVILLE ROAD KEYSVILLE VA 23947                  |      |
| 119 A 17  | WHITLOCK KEITH D & MARY M                                | 16176 FARMVILLE ROAD KEYSVILLE VA 23947                  |      |
| 119 A 16  | KELLER WILCO JAMES & HANNAH GRACE                        | 16460 FARMVILLE ROAD KEYSVILLE VA 23947                  |      |
| 119 A 12  | MARKER SHERRY LYLES                                      | 16754 FARMVILLE ROAD KEYSVILLE VA 23947                  |      |
| 119 A 14  | HAMMOCK TIMOTHY W & CAROLYN L                            | 11204 FARMVILLE ROAD FARMVILLE VA 23901                  |      |
| 119 A 10  | GOFF DONNA J TR OF THE DONNA J GOFF LIVING TRUST         | 18036 LUNDE LANE ROCKVILLE VA 23146-1731                 |      |
| 120 A 9   | PEARSON RONNIE DAIL                                      | 18114 BONNEVILLE LANE DINWIDDIE VA 23841                 |      |
| 120 A 14  | PEARSON RONNIE DAIL                                      | 18114 BONNEVILLE LANE DINWIDDIE VA 23841                 |      |
| 120 A 13  | REARDON THOMAS OCONNELL JR                               | 231 OLE BRIERY STATION ROAD KEYSVILLE VA 23947           |      |
| 120 A 13A | SNEAD JOHNNY J & Velda J                                 | 259 OLE BRIERY STATION ROAD KEYSVILLE VA 23947           |      |
| 120 A 16  | STOKES HATTIE E C/O WALLACE RAY STOKES                   | 6509 CABBAGE PATCH ROAD KEYSVILLE VA 23947               |      |
| 120 A 19  | STOKES HATTIE E C/O WALLACE RAY STOKES                   | 6509 CABBAGE PATCH ROAD KEYSVILLE VA 23947               |      |
| 120 A 20B | EAMES BRYAN D & PATRICIA M                               | 6685 CABBAGE PATCH ROAD KEYSVILLE VA 23947               |      |
| 120 A 28  | HAMMOCK BETTY F TR                                       | 6955 CABBAGE PATCH ROAD KEYSVILLE VA 23947               |      |
| 120 A 30  | HAMMOCK BETTY F TR                                       | 6955 CABBAGE PATCH ROAD KEYSVILLE VA 23947               |      |
| 120 A 22  | VAUGHAN JOHN W                                           | 673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947             |      |
| 121 A 14  | VAUGHAN JOHN W                                           | 673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947             |      |
| 121 A 17  | VAUGHAN JOHN W                                           | 673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947             |      |
| 121 A 18  | VAUGHAN JOHN W                                           | 673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947             |      |
| 120 A 44  | 591-649 PATRICK HENRY LLC                                | 3951 MOUNTAIN ROAD GLEN ALLEN VA 23060                   |      |
| 120 A 42A | WATSON DAVID L                                           | 286 THISTLE KNOB LANE KEYSVILLE VA 23947                 |      |
| 120 A 42B | BOWEN LONNIE CLARENCE & ROBBIE HAMMOCK                   | 1608 BRUCEVILLE ROAD MEHERRIN VA 23954                   |      |
| 120 A 37  | SHERRILL MELISSA, LARRY L & WEYLYN                       | 16 COLLINS DRIVE KEYSVILLE VA 23947                      |      |
| 120 A 42C | DYER JOSH A & ANGELA Z SHARPE                            | 146 THISTLE KNOB LANE KEYSVILLE VA 23947                 |      |
| 120 A 43  | HAMPTON MILDRED BREHM LIFE ESTATE                        | 551 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947             |      |
| 120 A 45  | HAMPTON MILDRED BREHM LIFE ESTATE                        | 551 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947             |      |
| 112 2 2   | ATLANTIC FOREST INDUSTRIES LLC                           | 2302 NASH ST N STE E 147 WILSON NC 27896                 |      |
| 112 5 3   | UPSON VANESSA A                                          | 2075 NEW BETHEL ROAD MEHERRIN VA 23954                   |      |
| 112 5 4   | JORDAN JEFFREY D & KRISTIN M                             | 1995 NEW BETHEL ROAD MEHERRIN VA 23954                   |      |
| 113 2 3   | THIERER MICHAEL K & MARLENE DAWN                         | 2260 NEW BETHEL ROAD MEHERRIN VA 23954                   |      |
| 113 10 2  | DICKERSON CHARLES D SR & CAROLYN R                       | 455 DEMPSEY ROAD MEHERRIN VA 23954                       |      |
| 113 10 3  | DICKERSON CHARLES D SR & CAROLYN R                       | 455 DEMPSEY ROAD MEHERRIN VA 23954                       |      |
| 113 10 4  | DICKERSON CHARLES D SR & CAROLYN R                       | 455 DEMPSEY ROAD MEHERRIN VA 23954                       |      |
| 112 A 2   | FRIGON NORMAND                                           | 44 SKYVIEW LANE SUDBURY MA 01776                         |      |
| 113 10 5  | FAULKNER KIRK B & ASHLEY M                               | 493 DEMPSEY ROAD MEHERRIN VA 23954                       |      |
| 113 10 6  | ALPHIN ROBERT G & KAREN G                                | 200 FERRY HILL TRAIL CLARKSVILLE VA 23927                |      |
| 113 10 7  | ALPHIN ROBERT G & KAREN G                                | 200 FERRY HILL TRAIL CLARKSVILLE VA 23927                |      |
| 113 15 1  | TYSON MAGGIE HELEN DEMPSEY & DONALD                      | 290 WHITE STREET DRAKES BRANCH VA 23937                  |      |
| 120 A 47  | DEMPSEY BENJAMIN                                         | 3334 ABILENE ROAD CHARLOTTE CH VA 23923                  |      |
| 121 A 2   | DELAND MONICA                                            | 12575 BLUE SPRINGS ROAD SWEETWATER TN 37874              |      |
| 121 A 5   | WALTON CHARLIE & LUCY ESTATE C/O KELVIN L & BETTY WALTON | 746 CC CAMP ROAD MEHERRIN VA 23954-3008                  |      |
| 121 A 8   | MORTON PATRICK C/O NANCY A JONES                         | 3541 CHESTERFIELD AVENUE BALTIMORE MD 21213              |      |
| 121 A 7   | YALE GARY LEE & PATRICIA L                               | 651 CC CAMP ROAD MEHERRIN VA 23954                       |      |
| 121 A 22  | CARDINAL'S ROOST LLC                                     | 8217 SHANNON HILL ROAD HENRICO VA 23229                  |      |
| 121 A 53  | HANCOCK TIMBERLAND XII INC                               | 13950 BALLANTYNE CORP PLACE SUITE 150 CHARLOTTE NC 28277 |      |
| 121 A 21  | COX WILLARD C/O ROSA BAILEY                              | 50 PASTURE LANE KEYSVILLE VA 23947                       |      |
| 113 10 1A | BREVARD ERIC D                                           | 338 ENFIELD ROAD JOPPA MD 21085                          |      |
| 121 A 20  | GEE JAKE & GRACE                                         | 437 COUNTRY DRIVE KEYSVILLE VA 23947                     |      |

PLANNING COMMISSION

John Prengaman  
Chairman

Llew W. Gilliam, Jr.  
Board Representative

Ken Copeland

Brad Fuller

David Hart

John Hogan

Whitfield M. Paige

John "Jack" W. Peery, Jr.

Rhett L. Weiss



COUNTY OF PRINCE EDWARD, VIRGINIA

DIRECTOR OF PLANNING &  
COMMUNITY DEVELOPMENT

Robert Love, GISP

Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

Office: (434) 414-3037

Fax: (434) 392-6683

[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

November 3, 2025

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Tobacco Trail Solar, LLC

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, **November 18, 2025** at 7:00 p.m. to receive citizen input on a request for a Special Use Permit request filed by Tobacco Trail Solar, LLC to make a determination if the project is substantially in accord with the 2045 Prince Edward County Comprehensive Plan and for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 12-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634) and Virso Road (State Route 633), which is zoned Agricultural Conservation (A1) District.

You are receiving this notice because you own land in the vicinity of the property requested to be approved for a special use permit. Following the hearing the Prince Edward County Planning Commission may vote to recommend approval or denial of the request.

Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter. If you have any questions or comments, please do not hesitate to contact me at: 434-414-3037 or by email at:

[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

**PLANNING COMMISSION**

John Prengaman  
Chairman  
Llew W. Gilliam, Jr.  
Board Representative  
Ken Copeland  
Brad Fuller  
David Hart  
John Hogan  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
Rhett L. Weiss



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

Office: (434) 392-8837  
Fax: (434) 392-6683

[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)  
[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

November 3, 2025

Landon Green, County Administrator  
Charlotte County, Virginia  
P.O. Box 608  
Charlotte Court House VA 23923

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Tobacco Trail Solar, LLC

Dear Mr. Green;

Per §15.2-2204 (C) of the Code of Virginia (1950), as amended, you are being sent written notification of a rezoning application as listed in the attached public notice which involves a parcel of land within one-half mile of a boundary with an adjoining locality.

The Prince Edward Planning Commission will hold a public hearing on November 18, 2025 at 7:00 p.m. to receive input on the requests. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

If you have any questions or comments, please forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

**PLANNING COMMISSION**

John Prengaman  
Chairman  
Llew W. Gilliam, Jr.  
Board Representative  
Ken Copeland  
Brad Fuller  
David Hart  
John Hogan  
Whitfield M. Paige  
John "Jack" W. Peery, Jr.  
Rhett L. Weiss



**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love

Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

Office: (434) 392-8837  
Fax: (434) 392-6683

[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)  
[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

November 7, 2025

Tracy M. Gee, County Administrator  
Lunenburg County, Virginia  
11413 Courthouse Road  
Lunenburg, VA 23952

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Tobacco Trail Solar, LLC

Dear Ms. Gee;

Per §15.2-2204 (C) of the Code of Virginia (1950), as amended, you are being sent written notification of a rezoning application as listed in the attached public notice which involves a parcel of land within one-half mile of a boundary with an adjoining locality.

The Prince Edward Planning Commission will hold a public hearing on November 18, 2025 at 7:00 p.m. to receive input on the requests. Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter.

If you have any questions or comments, please forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

Tobacco Trail Solar, LLC  
PRINCE EDWARD COUNTY, VIRGINIA  
Special Use Permit Conditions

**SECTION I. GENERAL PROVISIONS**

1. This Special Use Permit applies to the following properties for which a special use permit application was submitted: Tax Map Parcel Identification Numbers: 111-A-2B, 111-A-3, 112-A-19A, 112-A-40, 120-A-1, 120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10. The Special Use Permit application was submitted on 07/15/2025 by Tobacco Trail Solar, LLC on behalf of the owners of the said properties, and compliance with these conditions is the express duty of, and these conditions shall bind, the Applicant and any assignee of the Applicant who operates the Solar Facility
2. The Site shall be developed, constructed, operated, and decommissioned in compliance with all of the following:
  - a. All applicable federal, state, and local laws, statutes, ordinances, and regulations.
  - b. All written agreements entered into between the Applicant and the County, expressly including, but not limited to, a Solar Facility Siting Agreement.
  - c. The Site Plan approved by Prince Edward County.
  - d. The Decommissioning Plan approved by Prince Edward County.
  - e. The Emergency Response Plan approved by Prince Edward County.
  - f. The Construction Traffic Management Plan approved by Prince Edward County.
  - g. The Erosion and Sediment Control Plan approved by Prince Edward County.
  - h. The Stormwater Management Plan approved by Prince Edward County and/or DEQ.

Violation by the Applicant or by any one or more of Applicant's agents, employees or contractors of any terms, conditions, or provisions of any of the foregoing shall constitute a violation of this Special Use Permit if Applicant has failed to begin and diligently pursue (or has failed to cause its agents, employees or contractors, as applicable, to begin and diligently pursue) correction of the violation within thirty (30) days after written notice by the County to Applicant.

3. The following terms shall have the following meanings if or when used in these Conditions:
  - a. **"Abandoned"** means the discontinuation of power generation by the Solar Facility for a period of at least 180 consecutive days, except in the event of a force majeure event requiring reconstruction.

- b. **"Applicant"** means Tobacco Trail Solar, LLC.
- c. **"Approved Site Plan"** means the detailed drawing showing all equipment, excavation, landscaping, and other changes or improvements to be made to the real property or properties for the development of the Project following approval of the Special Use Permit Application by the Prince Edward County Planning Commission, and the Prince Edward County Board of Supervisors and administrative review and approval by Prince Edward County staff.
- d. **"Board"** means the Board of Supervisors of Prince Edward County, Virginia.
- e. **"Commercial Operation"** means the period beginning on the date that the sale of electricity generated from the Solar Facilities to a third party through the Grid commences pursuant to a Power Purchase Agreement or offtake by an investor-owned utility or Independent Power Producer and terminating contemporaneously with the commencement of Decommissioning.
- f. **"County"** means Prince Edward County, Virginia.
- g. **"County Administrator"** means the county administrator of Prince Edward County, Virginia.
- h. **"Decommission" or "Decommissioning" or "Decommissioning Activities"** means the work on the Solar Facility to remove improvements on the real property and to otherwise comply with the Decommissioning Plan.
- i. **"Decommissioning Commencement Date"** means the earliest date on which Decommissioning is required to begin under the terms set forth in these Special Use Permit Conditions.
- j. **"Decommissioning Plan"** means the plan for Decommissioning Activities submitted by Tobacco Trail Solar, LLC and approved by the County.
- k. **"Grid"** means the interconnected network for delivering electricity from producers to consumers (consisting of generating stations, electrical substations, high voltage transmission lines, and distribution lines that connect individual customers) to which the Project is connected and provides power.
- l. **"Investor Owned Utility Company"** means an electric utility as defined in Section 56-576 of the Code of Virginia.
- m. **"Operator"** means any party which undertakes the management, maintenance, and operation of the Solar Facility, including, but not limited to, as assignee of the Applicant.
- n. **"Power Purchase Agreement"** means the written agreement pursuant to which electricity generated from the Solar Facilities is sold to a third party.
- o. **"Project"** means the Solar Facility on the parcel, including the following:
  - (i) the development, design, procurement, construction, installation, commissioning, testing, interconnection, and start-up of the Solar Facility on the Site; (ii) the operation, repair, replacement, and maintenance of the Solar

Facility on the Site; and (iii) the decommissioning and removal of the Solar Facility from the Site.

- p. **"Related Entity" or "Related Entities"** means any two or more entities described in I.R.C. § 267(b).
- q. **"Site" or "Solar Facility Site"** means all properties to be leased or purchased by the Applicant or any Related Entity for development in connection with the Project, identified as follows: Prince Edward County Tax Map Identification Numbers 111-A-2B, 111-A-3, 112-A-19A, 112-A-40, 120-A-1, 120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10.
- r. **"Site Plan"** means the detailed drawing showing all equipment, landscaping, roads, retention facilities, fencing, buffers, and other changes or improvements to be made to the real property or properties for the development of the Project.
- s. **"Solar Facility" or "Solar Facilities"** means the Site together with all equipment, apparatus, or other items of personal property used for the construction, operation, or decommissioning of the Project.
- t. **"Surety Review Date"** means the date by which the Applicant will update the cost estimate in the Decommissioning Plan every five (5) years and reimburse the County for the actual and reasonable, out-of-pocket costs of each such independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.

- 4. The Site shall be developed in general conformance with the information and exhibits submitted with the Special Use Permit application (the "SUP" Application), except as modified by associated conditions, the Approved Site Plan, and as required by the land development ordinances of Prince Edward County. The Site shall employ the practice of agrivoltaics where practical on site.
- 5. This Special Use Permit (SUP) is issued to the owners of the properties for which the special use permit application was submitted (the Properties) and shall run with the land unless and until this SUP is revoked, expires, or is voided.
- 6. An Approved Site Plan shall be required for this use.
- 7. Prior to the issuance of construction permits, the Applicant shall record in the Circuit Court Clerk's Office of Prince Edward County, Virginia a plat of survey delineating the property boundary and total acreage.
- 8. The Applicant shall submit an Emergency Response Plan (the "ER Plan") with the submission of the Site Plan. The ER Plan shall include fire suppression methods that can be deployed during both the construction and operation of the project. The

ER Plan shall also include a program of education and training to be provided for County emergency response staff covering onsite emergency response.

9. Unless approved in writing by the County, no signage shall be permitted on the Site; except that signage containing notices, warnings, or other information, if required by law or by applicable codes and standards, or deemed by the County to be in the interest of the safety and welfare of the community, shall be required.
10. Tobacco Trail Solar, LLC will reimburse, or cause to be reimbursed, to the County all reasonable, out-of-pocket costs and fees incurred for professional services engaged for purposes of assisting the County during the application process and during construction, including, but not limited to, legal fees and consulting fees; however legal fees shall not be assessed to Tobacco Trail, LLC after construction is completed. The purpose of the reimbursement payments is to defray the costs and expenses incurred by the County in connection with (i) the zoning and permitting processes related to the approval of the Solar Facility, (ii) the permitting process with federal and state agencies, as applicable, and (iii) the construction of the Solar Facility. Should the special use permit application submitted by Tobacco Trail Solar, LLC for the Project not be approved by the County, no reimbursement under this paragraph will be owed by Tobacco Trail Solar, LLC to the County.
11. The Project owner or operator will, in coordination with Prince Edward County Emergency Management, provide education and training on how to respond in the event of a fire or other emergency on the premises. “Knox Boxes” or coded padlocks will be added at access gate locations, so that emergency services resources can gain access inside the security fence during the construction phase of the project.
12. Terms and conditions pertaining to revenue share payments and voluntary payments shall be set forth in a siting agreement between Applicant and the County.

## **SECTION II. BUFFERS, HEIGHTS, AND SETBACKS**

13. Buffers throughout the Site shall include the following:
  - a. All setbacks shall be no less than those shown on the site plan approved by Prince Edward County.
  - b. The Site Plan will identify the maximum extent of the Project area, outside of which solar panels or other equipment will not be located. The solar panels other equipment of the Solar Facility will not be located within the standard setbacks established by Section 7-110 (D) of the County Ordinance.

- c. The Site Plan will include a vegetative buffering plan (the “Vegetative Buffer Plan”) that will limit the visibility of the Solar Facility from the public rights-of-way adjacent to the Site. For purposes of this Condition, “Solar Facility” does not include the perimeter security fencing, gravel access road, or interconnection equipment. Also, the “Solar Facility” is not an objectionable feature, within the meaning of County Ordinance Section 7-110.
- d. All vegetative buffering areas, as shown on the Vegetative Buffer Plan, shall enable insolation of the Solar Facility and may be both natural and planted, shall be a part of the approved Project, and should be protected from harvest so long as the Site is operated as a solar facility.
- e. Vegetative buffering areas shall be installed and, as necessary, managed to ensure health and preservation of the vegetation. Any vegetative buffering that is dead during the operating period shall be removed and replaced in conformance with the approved site plan, within a six (6) month time period during a typical planting period. The type and height of replacement vegetation shall be similar to that of which was originally planted during construction. In the event that the vegetative buffering is severely damaged due to an unusual weather occurrence or natural catastrophe, the Project shall have one year or one growing season, whichever is sooner, to replace or replant.
- f. A 15’ screening buffer shall be maintained with any bordering standing timber harvested after construction of the solar facility.
- g. Electrical lines leaving the solar facility shall be underground until the point of reaching the first pole outside of the facility as to not impact the screening plan unless: (a) otherwise approved by the County in the final site plan; (b) otherwise approved by the County in connection with building permit approvals, including electrical permits; (c) underground lines conflict with other applicable permitting standards, including environmental permits; or (d) underground lines are not reasonably practical given site constraints.
- h. Historical resources noted in the Virginia Department of Historic Resources Map that are listed or eligible for listing in the National Register of Historic Places must be identified, marked, and preserved at a setback approved by the Virginia Department of Historic Resources, as reflected on the Site Plan.
- i. The maximum height of ground mounted systems, equipment, and structures, as measured from the grade or base of the improvements to the highest point, shall not exceed eighteen (18) feet in height. Excluded from this height

requirement are overhead electric distribution and transmission lines and poles, project substation, and utility switchyard.

### **SECTION III. CONSTRUCTION, TRAFFIC, and ROAD REPAIRS**

14. Subject to compliance with applicable site safety requirements and upon reasonable prior notice, the County Administrator, building official, zoning administrator, or environmental codes and compliance officer, or any party or parties designated by any one or more of those county officials, including other federal, state, or local government officials, shall be allowed to enter the Site at any time during construction. Once the facility has commenced Commercial Operation, subject to compliance with applicable Site safety requirements, County officials may enter the Site upon at least one week's advance notice to the Solar Facility liaison.
15. All construction entrances for the Site shall be in general conformance with the information and exhibits submitted with this Special Use Permit application and must be authorized and approved by the Virginia Department of Transportation (VDOT).
16. All construction activity shall be conducted during daylight hours Monday-Saturday. Activities allowed on Sundays include only the following: onsite planning, walking, and riding the Site by passenger vehicle (not heavy construction trucks or equipment), office work, and other activities that do not produce large quantities of traffic on the surrounding roads or loud construction noises within the Site. The Applicant shall comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation but shall not be required to do so during construction.
17. All heavy construction traffic, including, but not limited to, dump trucks, tractors and trailers, supplier vehicles, and trucks hauling equipment shall enter the site at the designated private driveway entrances.
18. The Applicant shall submit a Construction Traffic Management Plan ("CTMP") as part of the Site Plan. The CTMP shall address traffic control measures, an evaluation of the condition of the public roads along the Delivery Routes prior to construction, and a description and an estimate of any anticipated repairs to public roads that may arise due to damages attributable to construction of the Solar Facilities. The CTMP must be reviewed by a third-party selected by the County and paid by, and at the sole cost of, the Applicant.
19. No burning of stumps and/or debris will be allowed onsite at the subject solar facility.

20. The Solar Facilities shall be enclosed within chain link security fencing not less than six (6) feet in height.
21. The Project will not utilize permanent lighting. If installed at a later date, lighting will be downward facing, motion activated security lighting located at the Project entrance gate or at the control panels near the equipment pad. Lighting of the substation and switchyard shall be limited to that minimally required for safety and operational purposes and shall be full cut-off type fixtures.
22. Prior to commencement of construction, the Applicant shall provide the County a bond equal to 100% of the cost of the anticipated repairs to be made to the public road along the Delivery Routes, as defined in paragraph 23 below, including the entire public right of way along the Delivery Route. The bond may be in the form of a letter of credit, a surety bond, or a cash bond given to the County, to be held by the County without interest, but the form of any surety bond must be approved by the County Administrator. The County will release, return, and terminate the roadway surety upon completion of construction and Commercial Operation of the Project.
23. Subject to the CTMP, Delivery Routes to the site will include a portion of U.S. Route 15 (Farmville Road), a portion of US Route 360 (Patrick Henry Hwy), Cabbage Patch Road, and Ole Briery Station Road, to the proposed four (4) entrances as shown in Attachment B -Conceptual Site Plan of the SUP application.
24. The Solar Facilities shall have received Final Site Plan approval from the County within four (4) years of approval. The Board of Supervisors may approve one extension of up to one (1) year each upon written request from the Applicant detailing the need for an extension.
25. Solar panels will be constructed, maintained, and operated in accordance with national industry standards and regulations including the National Electrical Code, International Fire Code of the International Code Council, and the National Fire Protection Association Fire Code, as provided in Va. Code 15.2-2286. In the event of a conflict between the national industry standards and these Conditions, the national industry standards shall control so that as technology advances, updated technology may be used by the Applicant. Notwithstanding any of the foregoing, the use of any of the following materials at any time, whether in construction, maintenance, or operation of the facility, is expressly prohibited: cadmium telluride, cadmium, tellurium, GEN X, field-applied Teflon® coating, or any other materials prohibited by federal or state agencies.
26. No panels, inverters, pyranometers, substations, or any other component of the Solar Facility, except fencing, shall be located in a FEMA Special Flood Hazard Area.

27. Upon completion of the construction of the Solar Facilities, the Applicant shall submit a post-construction evaluation of the condition of the roads along the Delivery Routes to the County Administrator for approval. The post-construction evaluation shall include a plan for repairing any damage caused to the public roads along the Delivery Route directly attributable to the Applicant. The Applicant shall be responsible for causing such repairs to be completed to the satisfaction of the VDOT and shall be responsible for coordination of repairs with VDOT. All roadway repairs along the Delivery Routes shall be made at the sole expense of the Applicant. Once repairs are completed, the performance bond shall be released.

#### **SECTION IV. ENVIRONMENTAL**

28. The Applicant shall submit a Stormwater Management Plan and an Erosion and Sediment Control Plan as part of the Site Plan. The Applicant shall reimburse, or cause to be reimbursed to, the County all reasonable, out-of-pocket costs incurred by the County related to retaining such third-party inspectors, plan reviewers, and advisors as reasonably necessary for project review and inspections. All such payments shall be remitted to the County within thirty (30) days of invoicing. The County shall retain the right to inspect the Site to verify the findings of the third-party inspectors upon reasonable, prior notice and subject to compliance with Site safety requirements. The phasing of land disturbance shall be detailed in the Erosion and Sediment Control plan and accompanying project narrative.
29. Stabilization of the Site shall be maintained at all times in compliance with Virginia Department of Environmental Quality (DEQ) standards, rules, requirements, and regulations. The Applicant and the Operator, or either one of them, shall notify the County within twenty-four (24) hours of receiving any DEQ notice of less than full compliance by the Project and shall, within forty-eight (48) hours of receipt, provide the County with a copy of the notice. Thereafter, the Applicant and the Operator, or either one of them, shall provide to the County within forty-eight (48) hours of transmission or receipt copies of all correspondence with DEQ regarding Project noncompliance issue until such time as the matter is fully resolved to the satisfaction of DEQ. In order to ensure orderly development of the Solar Facility and to protect the stabilization and environmental integrity and quality of the Site, no more than fifty percent (50%) of the total site development area shown on the Approved Site Plan may be disturbed at any point in time. For purposes of this condition an area for which one or more of the following is true is not considered to be disturbed: the area has established ground cover, the County has determined that the area is not disturbed, an area where temporary stabilization measures have been implemented, gravel driveways, or laydown areas.
30. Soil testing shall be conducted on the Site as follows:

- a. Testing shall be conducted in no less than ten (10) locations on the Site, at least one location being within proximity to panels of each different type or manufacturer. Samples will be collected from a depth of six inches below ground surface.
  - b. Testing shall be conducted prior to the issuance of a land disturbance permit and annually thereafter. Testing also shall be conducted immediately prior to Decommissioning and immediately following the termination of Decommissioning.
  - c. Samples shall be analyzed for Priority Pollutant 13 Metals (arsenic, antimony, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium, and zinc) in accordance with EPA methods SW 6020, SW 6020A, SW1312, and 200.8.
  - d. Testing shall be performed by a service provider retained by the Operator but approved by the County.
  - e. A test report for each testing event, including an executive summary, shall be provided to the Prince Edward County zoning administrator within ten (10) days of the completion of such report.
  - f. No costs shall be incurred by Prince Edward County for soil testing or reports of soil testing provided to Prince Edward County.
31. Any damaged solar components or portions thereof shall be collected by the facility operator and removed from the site or stored on site in a location protected from weather and wildlife and from any contact with ground or water until removal from the site can be arranged; storage shall not exceed sixty (60) days. If not returned to the manufacturer, damaged components shall be transferred directly to an approved recycling facility or disposal site in accordance with local, state, and federal laws.

## **SECTION V. DECOMMISSIONING**

32. Decommissioning shall be conducted in accordance with the Decommissioning Plan approved by Prince Edward County.
33. The Applicant or the Operator shall provide a Notice of Decommission to the County Administrator of Prince Edward County within thirty days (30) of a determination to cease Operation of the Solar Facility.
34. Prior to the commencement of construction, the Applicant shall submit to the County and receive County approval of a Decommissioning Plan. The Applicant

shall comply with all terms and conditions of the Decommissioning Plan as approved by the County. The Decommissioning Plan at a minimum shall include provisions regarding the following:

- a. Specifications for the removal of all solar equipment, buildings, cabling, electrical components, pads or foundations, pilings, and fencing.
  - b. A requirement that all Site real property must be restored to the condition of the property as of the date Construction commences (reasonable wear and tear excepted).
  - c. A requirement that the property must be stabilized so as to adequately control, prevent, and minimize any and all erosion or sediment runoff, consistent with the approved Erosion and Sediment Control Plan.
35. Decommissioning shall begin immediately after the Facility has, for a period of six (6) consecutive months, ceased operating as a solar energy facility distributing energy to the electrical grid and shall be diligently pursued, as determined by the County in its sole discretion, and completed within eighteen (18) months from the Decommissioning Commencement Date. Prior to its expiration, the County may extend this Decommissioning period by six (6) months if the County finds that the Operator commenced Decommissioning the Solar Facility diligently and continuously worked to Decommission the Facility throughout the Decommissioning period, and is reasonably expected to complete the Decommissioning within the additional six-month period.
36. Periods during which the Facility is not operational for maintenance, repair, repowering, or due to a catastrophic event beyond the control of Tobacco Trail Solar, LLC during which time Tobacco Trail Solar, LLC works diligently to return the Facility to full Commercial Operation, shall not constitute the cessation of operations requiring the initiation of Decommissioning requirements herein. Tobacco Trail Solar, LLC must provide written notice and evidence of the Solar Facility status and repair efforts to the County Administrator during the period in which the Solar Facility is not fully operational. Such notice shall identify the last day on which the Facility was fully operational. Regardless of the efforts of Tobacco Trail Solar, LLC to return the Solar Facility to full Commercial Operation, if the Solar Facility does not operate as a solar energy facility distributing energy to the electrical grid after the catastrophic event for a period of eighteen (18) months, the Project shall be deemed Abandoned and Tobacco Trail Solar LLC shall commence Decommissioning no later than the 548th day after the catastrophic event unless the County Administrator finds that Tobacco Trail Solar, LLC is diligently proceeding with repairs to return the facility to operation.

37. Any change of party responsible for Decommissioning of the facility, or change in any part of the contact information, shall be reported to the County Administrator within sixty (60) days of the change(s).
38. If Decommissioning Activities are not completed within the allotted time, or if the Project is Abandoned, the County may complete or have completed at its expense the Decommissioning Activities required under the terms of the Decommissioning Plan and may recover all costs of completing those Decommissioning Activities from the surety provided as set forth herein.
39. To secure the costs of Decommissioning, Tobacco Trail Solar, LLC, or its successor shall at all times, beginning at commencement of construction and until the termination of Decommissioning, provide financial surety in a form and in an amount approved by the County. If the Solar Facility is transferred to a public utility or an Investor or Member Owned Utility Company (e.g.: Dominion Energy, Old Dominion Electric Cooperative or its successor entity), the surety required of the Applicant may be cancelled at the time of the transfer and no further surety will be required.
40. The amount of the surety required shall be 100% of the estimated Decommissioning costs estimated at each Surety Review Date, less the scrap or repurposing value of the Solar Facility. The estimated costs and surety to meet the above requirements shall be reviewed by the County Administrator on each Surety Review Date, at which time the County Administrator shall determine if the estimates adequately reflect the Decommissioning costs and any scrap or repurposing value and that the surety will guarantee performance. Should the County Administrator determine that estimated costs and surety are insufficient, the County Administrator and Tobacco Trail Solar, LLC shall mutually agree to determine the correct surety amount; and Tobacco Trail Solar, LLC shall then provide the agreed, adequate surety within one hundred eighty (180) days following the Surety Review Date or, if later, within thirty (30) days after the County Administrator and Tobacco Trail Solar, LLC agree on the adequate surety amount.
41. Surety must be provided in the form of a cash bond deposited with the County; by an irrevocable letter of credit provided for the County's benefit; or by a surety bond listing the County as the obligee, a hypothecated account, an escrow account, or a guaranty issued by a credit-worthy entity, or as otherwise provided in Section 15.2-2241.2 of the Code of Virginia.
- a. A cash bond shall be in the form of a cashier's check or certified check deposited with the County which has cleared all issuing institutions. Any interest accruing on such funds shall be added to the total amount and retained by the County for Decommissioning. The deposit shall be accompanied by a letter agreement, acceptable to, and issued by, the County Administrator, confirming that the cash deposit is to be held by the County to guarantee the performance of the

Decommissioning work required herein, and should the Solar Facility be Abandoned or should the Decommissioning work not be diligently undertaken or performed according to the requirements herein, or should the Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, the County may expend the deposited funds to undertake the Decommissioning work required herein, without more, after providing written notice to the person identified as owner of the property in the land records of Prince Edward County as of the date of the notice. Within six (6) months of the completion of the Decommissioning work required herein by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the cash bond and accrued interest, less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.

- b. An irrevocable letter of credit shall mean an instrument provided by a lending institution guaranteeing payment to the County within seventy-two (72) hours of the County's written notice to the institution that the Solar Facility has been Abandoned or the Decommissioning Activities have not been diligently undertaken or performed according to the requirements herein and demand to the institution for the funds, without more. The letter of credit shall have no expiration date or required renewal and shall remain in effect for the benefit of the County and shall under no circumstances be withdrawn before the Decommissioning Activities required herein are completed or the amount guaranteed has been fully drawn by the County. The letter of credit shall require that the County be notified thirty (30) days prior to any cancellation or alteration of the letter of credit. Should the County receive notice that the letter of credit will be cancelled or otherwise become unavailable or decrease, or should this Special Use Permit be revoked, lapse, expire or be voided due to violation thereof by Tobacco Trail Solar, LLC, the County may, immediately draw down the entirety of the letter of credit and convert the surety to a cash bond to be deposited with the County and subject to the terms herein; this shall be specifically reflected in the language of the irrevocable letter of credit. The County may expend the guaranteed funds, without more, to undertake the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan after providing written notice to Tobacco Trail Solar, LLC or, if the Project is Abandoned, to the person identified as the owner of the Property in the land records of Prince Edward County as of the date of the notice. Within six (6) months following the completion of the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the letter of credit shall be released by the County and any amounts drawn on the letter of credit, less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if

the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.

- c. A surety bond shall mean a bond issued by a company with an AM Best rating of A++, that is treasury listed, and that is licensed to do business in the Commonwealth of Virginia. The surety bond shall list the County as an obligee and shall remain in effect for the benefit of the County and shall under no circumstances be withdrawn or cancelled before the Decommissioning Activities required herein and required by the terms of the Decommissioning Plan are completed or the amount guaranteed has been fully paid to the County. The surety bond shall require that the County be notified thirty (30) days prior to any cancellation or alteration of the bond. Should the County receive notice that the surety bond will be cancelled or otherwise become unavailable or decrease below the limits required herein, or should the Special Use Permit be revoked, lapse, expire or be voided due to violation thereof by Tobacco Trail Solar, LLC, the County may, immediately file a claim, for the entirety of the amount of the bond, the guarantor shall pay the amounts guaranteed and the County shall convert the surety to a cash bond to be deposited with the County and subject to the terms herein; this shall be specifically reflected in the language of the surety bond. The County may expend the guaranteed funds, without more, to undertake the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan, after providing written notice to Tobacco Trail Solar, LLC, or, if the Project is Abandoned, to the person identified as the owner of the Property in the land records of Prince Edward County as of the date of the notice. Within six (6) months following the completion of the Decommissioning Activities required herein by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the surety bond shall be released by the County, and the bond funds paid to the County less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.

42. Should this Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, the County may immediately draw down all of the surety funds and convert them into a cash bond for purposes of Decommissioning as set forth hereunder and as set forth in the Decommissioning Plan. In such case, no contractual agreement shall be required for the cash bond. This shall be reflected in the surety provided.
43. Should the funds guaranteed for the Decommissioning Activities for any reason not be sufficient for the County to complete the Decommissioning Activities as

allowed for herein and as set forth in the Decommissioning Plan, Tobacco Trail Solar, LLC or its successor, shall be and shall remain liable to the County for the difference between the guaranteed funds and the amounts required to Decommission the Solar Facility and shall pay the difference to the County upon demand. The County shall not be liable to any party in any way for the funds drawn pursuant to the conditions set out herein and expended in relation to Decommissioning.

44. Should the Facility be Abandoned, or should the Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, or should the Decommissioning Activities not be diligently undertaken or performed, and should the County draw down the funds for the purpose of performing the Decommissioning Activities and mobilize its contractors to perform the Decommissioning Activities or otherwise incur liability to its contractors for the performance of the Decommissioning Activities, Tobacco Trail Solar, LLC, its successor or agent, shall have no right to perform the Decommissioning Activities unless specifically authorized by the County in writing that confirms that the County has incurred no liability to any contractors to perform the Activities or that any such liability is transferrable as deemed acceptable to the County. The Applicant or the Operator shall immediately, upon written demand by the County or any person or entity authorized to act on behalf of the County, without more, grant or release to the County, or any person or entity authorized to act on behalf of the County, under terms deemed acceptable by the County, all necessary real property rights, personal property rights, either or both, as determined solely by the County, other than fee simple ownership or a leasehold interest of the real property, so that the County or any person or entity authorized to act on behalf of the County may undertake any required Decommissioning Activities that have not otherwise been performed as required. This shall include, but may not be limited to, releasing any interest in the personal property, facilities, fixtures, and structures which are to be removed and recycled, disposed of, or otherwise demolished.

Note: Highlighted language is recommended to be removed by The Berkley Group.

**Staff Report  
Tobacco Trail Solar, LLC  
Special Use Permit  
Prince Edward County, Virginia**

**Report Date: October 24, 2025  
Planning Commission Meeting Date: November 18, 2025**

**APPLICATION SUMMARY**

**Project:** Tobacco Trail Solar Project, 150 MW

**Location:** The Project is located in Prince Edward County, located north of Patrick Henry Highway, east of Farmville Road, and west of New Bethel Road.

**Parcel Record Numbers:** 111-A-2B, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, 120-A-10

**Proposal:** Applicant's request for review of the Tobacco Trail Solar Project pursuant to Virginia Code Section 15.2-2232

**Application Submitted:** Initial Submission: July 15, 2024  
Last Revision: October 17, 2025

**Applicant:** Tobacco Trail Solar, LLC  
800 Taylor Street  
Suite 200  
Durham, NC 27701

**Owners:** Lewis E Wilkerson, Dawn H. Wilkerson, William Keplinger, Stacie Shaffer, Mildred B. Hampton, John W. Vaughn

**PLANNING COMMISSION ROLE**

The Applicant has submitted a Special Use Permit (SUP) application for a utility-scale solar energy facility. Pursuant to Code of Virginia 15.2-2232., the Planning Commission must determine if the proposed facility is substantially in accord with the Prince Edward County Comprehensive Plan or parts thereof. Additionally, pursuant to Section 5-124 of the County's Zoning Ordinance, the Planning Commission must evaluate the SUP and determine that it conforms with applicable standards and the following general standards:

1. The proposal as submitted or modified shall generally conform to the latest comprehensive plan of the county.

2. The proposal as submitted or modified shall have a minimum adverse impact on the surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, consideration shall be given to the timing of the operation, site design, access, screening, and or other matters that might be regulated to mitigate adverse impacts.

As part of their SUP review process, the Planning Commission will conduct a public hearing to receive public comment on the application. Following the public hearing, the Planning Commission will make a recommendation to the Board of Supervisors to either approve or deny the SUP Application, and whether and what conditions should accompany any approval. The Planning Commission may also defer action to a future meeting.

## **PROPOSED DEVELOPMENT**

The Applicant proposes to construct a 150 megawatt (alternating current) photovoltaic solar energy generation facility. The Project is located in southern Prince Edward County, located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and west of New Bethel Road and Virso Road. The Project is comprised of 21 parcels totaling approximately 2,253 acres, while the Applicant's conceptual drawings show approximately 610 acres in the Project footprint to be within the fence-line, approximately 27% of the total acreage.

The Project infrastructure will consist primarily of approximately 349,131 solar modules, 40 inverter pads, and above ground utility poles. The Applicant proposes to connect to an existing 230 kV transmission line. The substation will be approximately 240' x 190' and will include electrical equipment such as medium voltage transformers, switchgear, and dead-end structures. Substation equipment will be mounted on concrete pads, foundations, and piles. The adjacent utility switchyard will be approximately 360' x 490'.

The Applicant proposes a 100-foot setback to neighboring properties (50-foot required), a 125-foot setback to public rights-of-way (75-foot required) and a minimum of 400-foot setback to principal structures on adjoining parcels (75-foot required). The proposed setback areas will include at minimum a 50-foot vegetative buffer (consisting of existing and future growth provided by the Applicant). The proposed buffer will consist of undisturbed existing forested areas, and in areas where planting is necessary, up to 15' of evergreen plantings, 35' of pine plantings and seeded with native pollinator species.

The Applicant proposes four site entrances: one from Dempsey Road, two in the western area along Route 15, and one in the southwest from Ole Briery Station Road. Each proposed entrance connects to a public right-of-way; the Project entrances have not yet been approved by VDOT.

The Applicant will provide a 400' setback from any existing on-site and off-site residential structures and all Project fence lines would be a minimum of 100' from the property lines of parcels adjoining parcels.

## EXISTING CONDITIONS AND ZONING

The Parcels within the Project area are currently zoned A1 Agricultural Conservation and are identified as Rural Preservation on the Future Land Use Map contained within the County's Comprehensive Plan. The Project area is made up of existing timbered lands.

The Project site contains 342 acres of wetlands in addition to 80 acres of 100-year floodplain; plans indicate that limits of work will be offset 50' from the limits of the wetlands and streams.

There is one dam located to the north of the Project Site: Bush River Dam #7. These dams are managed by Piedmont Soil and Water Conservation District (SWCD). The Project is located more than one mile from the dam.

According to the Application and Department of Conservation and Recreation's (DCR) ConserveVirginia data, there are no known historic and scenic resources within the Project limits. Additionally, portions of the area are designated as having Outstanding and Very High Forest Conservation and Watershed Impact values ranking Highest to Medium impact by DCR. Ecological Cores are ranked primarily High with some Moderate rankings. The Applicant proposes 1,100 acres of land to be open space.

The Project is located within the 5-mile radius of the CEP Solar and Oak Lane Solar projects. The total fenced acreage for utility-scale solar facility developments with both proposed projects Tobacco Trail and Green Bay Solar is 1.8% of the land area within a 5-mile radius of the Project site if approved. The total disturbed acreage for all solar projects is 3.2% if approved.

## ADJACENT AND SURROUNDING USES

The areas surrounding the proposed Project area share the same A1 zoning and land use characteristics, rural, agricultural, and forestry uses, as well as the same land use Future Land Use Map classification.

Should the Project Special Use Permit be approved, the Applicant has indicated that they intend to conduct a cultural and historical resources assessment with the Virginia Department of Historic Resources to identify any significant sites. The Conserve Virginia Natural Heritage Data Explorer does not identify sites of historical or cultural significance in the Project area. The Application identifies four architectural resources within 0.5 miles of the study area

The Plans include buffers and setbacks to mitigate any visual impact associated with the Project to the adjacent uses.

## COMPREHENSIVE PLAN CITATIONS

The 2045 Prince Edward County Comprehensive Plan was adopted in July 2025. The County's Comprehensive Plan serves as a policy document to inform planning and land use decision making. The Comprehensive Plan is not a regulatory document but should be used when applicable to evaluate projects and applications. The Comprehensive Plan provides *Best Practices for Emerging Land Uses* applicable to the review of the subject Application; these are provided fully in the analysis contained under the **STAFF REVIEW AND COMMENTS** section of this Report.

Additionally, with respect to the ‘Rural Preservation’ Future Land Use Designation, the plan notes that the ‘Core Concept’ of this designation is to “Protect and preserve rural areas by limiting new development and preserving current agricultural and residential uses.” Development Guidelines for the designation indicate the following:

- Discourage development of areas with prime agricultural soils.
- Prevent negative environmental impacts by using conservation design, low impact development, and Best Management Practices (BMPs).
- Site renewable energy facilities for minimal impact to scenic vistas and natural resources.

## **ZONING ORDINANCE**

The Zoning Ordinance was adopted May 12, 1998, and was last amended May 2021. The Ordinance includes the following section applicable to solar facilities and their review, adopted in July 2020:

### **Article VII, Alternative Energy Facilities**

## **STAFF REVIEW AND COMMENTS**

Staff has reviewed the subject Application pursuant to Section 7-100., Alternative Energy Facilities, of the County’s Zoning Ordinance, and Section 5-124.5, Review and action, with respect to whether the application complies with the general and specific use provisions in the particular district, and the comprehensive plan, including verification that the use is specifically authorized within the district. Please consider the following:

### **Compliance with the Alternative Energy Facilities Ordinance**

The Application was reviewed to determine completeness and compliance with respect to the County’s Zoning Ordinance, specifically to the requirements contained in Article VII, Alternative Energy Facilities. A memorandum from the Berkley Group, dated October 20, 2025, indicated that the Application as proposed and revised was not fully complete nor compliant with respect to applicable requirements of the Zoning Ordinance. Based upon this review, the following issues have been identified:

1. Information pertaining to requirements for visual impacts, specifically glint and glare, does not meet the specific requirements of the County’s regulations. the Application originally included an email from a representative of JA Solar, the panel supplier, noting that panels will be treated with anti-reflective coating. The revised Application includes a glare study also indicating that anti-reflective coating will be utilized. However, materials received, including the glare study do not fully meet the ordinance requirement that the Applicant “provide written certification from a qualified expert acceptable to the county that the facility's panels incorporate and utilize anti-glare technology and anti-reflective coatings and reduce glint and glare to levels that meet or exceed industry standards.”

Written certification should be provided confirming that panels incorporate and utilize both anti-glare technology and anti-reflective coatings, and that glint and glare are reduced to levels that meet or exceed industry standards. The glare study

provided by the applicant provides minutes-per-year of glare modeled for 6ft and 9ft solar arrays at varying positioning degrees. The study does not assert or provide certification comparing potential glare to that of industry standards nor does it assert that all panels will be treated with anti-reflective coating. However, the glare modeling reports up to 53 minutes per year which is very low impact.

2. Requirements pertaining to pollinator habitats are not fully met based on information contained within the Application.

The County's Ordinance requires "The project area will be seeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers." Application materials indicate that "The Project site will be stabilized using vegetative cover consisting of native grasses, clover, and pollinator seed mixes where appropriate," "Pollinator friendly and native plantings will be prioritized, and invasive species will be avoided," and "The Project will ensure that plant pollinator mixes will be installed in select locations throughout the site."

The Application provides explicitly for native plantings in the 50-ft required buffer, however in large-scale denuded areas the Application states that flexibility in planting pollinator only planting restrictions is needed principally to ensure stabilization of the site.

Additionally, it is important to note that the Applicant has not yet received written confirmation from the Virginia Department of Transportation ("VDOT") that all entrances satisfy applicable VDOT requirements. The Application states "The Project has requested written confirmation from the Virginia Department of Transportation (VDOT) verifying that all entrances comply with applicable VDOT requirements. The Project provided an initial submittal showing the entrances, and VDOT engineer Brian Lokker responded with review comments and guidance for a formal re-submittal. The Project is currently preparing a Site Plan for re-submittal to VDOT to address review comments and requirements. VDOT's approval will be shared upon receipt."

Conditions have been recommended to ensure these deficiencies are addressed with the approval of the Special Use Permit if not addressed by the Applicant prior to Board of Supervisors' action.

#### Accordance with Comprehensive Plan; Conformity with SUP Standards

1. As noted, the Planning Commission, pursuant to Code of Virginia 15.2-2232., must determine if the proposed facility is substantially in accord with the Prince Edward County Comprehensive Plan or parts thereof. Staff finds, subject to reasonable conditions, the general or approximate location, character, and extent of the proposed facility to be substantially in accord with the County's Comprehensive Plan pursuant to Virginia Code Section 15.2-2232(A).

Supporting this opinion, Staff finds the following consistencies with the applicable *Best Practices for Emerging Land Uses* as contained in the Comprehensive Plan:

- a) *Facilities should be located within 2 miles of any existing transmission line corridor easement.*

The Project is located directly adjacent to an existing 230kv transmission line. The transmission line runs through the Project area.

- b) *The siting of facilities at least 1 mile away from the Sandy River Reservoir and Appomattox River is preferred.*

The Project site is located over 9 miles away from the Sandy River Reservoir and over 13 miles away from the Appomattox River.

- c) *The siting of facilities away from or completely screened from view of major corridors and scenic byways is preferred.*

The Project is not located adjacent to any Virginia Scenic Byways in Prince Edward County. The Project will adhere to the buffer requirements to ensure screening from adjacent public rights-of-way.

- d) *The siting of facilities away from or completely screened from view of natural, cultural, and historic resources is preferred.*

The natural, cultural and historic resources memorandum nor the Virginia Heritage Data Explorer identify any resources in the Project area. There are no known resources in close proximity to the Project area.

- e) *The siting of facilities on brownfield sites is preferred.*

The Project is not located on a brownfield; however, due to the parcels' historic use for silviculture, the soils are degraded and compacted.

- f) *The siting of facilities away from densely residential areas is preferred.*

The Project site is not located in proximity to densely developed residential area of the County.

- g) *Scenic viewsheds and vistas are important recreational and economic resources for the County, and the location and design of facilities should not detract from the existing value, aesthetics, or rural character of the viewsheds or vistas.*

Project design, through planted and existing buffers and setbacks, will work to ensure that the existing value, aesthetics, or rural character of viewsheds or vistas is not diminished.

- h) *Facilities should be located a minimum distance of 1 mile from any Town boundary.*

The Project is located more than 1 mile from any Town boundaries.

- i) *Facilities should avoid development of areas identified as Class IV or Class V for agricultural suitability as defined by the Virginia Department of Conservation and Recreation Agricultural Model and/or areas actively farmed within two years preceding an application, unless portions of the parcels utilized for the facility will continue to be farmed.*

The Project area is largely identified in the Virginia Agricultural Model as unsuitable for agriculture. While some parcels within the Project boundary are mapped as Prime Farmland, no active farming operations are being displaced.

- j) *Facilities should avoid development of areas with Forest Conservation Values or Ecological Cores rated High to Outstanding as defined by the Virginia Department of Conservation and Recreation and/or another equivalent state department.*

The Project area is largely noted as a High value for ecological cores. The Project area is not identified as a high value for Forest Conservation Values. The Project area fully avoids Class 1 and Class 2 ecological cores, which represents the most critical and sensitive habitat areas. The Application provides for a balance of open space and preservation of existing forested lands, including 1,100 acres of open space.

- k) *A minimum distance of 2 miles should be provided between utility-scale energy facilities of the same type.*

The Project exceeds this recommendation, with approximately 4 miles or greater in distance to the nearest solar facilities: Oak Lane, CEP, and Green Bay.

- l) *Wildlife Corridors should be incorporated in the design of facilities and the latest guidance of state environmental departments should be considered. For instance, the Virginia Department of Wildlife Resources has Solar Energy Facility Guidance which includes recommendations for wildlife passages and fencing.*

The Project design has incorporated wildlife corridors and preserved open space throughout the site to promote wildlife passage and habitat connectivity.

- m) *Solar panels included as part of the same facility should be required to be sited on contiguous parcels to limit fragmentation and preserve rural character.*

The Project proposes all solar arrays to be located in a centralized location. By avoiding disjointed or scattered development, the Project supports orderly land use and aligns with the County's goals for responsible renewable energy siting.

- n) *Facilities, including fencing and support equipment, should be significantly screened from the ground-level view of adjacent properties and rights-of-way by a buffer zone at least 150 feet wide that shall consist of natural vegetation and landforms and/or be landscaped with plant materials consisting of an evergreen and deciduous mix at least six feet in height at the time of planting. Landscaping materials should be native to the County and exclude the use of invasive species. Additional screening and/or*

*setbacks may be proposed or required to mitigate for the potential impacts of a project owing to the location or design.*

The Project's proposed Site Plan in many areas aligns with the recommended 150-foot buffer due to the presence of surrounding features that enhance effective separation. Typically, throughout the site the buffer meets the 50-foot dimension required by the Ordinance. However, in certain areas the buffer extends beyond 150 feet. To the south of the Project area, the presence of the Norfolk Southern Railroad and its right-of-way (ROW) adds substantial distance between the solar infrastructure and neighboring properties. To the west, the Project abuts US Highway 360 (Patrick Henry Highway), which includes a wide public ROW. This ROW, combined with the internal setbacks and vegetative buffers, results in an effective buffer that significantly exceeds 150 feet.

- o) Facilities should provide maximum economic benefits to the County as demonstrated through an economic analysis.*

The Application includes an economic analysis that estimates the Project will create 52 direct jobs and generate over \$42 million in local wages, economic output, and state and local tax revenue. The Project will generate an estimated \$13.2 million in cumulative county revenue over its anticipated 35-year year life through revenue share and increased real estate taxes.

- p) Facilities should provide adequate education to local emergency services on best management practices and fire suppression.*

The Project will provide dedicated training for local emergency response and fire personnel. This training will cover site-specific protocols, access procedures, and emergency shutdown operations, equipping first responders with the knowledge and tools necessary to respond to incidents safely and effectively at the facility.

2. As noted, the Planning Commission Planning must evaluate the SUP and determine that it conforms with certain standards, as follows. Staff is of the opinion that the Project, with reasonable conditions, conforms to these standards, elaborated further below:

- The proposal as submitted or modified shall generally conform to the latest comprehensive plan of the county.*

Please refer to the discussion above; as proposed and based upon reasonable conditions, staff is of the opinion that the proposed facility generally conforms to the County's Comprehensive Plan.

- The proposal as submitted or modified shall have a minimum adverse impact on the surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, consideration shall be given to the timing of the operation,*

*site design, access, screening, and or other matters that might be regulated to mitigate adverse impacts.*

Staff is of the opinion that the proposed facility, subject to reasonable conditions, will have a minimum adverse impact on the surrounding neighborhood or community. The most significant anticipated impacts are associated with the size and scale of the facility, impacts to viewsheds and rural character, traffic (during construction), drainage, and water quality. The likelihood of these impacts resulting in adverse conditions are addressed or minimized through project design and recommended conditions.

### Additional Considerations

It is important to note that Virginia Department of Environmental Quality regulations associated with HB 206, *Small renewable energy projects; impact on natural resources, report*, adopted by the General Assembly during the 2022 legislative session, were recently finalized, taking effect on June 18, 2025. Pursuant to these regulations, as part of the State's *permit by rule* (PBR) process, solar facilities not more than 150 MW that disturb more than 10 acres of USDA designated prime top tier farmland and/or more than 50 acres of contiguous forest lands developers must now submit a mitigation plan addressing specific mitigation measures, which may include perpetual conservation easement over an area equal to the farmland or forestland disturbed or the payment of in-lieu fees for mitigation. Additionally, there are activities to achieve partial mitigation for prime agricultural soils, such as 1) No Change in Grade, 2) Preservation of Topsoil, and 3) Decomposition of Surface Soil on Cut/Fill Areas.

Some planned activities of the Applicant, as well as Staff's recommended conditions, would work to address these new requirements; for example, the proposed 1,100 acres of open space, avoidance of grading where practicable, and preservation of topsoil for reuse.

### **STAFF RECOMMENDATION**

Based upon the above review and analysis, Staff recommends approval of the Application with conditions (see recommended conditions as Attachment 2).

### **DRAFT PLANNING COMMISSION ACTIONS**

#### **Staff Recommendation - Option 1 – Recommend Approval with Conditions**

*Staff Note: The conditions provided as Attachment 2 are preliminary, and it would be expected that conditions as ultimately recommended would need to be refined and informed by information received during the public hearing, and input from the Planning Commission.*

I move to recommend to the Board of Supervisors that Tobacco Trail Solar, LLC's Special Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be approved with conditions, to ensure consistency with the following findings:

1. The proposed use is substantially in accord with the County’s Comprehensive Plan and compatible with other existing, planned, or proposed uses based upon its design and recommended conditions.
2. The proposed use provides for significant open space, ensuring the optimal and balanced use of Prince Edward County’s land and natural resources.
3. The potential for adverse impacts of the Project is sufficiently mitigated by the proposed conditions.

Conditions recommended by the Commission are as follows: *see Attachment 2*

**Option 2 - Recommend Denial**

I move to recommend to the Board of Supervisors that Tobacco Trail Solar, LLC’s Special Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be denied; among other concerns, the Planning Commission finds the following:

1. While the use is authorized in the district with a special use permit, the proposed use does not provide sufficient mitigation for potential negative impacts, including those to viewsheds, Prime Farmland, and ecological cores.
2. The Project does not ensure the optimal and balanced use of Prince Edward County’s land and natural resources.

**Option 3 – Deferral of the application**

I move that the Planning Commission defer issuance of a recommendation on Tobacco Trail Solar, LLC’s Special Use Permit for a proposed 150-megawatt solar energy generation facility until the Planning Commission meeting scheduled to begin at \_\_\_\_\_ p.m. on \_\_\_\_\_, in the Board of Supervisors meeting room.

**Attachments:**

Attachment 1 - Tobacco Trail Solar Project Application

Attachment 2 - Recommended Conditions

November 12, 2025

Robert Love  
Director of Planning and Community Development  
Prince Edward County  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

**Re: Tobacco Trail Solar, LLC, Special Use Permit Supplement**

Dear Mr. Love,

Tobacco Trail Solar, LLC ("Tobacco Trail" or the "Applicant") is pleased to provide supplemental information to the Special Use Permit ("SUP") for the purpose of constructing and operating a 150 MW utility-scale solar energy facility in Prince Edward County.

Enclosed please find the following:

1. Supplemental Information in response to County.
2. One (1) supplemental summary of the Glare Study.

Tobacco Trail appreciates the opportunity to provide this additional, supplemental information to provide clarity on the SUP and looks forward to the November 18th hearing and discussions to be held with the Planning Commission. If you have any questions or need any additional information during your review of the enclosed material, please do not hesitate to reach out to me.

Thank you for your assistance and consideration during the application process.

Sincerely,

**Heather McAlister**  
**Manager, Permitting**  
Strata Clean Energy  
800 Taylor St, Suite 200  
Durham, NC 27701

CC. Douglas Stanley, County Administrator

## **Tobacco Trail Solar, LLC, Special Use Permit Supplemental Information**

On October 17, 2025, Tobacco Trail Solar, LLC (“Tobacco Trail”) submitted an updated Special Use Permit (“SUP”) for the purpose of constructing and operating a 150 MW utility-scale solar energy facility (“Project”) in Prince Edward County (“County”). Upon further discussion with the County, outstanding comments remained around glare and pollinator planting requirements. As such Tobacco Trail provides the following supplemental information to fully address the outstanding County comments:

### **1. Glint and Glare Study:**

Tobacco Trail hired Westwood Professional Services, Inc. (“Westwood”) to complete a Glare Study. Westwood’s report concluded that no glare was predicted for the Project; the Glare Study report was included in its entirety with the October 2025 SUP application, Attachment T. Included as an attachment to this Supplement is a one-page memo from Westwood, summarizing the findings referenced above from the Glare Study.

To further clarify with this supplement, Tobacco Trail commits to installing panels which incorporate and utilize anti-glare/anti-reflection technology which meet or exceed industry standards. The Project maintains site design to prevent glint and glare levels, and site design meets and/or exceeds industry standards. Additionally, Tobacco Trail recommends inclusion of an additional Special Condition in the SUP, to further demonstrate our commitment to maintaining safety and viewshed around panel installation and operation, for the Project to install anti-glare/antireflection coating.

### **2. Pollinator**

The County provided comments that Tobacco Trail application of pollinator commits to the Project area being seeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers. Seeding will be promptly applied with pollinator-friendly vegetation following completion of construction in such a manner as to reduce invasive weed growth and trap sediment within the facility area. At the beginning of the next planting season the facility area, setbacks and buffers will be overseeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs, and wildflowers following Virginia Pollinator-Smart Program best practices. Once these pollinator habits are established, maintenance of the site will prioritize Virginia Pollinator-Smart Program best practices with the exception in areas Agrivoltaics are employed and in coordination with safety requirements.

In conclusion, Tobacco Trail submits this supplement to resolve outstanding County comments and further demonstrate commitment to being a good community partner.

**MEMORANDUM**

Date: October 31, 2025

Re: Tobacco Trail Solar Glare Study Key Findings and Recommendations

To: Whitney St Charles: [whitney.stcharles@stratacleanenergy.com](mailto:whitney.stcharles@stratacleanenergy.com)  
Heather McAlister: [heather.mcalister@stratacleanenergy.com](mailto:heather.mcalister@stratacleanenergy.com)  
Tiffany Severs: [tiffany.severs@stratacleanenergy.com](mailto:tiffany.severs@stratacleanenergy.com)  
Adam Both: [adam.both@westwoodps.com](mailto:adam.both@westwoodps.com)

From: Tom Braman, Sr. Environmental Scientist [tom.braman@westwoodps.com](mailto:tom.braman@westwoodps.com)

This memo was prepared to summarize the key findings and recommendations related to the Tobacco Trail Solar Glare Study located in Prince Edward County, Virginia.

An annual glare hazard analysis was performed for the PV solar panels and receptors using the ForgeSolar GlareGauge tool. Glare was modeled on a minute-by-minute basis to simulate the array trackers rotating daily to follow the sun. The analysis included three alternate rest angles (stow angles), defined as the position of the array at the end of its daily rotation, and two alternate array heights.

Sandia National Laboratories developed the Solar Glare Hazard Analysis Tool technology. It uses comprehensive SGHAT algorithms for analyzing reflected glare from panels along line-of-sight paths and discrete receptor points providing a worst-case scenario without vegetation and structures. Detailed project design specifications are entered into the model for orientation and tilt of the PV solar panels, reflectance, environment, and ocular factors.

Westwood modeled glare with the following single-axis, design alternates with both 6-foot and 9-foot average array heights.

1. 60-degree rest angle, Proposed (No glare predicted),
2. 10-degree rest angle, alternate (No glare predicted), and
3. 0-degree rest angle, alternate (Significant glare predicted).

Glare analyses of design alternatives 1 and 2 reported no glare would impact the 38 residences or 14 routes modeled.

Westwood recommends the following:

1. Stratus Solar should use alternate design 1 or 2 with a single-axis tracking system having a rest angle range between 10-degrees and 60-degrees and a 6-foot average array height.
2. All glass on the solar panels should possess an anti-reflective coating.

Alternate Design 3, with 0-degree rest angle, on the other hand, is not recommended because significant predicted glare would be encountered at up to 53 observation points and 12 routes.

The 6-foot average array height is recommended over the 9-foot array height because it is less visible to nearby observers, and it takes less racking material resources to construct.