

PLANNING COMMISSION MEETING AGENDA

Thursday, April 23, 2026

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.

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**AGENDA**

**PAGE #**

- 7:00 P.M.**
1. The Chair will call the April 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 HEARING:** The Commission will receive public input prior to **11**  
considering the following:  
A Special Use Permit request filed by Prince Edward Solar 2 LLC, a subsidiary of New Energy Equity, LLC in order 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 3.8 MWac solar energy facility on a 77.53 +/- acre parcel of land, denoted as Tax Map Parcel 043-A-36B, located on the north side of Llama Road (State Route 719), 0.05 miles from its intersection with Thomas Jefferson Highway (State Route 47), which is zoned A1, Agricultural Conservation.
  7. Review of Supervisors Actions
  8. Old Business
  9. New Business
  10. Next Meeting:  
Regular Meeting: Tuesday, May 19, 2026 at 7:00 p.m.
  11. Adjournment

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**Planning Commission  
Agenda Summary**

**Meeting Date:** April 23, 2026  
**Item No.:** 5  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Agenda Item:** Approval of Minutes

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**Summary:**  
For approval.

**Attachments:**  
March 17, 2026 Draft Planning Commission meeting minutes

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

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

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

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



intersection with Pin Oak Road (State Route 626). This parcel is in the A1, Agricultural Conservation zoning district and the use requires a Special Use Permit. The revised application has increased the overall tower height to 255' in order to provide for more collocation opportunities which includes the County's new P25 Public Safety Radio Project.

The Commission members were presented with a list of adjoining property owners and the sample letter sent to each; they also received Potential Conditions for review.

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 stated that in February [2026], the Board of Supervisors approved an ordinance amendment that would allow towers to be taller than 199' with a Special Use Permit. He stated that P25 Public Safety radio equipment can be installed on the upper portion of the tower [between 199' and 255'], and [the tower] has been re-engineered for this new height. He added the FAA will likely require the tower to be lit due to the height.

Mr. Love said one neighbor contacted him regarding this permit request, and they are in the audience. He said this is a compatible use with minimal impact on the surrounding properties, other than some noise and traffic while this is being built. He said the County had a need for P25 Public Safety equipment in this region, and this will allow public safety communication equipment and telecommunications/broadband tower.

Chairman Pregelman said there is a need for communication [services] within the county for safety reasons. This provides the third leg and will benefit consumers also.

Commissioner Hart asked if it would be a standalone public safety tower, what height could it be.

Trey Pyle, Emergency Management Coordinator, stated where this tower is located, the elevation at that location in Prospect is such that the 255' height is necessary to reach high enough to broadcast. He said all towers in the area were vetted but were found to be unusable. He said this tower was "on the books" and they worked with this applicant on options. He said that without this option, the radio system would be set as dormant until they could find a [suitable] location and ultimately, the County would have to spend in the neighborhood of \$750,000 to build a tower. He said the current radio system has one tower for fire/rescue on Leigh Mountain; the second [tower] for the Sheriff's office is on the water tower at Hampden-Sydney College. He said when you get much past the Prospect area, Darlington Heights, and Pamplin, the radio coverage is almost non-existent and is detrimental to public safety.

Mr. Love stated he sent out an addendum packet revising the location of the tower; the tower's location has been moved 200' to the west.

Jonathan Yates, Applicant, expressed his thanks to Mr. Love, Mr. Pyle, and Commissioner Gilliam for their assistance with this project. He stated he was able to collaborate with Mr. Pyle, Commissioner Gilliam, and John Harmon with Motorola Solutions, to accommodate what the County needed, what Verizon needed and still provide capacity for additional broadband carriers. He said this is a 255' self-supporter lattice structure; he added this will require lights during daytime and nighttime hours due to the height. He said this will take 45-60 days to construct, including the time for the foundation to set; the tower can be stacked in a day. These [Verizon] towers are operated remotely, with technicians coming to inspect eight to ten times a year.

Mr. Yates stated the facility will create no noise, no odor, no dust, no vibration, no fumes, no glare, and no traffic; he said it will bring that area into the 21<sup>st</sup> century, and will solve that problem for the citizens and provide for public safety. He said this can solve the wireless problem and the public safety problem.

Commissioner Fuller asked the size of the footprint of the tower, and if the property is being leased or if it was purchased.

Mr. Yates said the long-term leased area is 100' x 100' and they will enclose an area 75' x 75' to also incorporate the County equipment. He added that after speaking with the McDermotts [across the street neighbors], they will move the tower 190' toward Pin Oak Road to get it out of their viewshed.

Commissioner Hart asked if there will be any security or ground lighting. Mr. Yates said there will not, but [the site] will be enclosed with a seven-foot fence, topped with three strands of barbed wire, and there will be internal security to monitor the site. He added the site will be landscaped with 16 Nelly R. Stevens holly trees and 47 wax myrtles. Mr. Yates said the power will be provided underground.

Chairman Pregarman stated this will provide communications for Verizon and service for the community, but also will provide safety for the entire county.

Chairman Pregarman opened the public hearing.

Kevin McDermott, Buffalo District, stated there were a lot of misunderstandings regarding the processes, and thanked Mr. Love, Commissioner Gilliam, and Mr. Yates for taking the time to explain and satisfy some of his concerns. He said he lives 387' from the proposed tower and is concerned about the lights flashing into his home. He said this [project] is a big blow because he bought his property in August of 2024; he said this will be impacted due to the proximity to his home, and his children bought property in the area to relocate and help take care of him and his wife when they are older. Mr. McDermott said that the opportunity here is to find a way to make prospective buyers be made aware of pending projects, whether on hold or closed, outside of the general resources available for people to do their due diligence. He said that he does support the tower and the communications.

Daniel Clark, Fire Chief, Farmville Fire Department, stated he is in favor of the tower and stressed the importance [of the tower] to the new [public safety] radio system. He said all first responders depend on uninterrupted communication and not having clear and reliable communications puts the responders and residents at risk. He said the current radio system is outdated and the County is upgrading; this tower will allow incorporation of all communications.

Scott Davis, Farmville Town Manager, said that on behalf of the public safety agencies to share that the Town and County have been working on this for several years in conjunction with Hampden-Sydney College and Longwood University to have a radio system that allows all [responders] to have better coverage and on the same communication system. He said this is the third leg of the project and any delay could put the entire project back 12 months. He requested the Planning Commission move this forward to the Board of Supervisors.

Shawn Dowler, Leigh District, stated he is with the Meherrin Volunteer Fire & Rescue, and he supports the tower and site. He said the county is growing and storms are more severe; he said that in Prospect, Pamplin, and Meherrin, there is trouble with communication for fire and EMS responders.

Andy Ellington, Lockett District, stated he is with the Rice Volunteer Fire Department and the Farmville Police Department; he said he has 39 years in public safety. He stressed that it is imperative to move forward with this project because of the importance to public safety. He thanked Mr. Pyle for his hard work and dedication for this project. He asked that the Planning Commission put this forward so they can continue to protect law enforcement, firefighters, the rescue squad, and public safety in the county as a whole.

Chris Call, Buffalo District, stated he is with the Hampden-Sydney Volunteer Fire Department. He said Hampden-Sydney VFD supports this project, and can attest to the lack of communications [in that area]. He said whether it is his Verizon cell phone or his emergency communications radio, he has no service in this area. He expressed his support for the project for public safety and cell service.

James Redford, Buckingham County, stated he volunteers with the Prospect Volunteer Fire Department, and requested the Commissioners move the project forward. He said the radio system issues are such that there are times that they call Dispatch for help and Dispatch cannot hear them. He said this hinders the responders and the service to the citizens.

Brian Bauer, Chief, Darlington Heights Volunteer Fire Department, described two fires during which he made a call to Dispatch and they couldn't hear the firefighters. He said during a call in Prospect, he was told to make a landline call because of static; he stated this is a life safety issue. He then thanked Trey Pyle for his work on this project.

Kevin Jennings, Assistant Chief, Pamplin Volunteer Fire Department, stated the need for this in the west end of the County, and that every day is a struggle with communication. He asked the Commissioners to approve this project [for recommendation to the Board].

Tony Epps, Prince Edward County Sheriff, stated he echoes what the others have said, and requested support for this project. He thanked Mr. Pyle and Major David Wilmoth who worked hard on this project. He stressed that they cannot hear in the southwest part of the County, and presented an instance when a deputy's life was endangered by not being able to be heard. He asked that the Planning Commission support this project.

Randall Miller, Buffalo District, said that in June, he and his wife bought the 40-acre parcel beside this proposed project; he said he never received notification. He said something needs to be implemented that allows prospective buyers know [about projects].

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

Chairman Pregelman stated they are cognizant of the time issue, not just from a cost standpoint but also because of the public safety issue.

Commissioner Hogan asked if there will need to be a new soil analysis since the site has moved. Mr. Love said that will have to be looked at.

Commissioner Hogan then asked if this change [in location] will delay the tower being built. Mr. Yates said that they will have to do a lot of work but they will make it happen. Mr. Yates said the preliminary drawing has been done, they need to do the Geo-Tech, and then regulatory work will be done. They need to change the location with the FAA and Virginia SHPO and NEPA; he said they will be outside the tolerances but will get it going. He said the GeoTech was done two weeks ago, but they will have to test the soils.

Commissioner Copeland asked, in the worst-case scenario and [the new soil analysis] doesn't pass muster, what can be done. Mr. Yates said they are hoping the soil is the same with it being so close.

Commissioner Hogan then said the timeline seems to be a concern, and having some engineering experience, he asked if they have their own engineering department to tell if more foundation is required. Mr. Yates said they may need a larger foundation. Mr. Love added that if this is approved, that would be permitted.

Commissioner Gilliam said he wanted to personally thank the McDermotts for getting things ironed out. He said he understands the difficulty this causes and "muffles" the plans they had.

Chairman Pregelman added that he appreciates what the McDermotts are doing.

Commissioner Hogan made a motion, seconded by Commissioner Peery, that the Planning Commission recommend to the Board of Supervisors approval of the Special Use Permit request by Milestone Tower Limited Partnership-IV d/b/a Milestone Towers to construct a 255' communications tower with the amended conditions as follows; the motion carried:

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

**MILESTONE TOWERS – TAX MAP # 046-A-50  
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 02/11/2026 are hereby made part of these development conditions.
2. The maximum tower height shall not exceed 255' feet, including antennas, but excluding lighting rods.
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 statues and regulations.

**TRANSPORTATION**

8. All entrances to the sire 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.

**In Re: Review of Supervisors Actions**

Mr. Love stated the Board of Supervisors approved the ordinance amendment of Appendix B – Zoning of the Prince Edward County Code Section 3-100.13, Miscellaneous Uses (Towers) to allow tower height increase exceptions by Special Use Permit.

**In Re: Old Business**

(None)

**New Business**

Mr. Love said the County was chosen to present at the Virginia Association of Planning in July on the newly adopted Comprehensive Plan. He said due to the collaboration with the Longwood University students; this was nominated for the award. He said this is reflective of the Planning Commission’s work on the project.

Mr. Love then said there is an application that will come before the Planning Commission at its April meeting; he said this is a small, 30-acre solar project, off Llama Road. He said he expects there will be opposition. Mr. Love said there may be yet another application coming soon. He said there is a transmission line that runs through that area; three sites tie into distribution [lines]. The company for this one is New Energy Equity; they are the same that had the project that was pulled on Old Ridge [Road].

Commissioner Gilliam asked for the status at YakAttack. Mr. Love said the tower should be operational soon; he said the tower is complete and they pulled the permit to put the equipment on the tower.

Chairman Pregaman declared the meeting adjourned at 7:52 p.m.

**Next Meeting: Tuesday, April 23, 2026**

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**Planning Commission  
Agenda Summary**

**Meeting Date:** April 23, 2026  
**Item No.:** 6  
**Department:** Planning and Community Development  
**Staff Contact:** Robert Love  
**Issue:** Special Use Permit – Prince Edward Solar 2 LLC

**Summary:**

The County has received an application request by Prince Edward Solar 2 LLC, a subsidiary of New Energy Equity, LLC in order 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 3.8MWac solar energy facility on a 77.53 +/- acre parcel of land, denoted as Tax Map Parcel 043-A-36B, located on the north side of Llama Road (State Route 719), 0.05 miles from its intersection with Thomas Jefferson Highway (State Route 47), 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 2045 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 April 8, 2026 and April 15, 2026 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, 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 open pasture with some 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 Agricultural and Forestal on the Future Land Use map as described in the Prince Edward County Comprehensive Plan.

**Comprehensive Plan Compatibility:**

The Comprehensive Plan contains standards for siting of alternate energy sources found on page 176 and 177 in Table 8-2. Best Management Practices for Emerging Land Uses. Attachment (6). While the application meets most of these, it is deficient in screening and buffering in order to comply with two standards that specify: *“The siting of facilities away from or completely screened from view of natural, cultural, and historic resources is preferred.”* and *“Facilities, including fencing and support equipment, should be significantly screened from the*

|              |               |             |                 |
|--------------|---------------|-------------|-----------------|
| Motion _____ | Fuller _____  | Hogan _____ | Prengaman _____ |
| Second _____ | Gilliam _____ | Paige _____ | Weiss _____     |
|              | Hart _____    | Peery _____ |                 |



**Planning Commission  
Agenda Summary**

*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.”*

It is suggested that the setback and tree buffer area be increased to at least 150 feet on the west and south sides of the fenced area in order to better shield the development from both Thomas Jefferson Highway, which is a state designated scenic by-way, and to the existing adjoining homes.

**Attachments:**

- 1. SUP Application Form, Narrative, and Site Exhibits *(Full Application is provided electronically)*
- 2. Notice of Public Hearing
- 3. List of adjoining property owners
- 4. Sample Letter sent to adjoining property owners and Charlotte County
- 5. Draft Potential Conditions
- 6. Table 8-2 Best Management Practices for Emerging Land Uses from the 2045 Comprehensive Plan

**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 that the Prince Edward Solar 2 LLC proposed 3.8MWac solar energy facility as described the Special Use Permit application, is substantially in accord with the 2045 Prince Edward County Comprehensive Plan and that the Planning Commission recommend approval of the Special Use Permit request with the following conditions: *(list of conditions)*

**OR**

I move that the Prince Edward Solar 2 LLC proposed 3.8MWac solar energy facility as described the Special Use Permit application, is not substantially in accord with the 2045 Prince Edward County Comprehensive Plan due to the fact that it fosters and/or promotes land development in agricultural areas and will have an impact to the adjacent roadway and nearby residences and that the Planning Commission recommend denial of the Special Use Permit request due to the following: *(list reasons)*

**OR**

I move that the Planning Commission table the Special Use Permit request by Prince Edward Solar 2 LLC proposed 5MWac energy facility until the next meeting in order to: *(list reasons)*

|              |               |             |                 |
|--------------|---------------|-------------|-----------------|
| Motion _____ | Fuller _____  | Hogan _____ | Prengaman _____ |
| Second _____ | Gilliam _____ | Paige _____ | Weiss _____     |
|              | Hart _____    | Peery _____ |                 |

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: Griff Jones / Prince Edward Solar 2 LLC \_\_\_\_\_  
Applicant's Address: 2530 Riva Road, Annapolis, MD 21401 \_\_\_\_\_  
Applicant's Telephone Number: (717) 743-0313 \_\_\_\_\_

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

Legal Description of Property with Deed Book and Page No. or Instrument No. 180001748

47 Llama Road, Pamplin VA 23958 \_\_\_\_\_

Tax Map # 043 A 36B \_\_\_\_\_      Acreage : 77.53 \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): There will be some increase in traffic during construction. The amount of traffic during operation will be less than what is normally associated with a residence. Solar facilities do not emit odors or fumes, the ground surface is grassed so no dust, and operational noise is very limited - approximately the same level as household appliance when measured at the property boundary. There is no noise associated with the facility at night. See Project Summary for more information.

Statement of general compatibility with adjacent and other properties in the zoning district. The project is located at the rear of a larger farm parcel and not near any densely residential areas. There are a couple of rural residential properties to the south of the project with existing tree screening in between. The remainder of the project area is surrounded by forest and farmland. Visibility from any roads or residential areas is very limited and there should be no negative impacts to local viewsheds or aesthetics. See Project Summary for more information.

Height of Principal Building (s): Feet 10 \_\_\_\_\_      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 of the application.

10/6/2025

Signature of Applicant \_\_\_\_\_      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.

10/4/2025

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

10-04-25

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 Rm      Date 10/28/2025

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



AN ALLETE COMPANY

## PRINCE EDWARD 2 SOLAR PROJECT – SPECIAL USE PERMIT SUMMARY

### 3.8 MW AC SHARED SOLAR GARDEN

Prepared for: Prince Edward County, Virginia - Department of Planning and Community Development  
111 N. South Street,  
Farmville, VA 23901

#### Applicant Details:

|                              |                                         |
|------------------------------|-----------------------------------------|
| Applicant:                   | Prince Edward Solar 2 LLC               |
| Applicant Address:           | 2530 Riva Road, Annapolis, MD 21401     |
| Applicant Parent Company:    | New Energy Equity, LLC                  |
| Agreement Type:              | Land Lease located on Private Land      |
| Permitting Point of Contact: | Grif Jones                              |
| Phone Number / Email:        | 717-743-0313 gjones@newenergyequity.com |
| Real Property Owner(s):      | Andrew and Christy Elder                |
| Parcel ID(s) (PID):          | 043 A 36B                               |

#### A - PROJECT NARRATIVE

Prince Edward Solar 2 LLC, a subsidiary of New Energy Equity, LLC, ("Applicant") has prepared this Project Summary for the proposed development, installation, and operation of a 3.8 MW AC shared solar photovoltaic facility, including the proposed construction and operation of a permanent access road on parcel PID: 043 A 36B (the "Solar Facility") for the purpose of obtaining a Special Use Permit from the Prince Edward County Board of Supervisors. Given the size of the proposed facility, it will be classed as a Utility Scale Energy Facility per the Prince Edward County Code. This will be a Shared Energy Facility also known as a Community Solar Garden.

The project (also known as the Elder project) will be constructed in the eastern portion of the parcel

away from roads and residences and will be largely surrounded by existing trees. The project will be a 3.8 MW AC Shared Solar Garden and the total area for permitting will be approximately 18.5 acres out of a total of 75.15 total parcel acres. The project will be configured as a solar tracking array and will include approximately 8,450 solar modules. The parcel is owned by Andrew and Christy Elder who have entered into an Option for Land Lease with the applicant. Memorandum of Option for Land Lease and Easements is attached as Exhibit A. Access to the project will be mostly through existing on-site access roads coming off a local road rather than a state road.

The site was selected due to its physical characteristics, proximity to existing electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation. The Solar Facility's final design will follow all regulatory, technical, and environmental guidance, requests, rules and requirements of the Utility, County, Involved Agencies, as well as following National Electrical Safety Code, the U.S. Department of Labor and Occupational Safety and Health Standards for the safety and protection of landowners, general public, and property.

**Environmental Considerations:** The project will not impact any known wetlands, streams or mapped floodplains. The only species noted on the US Fish and Wildlife database is the Monarch Butterfly which is currently only a proposed Threatened Species and not yet listed as protected. No environmental resources will be impacted by the project.

**Prince Edward County Code:** In order to simplify review of the application and demonstrate compliance with the code, relevant headings of Sec. 7-108 are listed below together with responses addressing those sections of the code.

### **Signage**

Required signage will be placed at key locations on the outside of the project fence. Signage will consist of anything required by federal and local agencies as well suitable warning signs containing identification of operator and emergency contact numbers. There will be no other signs or advertising associated with the project.

### **Noise**

The only noise typically associated with a solar farm is generated by the power inverters which convert DC power to AC power during daylight hours. The Sunny Highpower Peak 3 Inverters proposed for this project have an audible noise emission at full power of less than 69 dB(A) at one meter. Given that inverters are placed in the interior of a solar array rather than on the perimeter, expected noise levels are less than 40 dB(A) at the parcel boundary which is approximately equivalent to noise levels in a library. There is no noise generated at night. See Exhibit A Sheet E1 for equipment details.

### **Setbacks**

Project fence line will be approximately 1,400 feet back from the ROW of Route 47 and there will be a minimum 20' vegetated buffer included in the 50' setback between the fence and any property line. All setbacks noted in the code will be met by the project. See Exhibit A Sheet PV2B.

### **Fencing**

The entire solar farm will be surrounded by 8' high fencing with a self-locking gate per National Electric

Code. See Exhibit A Sheet PV9 for more details of fencing.

### **Height**

Maximum height of panels at full tilt is generally between 8 and 12 feet, well below the 20 foot requirement noted in the ordinance.

### **Lighting**

Lighting will be limited to what is needed to ensure security together with any lighting required by local or state laws.

### **Density and Location**

While New Energy Equity is aware of the language in the Comprehensive Plan regarding preferences for proximity to another utility scale energy facility, the applicant believes the project successfully minimizes impacts associated with proximity.

There is an existing project under construction on the parcel immediately adjacent to the proposed project. Projects will share access road and connection to electric transmission line in an effort to minimize impacts. The combined size and impacts associated with the two projects is much less than a typical utility scale solar energy facility.

### **Entry and Inspection**

Designated county officials will be allowed access to the property for inspection purposes subject to operator's safety requirements and protocols.

The project will comply fully with the Uniform Statewide Building Code, the National Electric Code and the regulations governing electric energy supply.

### **FAA regulations**

Per Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) tool, the project does not exceed FAA Notice Criteria and is not required to file notice with the FAA..

### **B – Site Plan**

A complete Plan Set is attached as Exhibit A. This Plan Set shows existing conditions, proposed future site conditions, setbacks and improvements. Also included are details of equipment proposed for the solar facility.

### **C - Right to use property**

New Energy Equity LLC has in place an executed Option for Land Lease and Easements. attached as Exhibit B. Note that the agreement is in the name of IPS Development Virginia LLC, a subsidiary of New Energy Equity LLC. The Special Use Permit application form also contains consent to act on behalf of the owners of the property.

## **D - Decommissioning**

A Decommissioning Plan is attached as Exhibit C. This details procedures and costs associated with removing the solar farm at the end of its useful life or when it has ceased operating for 12 months.

## **E - Liability Insurance**

Applicant or its successor will provide a certificate of insurance meeting the following requirements:

- Insurance provider must be rated B+ or better by “Best.”
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer’s ownership and/or operating of the Generation System under the interconnection agreement.
- Contain a severability of interest clause of cross-liability insurance.

## **F - Landscaping and screening**

The project site is largely surrounded by trees at present and a buffer of trees will remain around the proposed solar array to limit any possible visual impacts. Where natural tree screening is not sufficient, the applicant proposes to plant Arborvitae Green Giant or other native Virginia tree species, two rows 6’ to 8’ apart, staggered plantings 5-6’ tall in areas deemed necessary. See Exhibit A Sheet PV 6 for more planting details. All solar panels to be installed are built with anti-reflective materials. In addition, a Forgesolar glare analysis has been carried out and indicates no glare issues associated with the project. The Glare analysis is attached as Exhibit D.

## **Pollinator Habitats**

A specially developed seed mix for solar farms will be used to enhance pollinator habitat within the vegetative buffer which will be a minimum of 20’ wide. While the applicant is happy to work with Prince Edward County on selecting a suitable seed mix, a suggested mix at this time would be ERNMX- 146 Fuzz & Buzz Seed Mix from Ernst Seeds. This provides a good balance of stabilization and pollination and will also support sheep grazing if needed.

**G - Erosion and Sediment Control Plan** – An erosion and sediment control plan will be prepared and submitted to the county for approval prior to any earth disturbance associated with the project.

**H - Stormwater Management Plan** – A stormwater management plan will be prepared and submitted to the county for approval prior to any earth disturbance associated with the project.

**I – Cultural Resources** – Per attached Exhibit E, the VCRIS database search is not showing any cultural resources in proximity to the proposed project. There are also no National Historic Register sites on or in proximity to the proposed project.

**L - Community meeting:** per the Prince Edward County Code of Ordinances, a community meeting was held at the Pamplin Fire Hall at 7 pm on September 22, 2025. All of the adjoining landowners were informed by mail and the meeting was advertised in the Farmville Herald on September 12, 2025.

The only people to attend the meeting were the landowner (Andrew Elder), one neighbor (Frances Reeve) and Matt & Carla Webb from Charlotte County. There were no objections to the proposed project and the main reason for attending was to find out a little more. A follow up phone call was received two days later from another neighbor, Craig Mohr, who requested a proposed site plan. This was provided the same day.

See attached Exhibit F for details of the Community meeting.

### **Additional Exhibits**

The following items have been provided to assist with evaluating the project and benefits it will bring to Prince Edward County.

- A draft Solar Siting Agreement (Exhibit G)
- A Construction Sequence and Erosion Control narrative (Exhibit H)
- A table showing how the proposed project aligns with the Prince Edward County Comprehensive Plan (Exhibit I)

The project will comply with all applicable local, state and federal laws, rules, regulations, permit requirements and ordinances.

### **List of Exhibits**

- A. Plan Set
- B. Memorandum of Option
- C. Decommissioning Plan
- D. Glare Study
- E. Cultural Resources
- F. Community Meeting details
- G. Draft Solar Siting Agreement
- H. Construction Sequence and Erosion Control
- I. Comprehensive Plan Review

# ELDER CSG



PROJECT ENTITY: PRINCE EDWARD SOLAR 2 LLC  
 NEW ENERGY EQUITY, LLC  
 ANNAPOLIS, MD 21401  
 NEWENERGYEQUITY.COM  
 443-587-5812

PROJECT ADDRESS:  
 PARKVA VA 22959  
 LAT: 37.242293  
 LONG: -76.877111

| SYSTEM SPECIFICATIONS |                                                     |
|-----------------------|-----------------------------------------------------|
| SYSTEM SIZE DC        | 4685.5 KW                                           |
| SYSTEM SIZE AC        | POWER LIMITED TO 3000 KW                            |
| DC/AC RATIO           | 1.512                                               |
| AZIMUTH               | 180°                                                |
| TILT                  | 4-5°                                                |
| MODULE COUNT          | 849                                                 |
| MODULE TYPE           | HANNA DUAL JUNCTION BIPOLAR MONOCRYSTALLINE SILICON |
| MODULE STRINGING      | 590 W                                               |
| INVERTER COUNT        | 27                                                  |
| INVERTER TYPE         | SMA SUNNY TRIPOWER 5-30-3                           |
| INVERTER POWER        | POWER LIMITED TO 16.2/16KW                          |
| INVERTER TYPE         | SINGLE AXIS TRACKER                                 |
| MONITORING            | ALSO ENERGY                                         |
| DESIGN CRITERIA       |                                                     |
| MINIMUM TEMP.         | -10°C / 14°F                                        |
| WIND SPEED            | 100 MPH                                             |
| SEISMIC CATEGORY      | C                                                   |
| GROUND SNOWLOAD       | 30 PSF                                              |
| BUILDING HEIGHT       | 0'-0"                                               |

**OTHER NOTES**  
 UTILITY ASP ID: VAS0548  
 NO POSITION, DISTANCE OR CLEARANCE  
 ISSUES WITH OVERHEAD ELECTRIC  
 SERVICE LINES OR OTHER UTILITIES IN  
 RELATION TO THE PV PANELS.  
 2/4/7 UNESCORTED KEYLESS ACCESS  
 PROVIDED FOR ALL UTILITY ENERGY  
 SERVICE MEN INCLUDING THE METERS AND  
 AC DISCONNECT.  
 INTERCONNECTION TYPE: PRIMARY

| REVISIONS |                     |    |            |
|-----------|---------------------|----|------------|
| #         | DESCRIPTION         | BY | DATE       |
| 0         | ORIGINAL DESIGN     | SP | 10/12/2025 |
| 1         | SITE VISIT COMMENTS | SP | 10/02/2025 |
| 2         | AC SIZE CHANGE      | SP | 8/11/2025  |
| 4         | CIP                 | SP | 10/26/2025 |
| 6         |                     |    |            |
| 7         |                     |    |            |
| 8         |                     |    |            |
| 9         |                     |    |            |
| 10        |                     |    |            |
| 11        |                     |    |            |

PROJECT NAME  
**ELDER**

DRAWING TITLE  
**TITLE SHEET**

SCALE 1" = 1' 2"  
 AS NOTED

SHEET  
**T1**

## SHEET INDEX

| SHEET # | TITLE SHEET             | DESCRIPTION | REVISION # | REVISION DATE |
|---------|-------------------------|-------------|------------|---------------|
| T1      | TITLE SHEET             |             | 1          | 9/30/2025     |
| PV1     | EXISTING CONDITIONS     |             | 1          | 9/30/2025     |
| PV2A    | SITE PLAN               |             | 1          | 9/30/2025     |
| PV2B    | SITE PLAN SETBACKS      |             | 1          | 9/30/2025     |
| PV3     | PERMITTING DETAILS      |             | 1          | 9/30/2025     |
| PV4     | PIV MAP                 |             | 1          | 9/30/2025     |
| PV5     | SOIL MAP                |             | 1          | 9/30/2025     |
| PV6     | TREE DETAILS            |             | 1          | 9/30/2025     |
| PV7     | VIEW PROFILES           |             | 1          | 9/30/2025     |
| PV8     | SAT PACKING DETAIL      |             | 1          | 9/30/2025     |
| PV9     | FENCE DETAIL            |             | 1          | 9/30/2025     |
| E1      | MODULE & INVERTER SPECS |             | 1          | 9/30/2025     |



2 OVERHEAD MAP  
 SCALE: 1" = 400'



1 ARRAY LOCATION  
 SCALE: 1" = 200'

## GENERAL INFO

PROJECT ACRES: 75.82 ACRES  
 PARCEL ACRES: 75.82 ACRES  
 FENCE ACRES: 18.39 ACRES  
 TOTAL ACRES: 94.21 ACRES  
 LOT COVERAGE: 6.41%  
 \*AREA OF MODULES, ROAD, AND EQUIPMENT PADS  
 DIVIDED BY PARCEL AREA

PARCEL DESCRIPTION  
 PROPERTY OWNER: ELDER, ANDREW DALTON, JR & CHRISTY  
 PARCEL ID NUMBER: 043 A 388  
 COUNTY: PRINCE GEORGE, MD  
 APPLICATION TYPE: SUP

SETBACKS  
 PARCEL BOUNDARY - 50'

## PROJECT TEAM

PROJECT OWNER  
 PRINCE EDWARD SOLAR 2 LLC  
 250 RIVA RD SUITE 200  
 ANNAPOLIS, MD 21401

PROJECT DEVELOPER  
 NEW ENERGY EQUITY  
 250 RIVA RD SUITE 200  
 ANNAPOLIS, MD 21401



PROJECT ENTITY: PRINCE EDWARD SOLAR 1 LLC  
 NEW ENERGY EQUITY, LLC  
 2000 WINDY RIDGE DRIVE  
 NEWPORT NEWS, VA 23601  
 NEWENERGYEQUITY.COM  
 407.827.5071

LAT: 37.43093  
 LONG: -76.87701

| SYSTEM SPECIFICATIONS |                             |
|-----------------------|-----------------------------|
| SYSTEM SIZE DC        | 4884.5 KW                   |
| SYSTEM SIZE AC        | POWER LIMITED TO 3000 KW    |
| DC/AC RATIO           | 1.312                       |
| AZIMUTH               | 180°                        |
| TILT                  | 14.62°                      |
| MODULE COUNT          | 4450                        |
| MODULE TYPE           | HMWQ 60 JBL 60-10115        |
| INVERTER COUNT        | 27                          |
| INVERTER TYPE         | IMA SUNNY RESPONSE PLEAS    |
| INVERTER POWER        | POWER LIMITED TO 163.700 KW |
| RACKING TYPE          | SINGLE AXIS TRACKER         |
| MONITORING            | ALSO ENERGY                 |
| DESIGN CRITERIA       |                             |
| MIN MAX TEMP          | -1°F TO 34°C                |
| WIND SPEED (AEC 1-10) | 105 MPH                     |
| EXPOSURE CATEGORY     | C                           |
| GROUND SNOW LOAD      | 50 PSF                      |
| BUILDING HEIGHT       | 0'-0"                       |

**OTHER NOTES**  
 UTILITY APP ID: V426181  
 THE DRAWING IS FOR CLEARANCE  
 ISSUES WITH OVERHEAD ELECTRIC  
 SERVICE LINES OR OTHER UTILITIES IN  
 RELATION TO THE PV PANELS.  
 24/7 UNESCORTED KEYLESS ACCESS  
 PROVIDED FOR ALL UTILITY ENERGY  
 EQUIPMENT INCLUDING THE METERS AND  
 AC DISCONNECT.  
 INTERCONNECT TYPE: PRIMARY

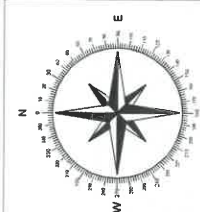
| REVISIONS | DESCRIPTION         | BY | DATE       |
|-----------|---------------------|----|------------|
| 0         | ORIGINAL DESIGN     | SP | 10/2/2022  |
| 1         | SITE VISIT COMMENTS | SP | 10/02/2022 |
| 2         | AC SIZE CHANGE      | SP | 10/10/2022 |
| 3         | CUP                 | SP | 10/20/2022 |
| 4         |                     |    |            |
| 5         |                     |    |            |
| 6         |                     |    |            |
| 7         |                     |    |            |
| 8         |                     |    |            |
| 9         |                     |    |            |
| 10        |                     |    |            |
| 11        |                     |    |            |

PROJECT NAME  
**ELDER**

DRAWING TITLE  
**EXISTING CONDITIONS**

SCALE  
 1" = 100'

SHEET  
**PV1**



**SHEET NOTES:**  
 UTILITY POLES ARE SHOWN FOR  
 CLARIFICATION OF CLEARANCE  
 REQUIREMENTS. PHYSICAL PROTECTION  
 BARRIER FOR SWITCHBOARDS, ETC. WILL  
 BE ADDED IN THE DRAWINGS PREPARED  
 FOR THE CONSTRUCTION DOCUMENTS



**LEGEND**

|                                                                        |
|------------------------------------------------------------------------|
| PARCEL BOUNDARY (PID: 043 A 365, LO: ELDER ANDREW DALTON JR & CHRISTY) |
| WETLANDS (BLEW ALTA DELINEATION)                                       |
| OVERHEAD IX LINE FOR REEVE CSG, USED AS POI                            |
| EXISTING OVERHEAD UTILITY TRANSMISSION LINES (DOMINION, 100' EASEMENT) |

DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"X36" PAPER. DRAWING SHEETS AND CONTENTS NOT TO BE DISTRIBUTED WITHOUT EXPLICIT WRITTEN CONSENT FROM NEW ENERGY EQUITY, LLC.



PROJECT ENTITY: PRINCE EDWARD SOLAR 2, LLC  
 NEW ENERGY EQUITY, LLC  
 1000 W. MARKET STREET, SUITE 100  
 ANNAPOLIS, MD 21403  
 TEL: 410.291.1000  
 FAX: 410.291.1001

PROJECT ADDRESS:  
 PARRIS VA 22988  
 LAT: 37.242034  
 LONG: -78.077011

| SYSTEM SPECIFICATIONS |                               |
|-----------------------|-------------------------------|
| SYSTEM SIZE DC        | 6865.5 KW                     |
| SYSTEM SIZE AC        | POWER LIMITED TO 3000 KW      |
| DC/AC RATIO           | 1.315                         |
| AC/DC RATIO           | 1.00                          |
| AC/DC RATIO           | 1.00                          |
| MODULE COUNT          | 14,427                        |
| MODULE TYPE           | MONO CRYSTALLINE PERC 160-120 |
| MODULE BY             | 600 W                         |
| INVERTER TYPE         | 37                            |
| INVERTER TYPE         | SMAS (SUNMAX) 150KVA (150KW)  |
| INVERTER POWER        | POWER LIMITED TO 161.2 MW     |
| RACKING TYPE          | SINGLE AXIS TRACKER           |
| BOREHOLE              | ALSO ENERGY                   |
| DESIGN CRITERIA       |                               |
| MINIMUM TEMP          | -10°C / 14°F                  |
| MAXIMUM TEMP          | 50°C / 122°F                  |
| BUILDING CATEGORY     | C                             |
| EXPOSURE CATEGORY     | C                             |
| GROUND SNOW LOAD      | 30 PSF                        |
| BUILDING HEIGHT       | 0'-0"                         |

**OTHER NOTES**  
 UTILITY APP ID: 14581481  
 NO POSITION DISTURBANCE OR CLEARANCE  
 ISSUES WITH OVERHEAD ELECTRIC  
 SERVICE LINES OR OTHER UTILITIES IN  
 RELATION TO THE PV PANELS.  
 247 UNSECURED KEYLESS ACCESS  
 PROVIDED FOR ALL UTILITY ENERGY  
 SERVICES INCLUDING THE METERS AND  
 AC DISCONNECT.  
 INTERCONNECTION TYPE: PRIMARY

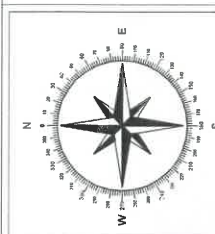
| REVISIONS |                     |            |
|-----------|---------------------|------------|
| #         | DESCRIPTION         | DATE       |
| 0         | ORIGINAL DESIGN     | 02/12/2022 |
| 1         | SITE VISIT COMMENTS | 02/12/2022 |
| 2         | AS-BUILT CHANGE     | 02/12/2022 |
| 3         | AS-BUILT CHANGE     | 02/12/2022 |
| 4         | AS-BUILT CHANGE     | 02/12/2022 |
| 5         | AS-BUILT CHANGE     | 02/12/2022 |
| 6         | AS-BUILT CHANGE     | 02/12/2022 |
| 7         | AS-BUILT CHANGE     | 02/12/2022 |
| 8         | AS-BUILT CHANGE     | 02/12/2022 |
| 9         | AS-BUILT CHANGE     | 02/12/2022 |
| 10        | AS-BUILT CHANGE     | 02/12/2022 |
| 11        | AS-BUILT CHANGE     | 02/12/2022 |

PROJECT NAME:  
**ELDER**

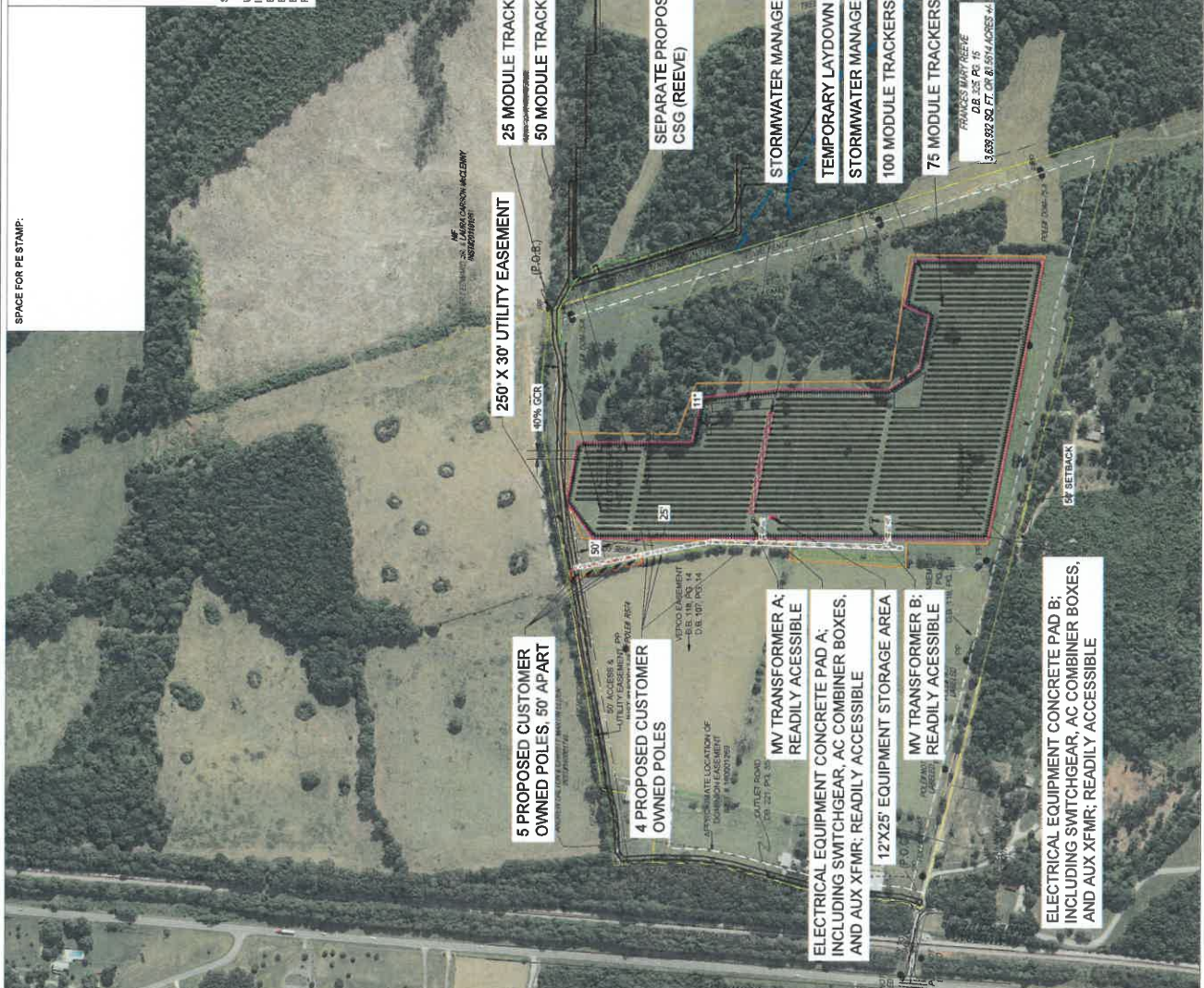
DRAWING TITLE:  
**SITE PLAN**

SCALE:  
 1" = 180'    1" = 1'    2"

SHEET:  
**PV2A**



**SHEET NOTES:**  
 UTILITY POLES ARE SHOWN FOR  
 TRACKING PURPOSES. PHYSICAL PROTECTION  
 BARRIER FOR SWITCHBOARDS, ETC. WILL  
 BE ADDED IN THE DRAWINGS PREPARED  
 FOR THE CONSTRUCTION DOCUMENTS



| LEGEND   |                                                                        |
|----------|------------------------------------------------------------------------|
| [Symbol] | PARCEL BOUNDARY (PID: 043 A 36B, LO; ELDER ANDREW DALTON JR & CHRISTY) |
| [Symbol] | 50' SETBACK FROM PARCEL BOUNDARY                                       |
| [Symbol] | WETLANDS (BLEW ALTA DELINEATION)                                       |
| [Symbol] | EXISTING ROAD                                                          |
| [Symbol] | OVERHEAD IX LINE FOR REEVE CSG; USED AS POI                            |
| [Symbol] | EXISTING OVERHEAD UTILITY TRANSMISSION LINES (DOMINION, 100' EASEMENT) |
| [Symbol] | PROPOSED OVERHEAD LINE EXTENSION (315')                                |
| [Symbol] | PROPOSED NEW UNDERGROUND ELECTRICAL LINE (~565')                       |
| [Symbol] | ARRAY FENCE LINE (4823' AND ~18.36 ACRES)                              |
| [Symbol] | 15' WIDE ACCESS ROAD (1400')                                           |
| [Symbol] | VEGETATIVE SCREENING (MIN 15' WIDE)                                    |
| [Symbol] | ADDITIONAL VEGETATIVE SCREENING IF NEEDED (MIN 15' WIDE)               |

DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"X36" PAPER.  
 DRAWING SHEETS AND CONTENTS NOT TO BE DISTRIBUTED WITHOUT EXPLICIT WRITTEN CONSENT FROM NEW ENERGY EQUITY, LLC.



PROJECT ENTITY: PRINCE EDWARD SOLAR 2, LLC  
 NEW ENERGY EQUITY, LLC  
 10000 WOODLAND DRIVE  
 ANNAPOLIS, MD 21403  
 NEWENERGYEQUITY.COM  
 410.207.5012

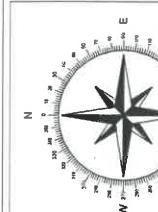
LAT: 37.243293  
 LONG: -76.877111  
 PROJECT ADDRESS  
 PAMUNTA VA 22999

| SYSTEM SPECIFICATIONS |                                |
|-----------------------|--------------------------------|
| SYSTEM SIZE DC        | 4684.5 KW                      |
| SYSTEM SIZE AC        | POWER LIMITED TO 3000 KW       |
| DC/AC RATIO           | 1.32                           |
| DC/AC RATIO           | 180°                           |
| MODULE COUNT          | 1450                           |
| MODULE TYPE           | MONO CRYSTALLINE PERC 72-CELLS |
| MODULE STC RATING     | 27                             |
| INVERTER TYPE         | SMA SUNNY HIGH-POWER PEAKS     |
| INVERTER POWER        | POWER LIMITED TO 46.2 MW       |
| RACKING TYPE          | SINGLE AXIS TRACKER            |
| MONITORING            | ALSO ENERGY                    |
| DESIGN CRITERIA       |                                |
| MINIMUM TEMP.         | -1°F TO 54°C                   |
| WIND SPEED (ACE 1.50) | 100 MPH                        |
| EXPOSURE CATEGORY     | I                              |
| GROUND SNOW LOAD      | 30 PSF                         |
| RAILING HEIGHT        | 0'-2"                          |

**OTHER NOTES**  
 UTILITY APPLICABLE TO THIS PROJECT ARE:  
 ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.  
 24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY EQUIPMENT INCLUDING THE METERS AND AC DISCONNECT.  
 INTERCONNECTION TYPE: PRIMARY

| #  | DESCRIPTION         | BY | DATE       |
|----|---------------------|----|------------|
| 0  | ORIGINAL DESIGN     | BP | 10/10/2025 |
| 1  | SITE VISIT COMMENTS | BP | 10/09/2025 |
| 2  | AC SIZE CHANGE      | BP | 10/11/2025 |
| 3  | CONTRACT            | BP | 10/09/2025 |
| 4  |                     |    |            |
| 5  |                     |    |            |
| 6  |                     |    |            |
| 7  |                     |    |            |
| 8  |                     |    |            |
| 9  |                     |    |            |
| 10 |                     |    |            |
| 11 |                     |    |            |

PROJECT NAME  
**ELDER**  
 DRAWING TITLE  
**SITE PLAN SETBACKS**  
 SCALE: 1" = 120'  
 0 1" 2"  
 SHEET  
**PV2B**



**SHEET NOTES:**  
 UTILITY POLES ARE SHOWN FOR THE PROJECT. THE SETBACKS BETWEEN POLES, PHYSICAL PROTECTION BARRIER FOR SWITCHBOARDS, ETC. WILL BE ADDED IN THE DRAWINGS PREPARED FOR THE CONSTRUCTION DOCUMENTS

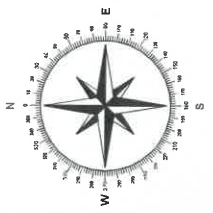
SPACE FOR PE STAMP.



| LEGEND   |                                                                        |
|----------|------------------------------------------------------------------------|
| [Symbol] | PARCEL BOUNDARY (PID: 043 A 368, LO: ELDER ANDREW DALTON JR & CHRISTY) |
| [Symbol] | 50' SETBACK FROM PARCEL BOUNDARY                                       |
| [Symbol] | WETLANDS (BLEW ALTA DELINEATION)                                       |
| [Symbol] | EXISTING ROAD                                                          |
| [Symbol] | OVERHEAD IX LINE FOR REEVE CSG, USED AS POI                            |
| [Symbol] | EXISTING OVERHEAD UTILITY TRANSMISSION LINES (DOMINION, 100' EASEMENT) |
| [Symbol] | PROPOSED OVERHEAD LINE EXTENSION (315')                                |
| [Symbol] | PROPOSED NEW UNDERGROUND ELECTRICAL LINE (~565')                       |
| [Symbol] | ARRAY FENCE LINE (4823' AND ~18.36 ACRES)                              |
| [Symbol] | 15' WIDE ACCESS ROAD (1400', FROM TERRAFORM)                           |
| [Symbol] | VEGETATIVE SCREENING (MIN 20' WIDE)                                    |



SPACE FOR PE STAMP.

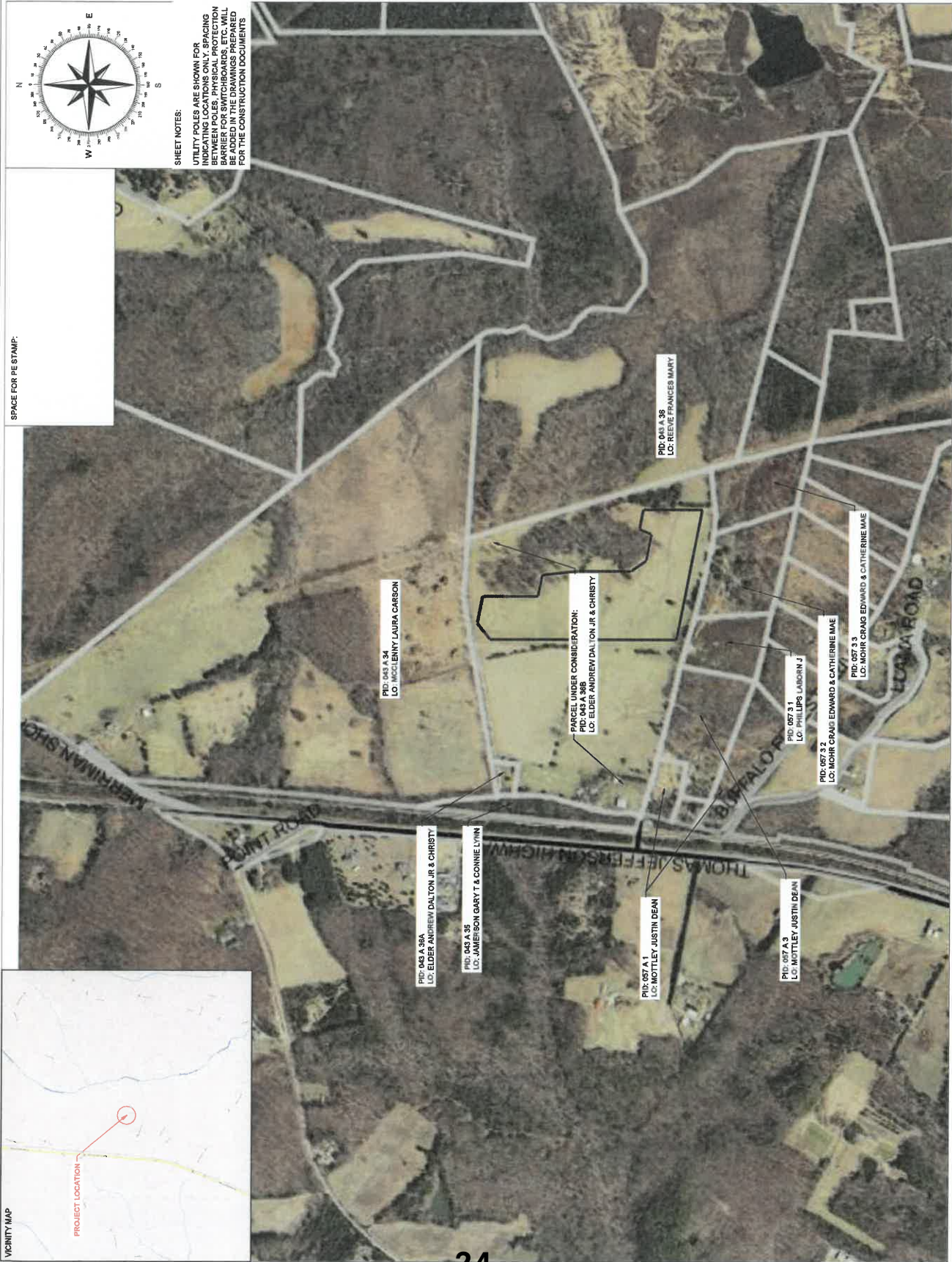


**SHEET NOTES:**

UTILITY POLES ARE SHOWN FOR JACKPOST LOCATIONS ONLY. SPACING BETWEEN JACKPOSTS SHALL BE 100 FEET UNLESS OTHERWISE NOTED. A BARRIER FOR SWITCHBOARDS, ETC. WILL BE ADDED IN THE DRAWINGS PREPARED FOR THE CONSTRUCTION DOCUMENTS.



VICINITY MAP



PID: 043 A 34  
LO: MCCLENNY LAURA CARSON

PID: 043 A 36A  
LO: ELDER ANDREW DALTON JR & CHRISTY

PID: 043 A 35  
LO: JAMERSON GARY T & CONNIE LYNN

PARCEL UNDER CONSIDERATION:  
PID: 043 A 36B  
LO: ELDER ANDREW DALTON JR & CHRISTY

PID: 057 A 1  
LO: MOTTLEY JUSTIN DEAN

PID: 057 A 3  
LO: MOTTLEY JUSTIN DEAN

PID: 057 A 1  
LO: PHILLIPS LAMORIN J

PID: 057 A 2  
LO: MOHR GRANG EDWARD & CATHERINE MAE

PID: 057 A 3  
LO: MOHR GRANG EDWARD & CATHERINE MAE

PID: 043 A 36  
LO: REEVE FRANCES MARY

**NEW ENERGY EQUITY**

PROJECT ENTITY: PRINCE EDWARD SOLAR 2 LLC

NEW ENERGY EQUITY, LLC  
10000 WOODBRIDGE DRIVE  
ANNAPOLIS, MD 21403  
NEWENERGYEQUITY.COM  
410.297.5027

PROJECT ADDRESS:  
PARKVA VA 22968

LAT: 37.242520  
LONG: -76.877011

**SYSTEM SPECIFICATIONS**

|                     |                          |
|---------------------|--------------------------|
| SYSTEM SIZE DC      | 4883.8 KW                |
| SYSTEM SIZE AC      | POWER LIMITED TO 3000 KW |
| DC/AC RATIO         | 1.313                    |
| ADULTS              | 107                      |
| TL                  | 14.52'                   |
| MODULE COUNT        | 8400                     |
| MODULE TYPE         | HANNA OPTIPOWER 36-61015 |
| MODULE ETC RATING   | 580 W                    |
| INVERTER COUNT      | 27                       |
| INVERTER TYPE       | SMA SUNNY HD-POWER PEAK2 |
| INVERTER RATING     | 20 KW                    |
| INVERTER EFFICIENCY | 98.5%                    |
| RACKING TYPE        | SINGLE AXIS TRACKER      |
| MONITORING          | ALSO ENERGY              |

**DESIGN CRITERIA**

|                      |              |
|----------------------|--------------|
| MINMAX TEMP          | -10°C / 40°C |
| WIND SPEED (ACE 7.5) | 108 MPH      |
| RAINFALL CATEGORY    | I            |
| GROUNDING CATEGORY   | I            |
| GROUNDING LOAD       | 50 PUF       |
| BUILDING HEIGHT      | 0-2'         |

**OTHER NOTES**

UTILITY APPLICANT VAS25181  
HAS ADVISED THAT THERE ARE NO  
ISSUES WITH OVERHEAD ELECTRIC  
SERVICE LINES OR OTHER UTILITIES IN  
RELATION TO THE PV PANELS.

247 UNESCORTED KEYLESS ACCESS  
PROVIDED FOR ALL UTILITY ENERGY  
EQUIPMENT INCLUDING THE METERS AND  
AC DISCONNECT.

INTERCONNECTION TYPE: PRIMARY

**REVISIONS**

| #  | DESCRIPTION         | BY | DATE       |
|----|---------------------|----|------------|
| 0  | ORIGINAL DESIGN     | SP | 10/12/2025 |
| 1  | SITE VISIT COMMENTS | SP | 10/20/2025 |
| 2  | AC SEE CHANGE       | SP | 10/11/2025 |
| 3  | CIP                 | SP | 10/20/2025 |
| 4  |                     |    |            |
| 5  |                     |    |            |
| 6  |                     |    |            |
| 7  |                     |    |            |
| 8  |                     |    |            |
| 9  |                     |    |            |
| 10 |                     |    |            |
| 11 |                     |    |            |

PROJECT NAME  
**ELDER**

DRAWING TITLE  
**PID MAP**

SCALE  
1" = 300'

SCALE  
0 1" 2"

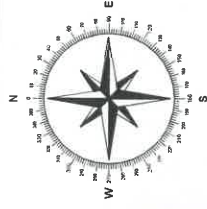
SHEET  
**PV4**

DRAWING SHEETS AND CONTENTS NOT TO BE DISTRIBUTED WITHOUT EXPLICIT WRITTEN CONSENT FROM NEW ENERGY EQUITY, LLC. \*DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER.

VICINITY MAP



SPACE FOR PE STAMP:



SHEET NOTES:

UTILITY POLES ARE SHOWN FOR THE PROJECT. THE PROTECTIVE BARRIER BETWEEN POLES, PHYSICAL PROTECTION BARRIER FOR SWITCHBOARDS, ETC. WILL BE ADDED IN THE DRAWINGS PREPARED FOR THE CONSTRUCTION DOCUMENTS



SOIL MAP LEGEND

| MAP UNIT SYMBOL | MAP UNIT NAME                             |
|-----------------|-------------------------------------------|
| Ac              | APPLING FINE SANDY LOAM, ROLLING PHASE    |
| Ad              | APPLING FINE SANDY LOAM, 2 TO 7% SLOPES   |
| Cf              | CECIL FINE SANDY LOAM, ROLLING PHASE      |
| Cg              | CECIL FINE SANDY LOAM, UNDULATING PHASE   |
| Ma              | MADISON CLAY LOAM, ERODED HILLY PHASE     |
| Mb              | MADISON CLAY LOAM, ERODED ROLLING PHASE   |
| Md              | MADISON FINE SANDY LOAM, HILLY PHASE      |
| Me              | MADISON FINE SANDY LOAM, UNDULATING PHASE |
| Mf              | MADISON FINE SANDY LOAM, UNDULATING PHASE |
| Wo              | WORSHAM SANDY LOAM                        |

**NEW ENERGY EQUITY**

PROJECT ENTITY: PRINCE EDWARD SOLAR 2, LLC

NEW ENERGY EQUITY, LLC  
 10000 WOODBRIDGE AVENUE  
 ANNAPOLIS, MD 21403  
 NEWENERGYEQUITY.COM  
 410-297-2012

PROJECT ADDRESS: PAMUNLA, VA 23066

LAT: 37.242890  
 LONG: -76.877011

**SYSTEM SPECIFICATIONS**

|                           |                                |
|---------------------------|--------------------------------|
| SYSTEM SIZE DC            | 4886.5 KW                      |
| SYSTEM LIMITED TO 2800 KW |                                |
| DC/AC RATIO               | 1.312                          |
| ADJUST                    | 18P                            |
| TLT                       | 44.52°                         |
| MODULE COUNT              | 8409                           |
| MODULE TYPE               | MONO CRYSTALLINE PERC SERIES   |
| MODULE PITCH              | 44.52°                         |
| INVERTER COUNT            | 27                             |
| INVERTER TYPE             | SMV (SINGLE PHASE) PERC SERIES |
| INVERTER POWER            | POWER LIMITED TO 162.6KW       |
| RACKING TYPE              | SINGLE AXIS TRACKER            |
| MONITORING                | ALSO ENERGY                    |

**DESIGN CRITERIA**

|                   |              |
|-------------------|--------------|
| MIN WIND TEMP     | -10°C / 14°F |
| MAX WIND SPEED    | 120 MPH      |
| BUILDING CATEGORY | C            |
| EXPOSURE CATEGORY | C            |
| GROUND SNOW LOAD  | 20 PSF       |
| RAILING HEIGHT    | 0'-0"        |

**OTHER NOTES**

UTILITY APP ID: VAS6148  
 NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

247 UNSCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY SERVICES INCLUDING THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE: PRIMARY

**REVISIONS**

| #  | DESCRIPTION         | BY | DATE       |
|----|---------------------|----|------------|
| 0  | ORIGINAL DESIGN     | SP | 10/12/2025 |
| 1  | SITE VISIT COMMENTS | SP | 10/20/2025 |
| 2  | AC SIZE CHANGE      | SP | 9/11/2025  |
| 4  |                     | SP | 9/28/2025  |
| 5  |                     | SP | 9/28/2025  |
| 6  |                     | SP |            |
| 7  |                     | SP |            |
| 8  |                     | SP |            |
| 9  |                     | SP |            |
| 10 |                     | SP |            |
| 11 |                     | SP |            |

PROJECT NAME  
ELDER

DRAWING TITLE  
SOIL MAP

SCALE 1" = 120'

1" = 1" 2"

SHEET

**PV5**



1 ATLANTIC WHITE CEDAR NTS



2 GREEN GIANT ARBORVITAE NTS



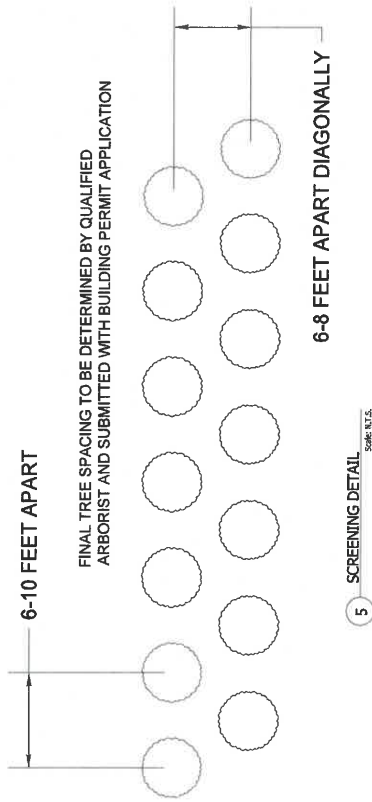
3 LOBLOLLY PINE NTS



4 SOUTHERN MAGNOLIA NTS

| # | DESCRIPTION                                                                                      | MAX TREE HEIGHT |
|---|--------------------------------------------------------------------------------------------------|-----------------|
| 1 | GREEN GIANT ARBORVITAE - PLANT 10-12 FEET SPACING TO GROW AS FENCE PENCE.                        | 50-60 FEET      |
| 2 | LOBLOLLY PINE - FOR PRIVACY BEHIND 5-10 FEET APART AS THEY WILL SPREAD TO ABOUT 10 FEET IN WIDTH | 60-80 FEET      |
| 3 | LOBLOLLY PINE - 6-8 FEET IN SPACING                                                              | 50-60 FEET      |
| 4 | SOUTHERN MAGNOLIA - 5-10 FEET APART BUT 20 FEET FROM ANY EVERGREEN.                              | 60-80 FEET      |

\*ALL TREES WILL BE MIN 2' AT PLANTING.  
 8' WITHIN 3 YEARS



FINAL TREE SPACING TO BE DETERMINED BY QUALIFIED ARBORIST AND SUBMITTED WITH BUILDING PERMIT APPLICATION

INSIDE SEDIMENT BASIN:  
 A NATIVE WETLAND SEED MIX, WHICH PROVIDES A MIX OF NATIVE GRASSES AND WILDFLOWERS WILL BE USED.

WET POND VEGETATION WILL BE MAINTAINED AND TRIMMED IN ACCORDANCE WITH THE DEQ GUIDANCE SPECIFICATION NO. 14, WHICH INCLUDES GUIDANCE SUCH AS MOWING TWICE A YEAR, REMOVING DEBRIS, REPAIRING ERODED BARE SOIL AREAS, AND TRASH REMOVAL.

OUTSIDE THE SEDIMENT BASIN:  
 A SEED MIXTURE THAT IS IDENTIFIED IN THE VIRGINIA DEQ GUIDE WILL BE USED. FOR EXAMPLE A PERMANENT SEED MIXTURE THAT IS SUITABLE FOR THE PIEMONTE REGION MIGHT USE GRASSES SUCH AS A KENTUCKY 31 FESCUE, KENTUCKY BLUEGRASS, RED TOP GRASS, OR RYE GRASS.



NEW ENERGY EQUITY, LLC  
 10000 WOODBRIDGE DRIVE  
 ANNAPOLIS, MD 21403  
 410-291-7100

PROJECT ADDRESS  
 PAMPUNA VA 22968

| SYSTEM SPECIFICATIONS    |                               |
|--------------------------|-------------------------------|
| SYSTEM SIZE DC           | 4682.5 KW                     |
| SYSTEM SIZE AC           | POWER LIMITED TO 3000 KW      |
| DC/AC RATIO              | 1.332                         |
| AZIMUTH                  | 180°                          |
| TILT                     | +6.52°                        |
| MODULE COUNT             | 8450                          |
| MODULE TYPE              | HANNA Q100 72-10113           |
| MODULE ETC RATING        | 590 W                         |
| INVERTER COUNT           | 27                            |
| INVERTER TYPE            | SMA SUNNY ISIP (POWER PEAK 3) |
| INVERTER POWER           | POWER LIMITED TO 162.040 KW   |
| RACING TYPE              | SINGLE AXIS TRACKER           |
| MONITORING               | ALSO ENERGY                   |
| DESIGN CRITERIA          |                               |
| MIN/MAX TEMP.            | -1°F°C / 51°C                 |
| WIND SPEED (AVERAGE 1-H) | 105 MPH                       |
| WIND SPEED (MAX)         | 140 MPH                       |
| EXPOSURE CATEGORY        | C                             |
| GROUND SNOW LOAD         | 30 PSF                        |
| BUILDING HEIGHT          | 16'0"                         |

UTILITY APPLIC. NO. VAS25181  
 UTILITY SERVICE OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.  
 24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY EQUIPMENT INCLUDING THE METERS AND AC DISCONNECT.  
 INTERCONNECTION TYPE: PRIMARY

| REVISIONS |                     |    |            |
|-----------|---------------------|----|------------|
| #         | DESCRIPTION         | BY | DATE       |
| 0         | ORIGINAL DESIGN     | BP | 10/27/2025 |
| 1         | SITE VISIT COMMENTS | BP | 10/27/2025 |
| 2         | AC SIZE CHANGE      | BP | 10/27/2025 |
| 3         | CIP                 |    |            |
| 4         |                     |    |            |
| 5         |                     |    |            |
| 6         |                     |    |            |
| 7         |                     |    |            |
| 8         |                     |    |            |
| 9         |                     |    |            |
| 10        |                     |    |            |
| 11        |                     |    |            |

PROJECT NAME  
 ELDER

DRAWING TITLE  
 TREE PLAN

SCALE  
 NTS

SHEET  
 PV6

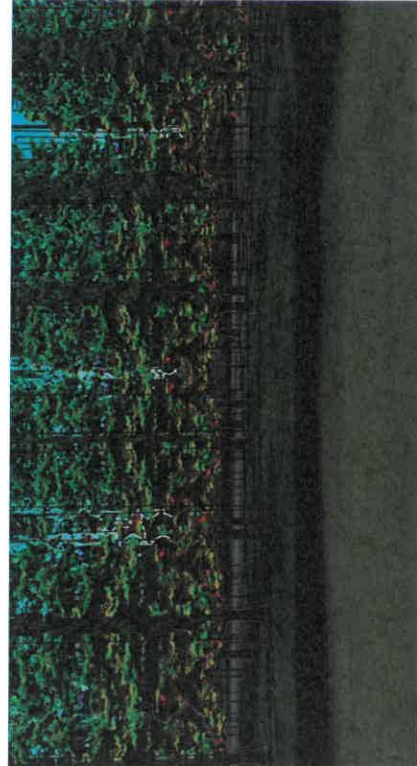
# EXISTING VEGETATIVE SCREENING



1 VIEW FACING WEST FROM THOMAS JEFFERSON HWY NTS



2 VIEW FACING NORTHWEST FROM THOMAS JEFFERSON HWY NTS



3 VIEW FACING SOUTHWEST FROM THOMAS JEFFERSON HWY NTS



PROJECT ENTITY: PRICE EDWARDS LLP, LLC

NEW ENERGY EQUITY, LLC  
2500 WOODBRIDGE BLVD, SUITE 200  
NEWPORT NEWS, VA 23602  
NEWENERGYEQUITY.COM

PROJECT ADDRESS  
PARKVA, VA 22968

LAT: 37.84203  
LONG: -78.877011

| SYSTEM SPECIFICATIONS     |                                             |
|---------------------------|---------------------------------------------|
| SYSTEM SIZE DC            | 4983.5 KW                                   |
| SYSTEM SIZE AC            | POWER LIMITED TO 3000 KW                    |
| DC/AC RATIO               | 1.312                                       |
| AZIMUTH                   | 187                                         |
| TILT                      | H-32                                        |
| MODULE COUNT              | 8459                                        |
| MODULE TYPE               | HMVA Q PIAK D10 JL-G115                     |
| MODULE ETC RATING         | 500 W                                       |
| INVERTER COUNT            | 27                                          |
| INVERTER TYPE             | SMA SUNNY HIGH-POWER PEAKS (SHP) (SHP-27)   |
| INVERTER PHASE            | PHASE 1 TO 10, PHASE 2 TO 17, PHASE 3 TO 24 |
| MONITORING TYPE           | SINGLE AXIS TRACKER                         |
| MONITORING                | ALSO ENERGY                                 |
| DESIGN CRITERIA           |                                             |
| MINMAX TEMP.              | -19°C / 31°C                                |
| WIND SPEED (AVERAGE 1-16) | 108 MPH                                     |
| BUILDING CATEGORY         | 1                                           |
| SECTOR                    | 30                                          |
| CIRCULAR WINDOW           | 30 FUF                                      |
| BUILDING HEIGHT           | 7'6"                                        |

**OTHER NOTES**

UTILITY APP. ID: VASR181  
 THE SERVICE PROVIDER HAS IDENTIFIED CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

2477 UNESCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY EQUIPMENT INCLUDING THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE: PRIMARY

| REVISIONS |                     |               |
|-----------|---------------------|---------------|
| #         | DESCRIPTION         | BY DATE       |
| 0         | ORIGINAL DESIGN     | SP 10/10/2015 |
| 1         | SITE VISIT COMMENTS | SP 10/30/2015 |
| 2         | AC SIZE CHANGE      | SP 01/13/2016 |
| 3         | CFP                 | SP 02/02/2016 |
| 4         |                     |               |
| 5         |                     |               |
| 6         |                     |               |
| 7         |                     |               |
| 8         |                     |               |
| 9         |                     |               |
| 10        |                     |               |
| 11        |                     |               |

PROJECT NAME  
ELDER

DRAWING TITLE  
VIEW PROFILES

SCALE  
NTS

SHEET  
PV7



PROJECT ENTITY: PRINCE EDWARD SOLAR 2 LLC

NEW ENERGY EQUITY, LLC  
 2000 ANNAPOLIS RD 21401  
 ANNAPOLIS, MD 21401  
 410.297.5011

PROJECT ADDRESS  
 PAMPUNA VA 23098

LAT: 37.43293  
 LONG: -76.877011

| SYSTEM SPECIFICATIONS    |                            |
|--------------------------|----------------------------|
| SYSTEM SIZE DC           | 4865.5 KW                  |
| SYSTEM SIZE AC           | POWER LIMITED TO 3000 MW   |
| DC/AC RATIO              | 1.312                      |
| AZIMUTH                  | 180°                       |
| TILT                     | -6.52°                     |
| MODULE COUNT             | 2469                       |
| MODULE TYPE              | HANNA Q1 P6 600 40 1115    |
| MODULE STC RATING        | 580 W                      |
| INVERTER COUNT           | 27                         |
| INVERTER TYPE            | 5MW SUNNY HIGH POWER PEAK2 |
| INVERTER RATING          | 5000 KW                    |
| INVERTER POWER           | POWER LIMITED TO 5000 KW   |
| RACKING TYPE             | SINGLE AXIS TRACKER        |
| MONITORING               | ALSO ENERGY                |
| DESIGN CRITERIA          |                            |
| MINIMUM TEMP.            | -10°C / 48°F               |
| WIND SPEED (AVERAGE 75%) | 105 MPH                    |
| SEISMIC CATEGORY         | 1                          |
| GROUND SNOW LOAD         | 30 PSF                     |
| BUILDING HEIGHT          | 26.5'                      |

**OTHER NOTES**

UTILITY APP ID: VA25184  
 ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

247 UNESCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY EQUIPMENT INCLUDING THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE: PRIMARY

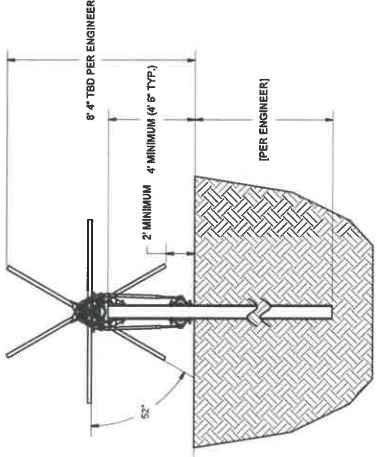
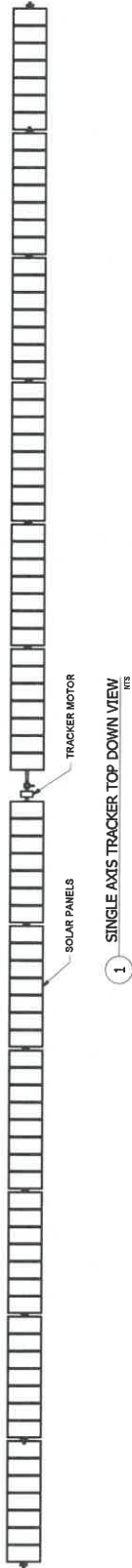
| REVISIONS |                     |    |           |
|-----------|---------------------|----|-----------|
| #         | DESCRIPTION         | BY | DATE      |
| 0         | ORIGINAL DESIGN     | BP | 1/11/2025 |
| 1         | SITE VISIT COMMENTS | BP | 1/10/2025 |
| 2         | AC SIZE CHANGE      | BP | 1/11/2025 |
| 3         | CLIP                | BP | 1/10/2025 |
| 4         |                     |    |           |
| 5         |                     |    |           |
| 6         |                     |    |           |
| 7         |                     |    |           |
| 8         |                     |    |           |
| 9         |                     |    |           |
| 10        |                     |    |           |
| 11        |                     |    |           |

PROJECT NAME  
ELDER

DRAWING TITLE  
SAT RACKING DETAIL

SCALE  
NTS

SHEET  
PV8





PROJECT ENTITY: PRINCE EDWARD SOLAR 2 LLC  
 NEW ENERGY EQUITY, LLC  
 ANNAPOLIS, MD 21401  
 NEWENEREQUITY.COM

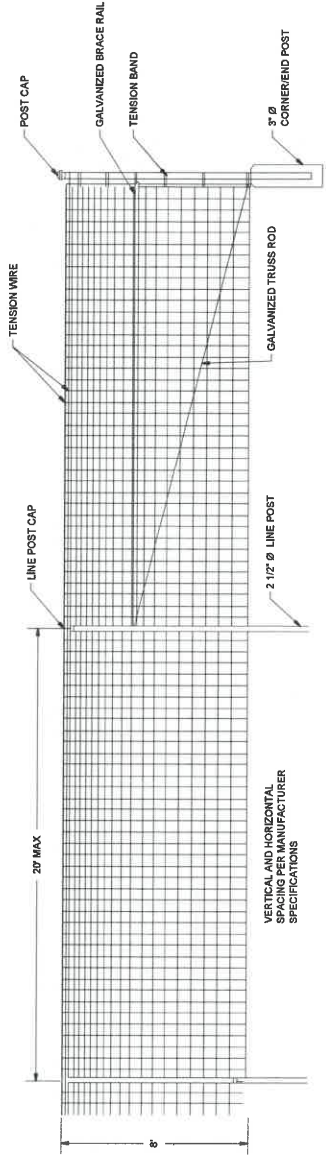
PROJECT ADDRESS:  
 PAMPUNLA, VA 23668  
 LAT: 37.24320  
 LONG: -76.67701

| SYSTEM SPECIFICATIONS |                           |
|-----------------------|---------------------------|
| SYSTEM SIZE DC        | 6882.5 KW                 |
| SYSTEM SIZE AC        | POWER LIMITED TO 3000 KW  |
| DC/AC RATIO           | 1.32                      |
| AZIMUTH               | 180°                      |
| TILT                  | 4.52°                     |
| MODULE COUNT          | 849                       |
| MODULE TYPE           | HANNA QUMPHREY 30-6119    |
| MODULE STC RATING     | 595 W                     |
| INVERTER COUNT        | 27                        |
| INVERTER TYPE         | 5MA SUNNY RESPONSE PEAK3  |
| RACKING TYPE          | POWER LIMITED TO 140.02KW |
| INVERTER POWER        | SINGLE AXIS TRACKER       |
| MONITORING            | ALSO ENERGY               |
| DESIGN CRITERIA       |                           |
| MINIMAL TEMP:         | -10°C / 50°C              |
| WIND SPEED (ACEC 100) | 105 MPH                   |
| WIND SPEED CATEGORY   | C                         |
| GROUND SNOW LOAD      | 30 PSF                    |
| BUILDING HEIGHT       | 6'-0"                     |

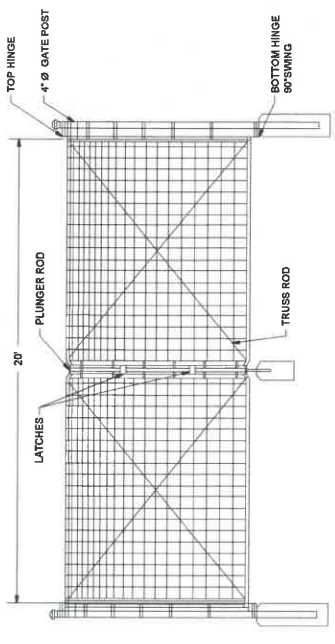
**OTHER NOTES**  
 UTILITY APPLICABLE VARIATION  
 NO POSITIONAL DISTANCE OR CLEARANCE  
 ISSUES WITH OVERHEAD ELECTRIC  
 SERVICE LINES OR OTHER UTILITIES IN  
 RELATION TO THE PV PANELS.  
 247 UNESCORTED KEYLESS ACCESS  
 PROVIDED FOR ALL UTILITY ENERGY  
 EQUIPMENT INCLUDING THE METERS AND  
 AC DISCONNECT.  
 INTERCONNECTION TYPE: PRIMARY

| REVISIONS |                     |    |           |
|-----------|---------------------|----|-----------|
| #         | DESCRIPTION         | BY | DATE      |
| 0         | ORIGINAL DESIGN     | SP | 1/10/2025 |
| 1         | SITE VISIT COMMENTS | SP | 1/10/2025 |
| 2         | AC SIZE CHANGE      | SP | 1/10/2025 |
| 4         | CLIP                | SP | 1/10/2025 |
| 5         |                     |    |           |
| 6         |                     |    |           |
| 7         |                     |    |           |
| 8         |                     |    |           |
| 9         |                     |    |           |
| 10        |                     |    |           |
| 11        |                     |    |           |

PROJECT NAME  
 ELDER  
 DRAWING TITLE  
 FENCE DETAIL  
 SCALE  
 NTS  
 SHEET  
**PV9**



1 8' FIXED KNOT FENCE  
 NTS



2 8' FIXED KNOT FENCE GATE  
 NTS

NOTE: DRAWING IS FOR INFORMATIONAL PURPOSES ONLY  
 1. AND NOT TO BE USED FOR CONSTRUCTION.  
 2. DO NOT SCALE DRAWING





Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, April 8, 2026 and Wednesday, April 15, 2026.

---



### Public Hearing Notice

Notice is hereby given that the Prince Edward County Planning Commission will hold a **PUBLIC HEARING** on Thursday, April 23, 2026, 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 Prince Edward Solar 2 LLC, a subsidiary of New Energy Equity, LLC in order 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 3.8 MWac solar energy facility on a 77.53 +/- acre parcel of land, denoted as Tax Map Parcel 043-A-36B, located on the north side of Llama Road (State Route 719), 0.05 miles from its intersection with Thomas Jefferson Highway (State Route 47).

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; or emailed to: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us); or faxed to: 434-392-6683. Written comments must be received by 2:00 p.m. the day of the public hearing. Based on the number of speakers, the Chair will determine the time allotted to each speaker. Citizens may view the monthly Planning Commission meetings 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 application is available for public review on the County's website 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 Request

Applicant: Prince Edward Solar 2 LLC

Tax Map:

043-A-36B

### Schedule B

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

| Parcel ID | Owner                             | Address                                             | Note |
|-----------|-----------------------------------|-----------------------------------------------------|------|
| 043-A-36A | Andrew Dalton & Christy Elder     | PO Box 1294, Pamplin, VA 23958                      |      |
| 043-A-35  | Gary T & Connie Lynn Jamerson     | 931 Deer Road, Pamplin, VA 23958                    |      |
| 043-A-34  | Laura Carson McClenny             | 4368 Forest Chapel Road, Pamplin, VA 23958          |      |
| 043-A-36  | Frances Mary Reeve                | 581 Lakewood Lane, Charolette Court House, VA 23923 |      |
| 057-3-3   | Craig Edward & Catherine Mae Mohr | 53 Llama Road, Pamplin, VA 23958                    |      |
| 057-3-2   | Craig Edward & Catherine Mae Mohr | 53 Llama Road, Pamplin, VA 23958                    |      |
| 057-3-1   | Laborn J Phillips                 | 530 Harnett Central Road, Fuquay Varina, NC 27526   |      |
| 057-A-3   | Justin Dean Mottley               | PO Box 1217, Pamplin, VA 23958                      |      |
| 057-3-A1  | Justin Dean Mottley               | PO Box 1217, Pamplin, VA 23958                      |      |
|           |                                   |                                                     |      |
|           |                                   |                                                     |      |
|           |                                   |                                                     |      |
|           |                                   |                                                     |      |
|           |                                   |                                                     |      |
|           |                                   |                                                     |      |
|           |                                   |                                                     |      |

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) 414-3037  
Fax: (434) 392-6683

rlove@co.prince-edward.va.us  
www.co.prince-edward.va.us

April 6, 2026

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request – Prince Edward Solar 2 LLC

The Prince Edward County Planning Commission will hold a public hearing on Thursday, **April 23, 2026** at 7:00 p.m. to receive citizen input on a Special Use Permit request by filed by Prince Edward Solar 2 LLC, a subsidiary of New Energy Equity, LLC in order 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 3.8 MWac solar energy facility on a 77.53 +/- acre parcel of land, denoted as Tax Map Parcel 043-A-36B, located on the north side of Llama Road (State Route 719), 0.05 miles from its intersection with Thomas Jeffereson Highway (State Route 47).

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

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) 414-3037  
Fax: (434) 392-6683  
rlove@co.prince-edward.va.us  
www.co.prince-edward.va.us

April 6, 2026

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 – Prince Edward Solar 2 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 Special Use Permit request 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 Thursday, April 23, 2026 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

Prince Edward Solar 2 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 Number 043-A-36B. The Special Use Permit application was submitted on by Prince Edward Solar 2 LLC, a subsidiary of New Energy Equity, 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 Prince Edward Solar 2 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 Prince Edward Solar 2 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 Number 043-A-36B.
  - 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. Prince Edward Solar 2 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 Prince Edward Solar 2 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 Prince Edward Solar 2 LLC for the Project not be approved by the County, no reimbursement under this paragraph will be owed by Prince Edward Solar 2 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 State Route 47 (Thomas Jefferson Hwy), a portion of State Route 719 (Llama Road), to the proposed entrance as shown in Exhibit A - Site Plan of the SUP application.
24. The Solar Facilities shall have received Final Site Plan approval from the County within three (3) 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 three (3) 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.
32. The Applicant or the Operator shall not dispose of or recycle any solar components or portions thereof in the Prince Edward County landfill or within the boundary of Prince Edward County, Virginia.

## **SECTION V. DECOMMISSIONING**

33. Decommissioning shall be conducted in accordance with the Decommissioning Plan approved by Prince Edward County.
34. 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.

35. 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.
36. 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.
37. Periods during which the Facility is not operational for maintenance, repair, repowering, or due to a catastrophic event beyond the control of Prince Edward Solar 2 LLC during which time Prince Edward Solar 2 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. Prince Edward Solar 2 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 Prince Edward Solar 2 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 Prince Edward Solar 2 LLC shall commence Decommissioning no later than the 548th day after the catastrophic event unless the County Administrator finds that Prince Edward Solar 2 LLC is diligently proceeding with repairs to return the facility to operation.

38. 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).
39. 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.
40. To secure the costs of Decommissioning, Prince Edward Solar 2 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.
41. The amount of the surety required shall be 100% of the estimated Decommissioning costs estimated at each Surety Review Date. 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 Prince Edward Solar 2 LLC shall mutually agree to determine the correct surety amount; and Prince Edward Solar 2 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 Prince Edward Solar 2 LLC agree on the adequate surety amount.
42. 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 Prince Edward Solar 2 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 Prince Edward Solar 2 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 Prince Edward Solar 2 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 Prince Edward Solar 2 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 Prince Edward Solar 2 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 Prince Edward Solar 2 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 Prince Edward Solar 2 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.

43. 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.

44. 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, Prince Edward Solar 2 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.

45. 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, Prince Edward Solar 2 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.

## BATTERY ENERGY STORAGE SYSTEMS

The growth of alternative energy sources, such as solar and nuclear, calls for a flexible energy system to ensure that these energy sources are integrated in an efficient and reliable manner. A Battery Energy Storage System (BESS) is a technology that can store energy at one time and make it available during another. While it's not a direct source of energy production, a BESS is often used cooperatively with alternative energy facilities. As a result, the County should plan for this use and ensure that appropriate development standards are in place. It is considered best practice for a locality to require that BESS applications meet NFPA 855 standards, in addition to providing a decommissioning plan and a robust emergency service education plan.

**Table 8-2. Best Management Practices for Emerging Land Uses.**

| Best Management Practices for Emerging Land Uses                                                                                                                                                                                               | Solar | Nuclear | BESS |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|------|
| Facilities should be located within 2 miles of any existing transmission line corridor easement. Any generation lead lines (gen-tie) should be located underground or buffered to block visibility from roadways.                              | ✓     | ✓       | ✓    |
| The siting of facilities at least 1 mile away from the Sandy River Reservoir and Appomattox River is preferred.                                                                                                                                | ✓     | ✓       | ✓    |
| The siting of facilities away from or completely screened from view of major corridors and scenic byways is preferred.                                                                                                                         | ✓     | ✓       | ✓    |
| The siting of facilities away from or completely screened from view of natural, cultural, and historic resources is preferred.                                                                                                                 | ✓     | ✓       | ✓    |
| The siting of facilities on brownfield sites is preferred.                                                                                                                                                                                     | ✓     | ✓       | ✓    |
| The siting of facilities away from densely residential areas is preferred.                                                                                                                                                                     | ✓     | ✓       | ✓    |
| 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. | ✓     | ✓       | ✓    |



NFPA 855 is the Standard for the Installation of Stationary Energy Storage Systems, developed by the National Fire Protection Association (NFPA). The intention of NFPA 855 is to reduce the risks associated with energy storage systems while ensuring safe integration into the electrical grid and built environment.

Best Management Practices for Emerging Land Uses

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Solar | Nuclear | BESS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|------|
| Facilities should be located a minimum distance of 1 mile from any Town boundary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |       |         |      |
| 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.                                                                                                                                                                                                                                                                                        |       |         |      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                             |       |         |      |
| A minimum distance of 2 miles should be provided between utility-scale energy facilities of the same type.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |         |      |
| 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.                                                                                                                                                                                                                                                                                                                                 |       |         |      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |         |      |
| 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. |       |         |      |
| Facilities should provide maximum economic benefits to the County as demonstrated through an economic analysis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |         |      |
| Facilities should ensure adequate planned water access for cooling purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |         |      |
| Facilities should provide adequate education to local emergency services on best management practices and fire suppression.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |         |      |