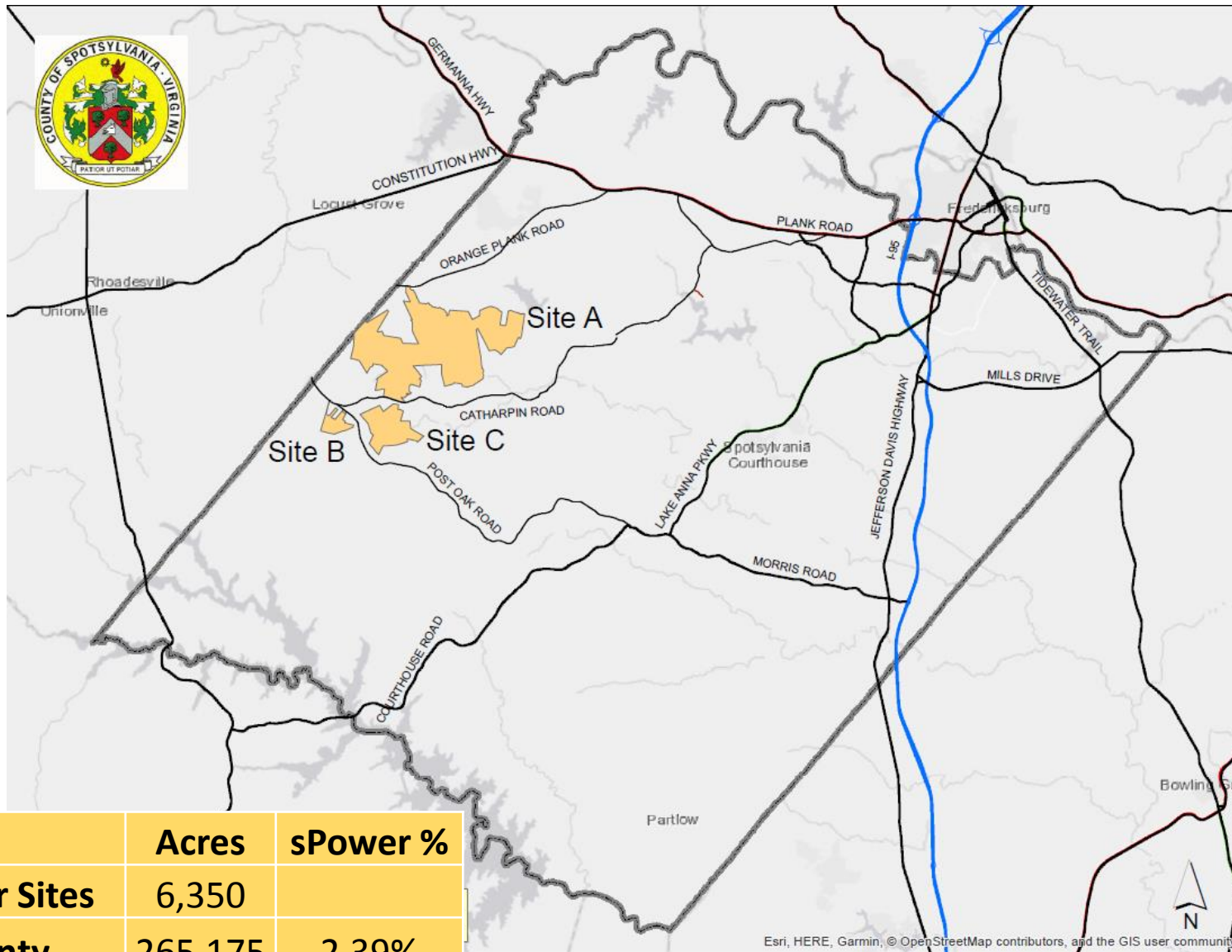




sPower Solar Energy Facility Special Use Applications Update

Spotsylvania County Board of Supervisors

November 27, 2018



	Acres	sPower %
sPower Sites	6,350	
County	265,175	2.39%
Livingston	107,875	5.89%
Outside of PDB	218,931	2.90%

Special Use Permit Applications

- SUP18-0001 – Site A
 - 5,200 acres total
 - 2,800 acres disturbed
 - 400 MW power
- SUP18-0002 – Site B
 - 245 acres total
 - 200 acres disturbed
 - 30 MW power
- SUP18-0003 – Site C
 - 905 acres total
 - 500 acres disturbed
 - 70 MW power

Special Use Permit Application Process

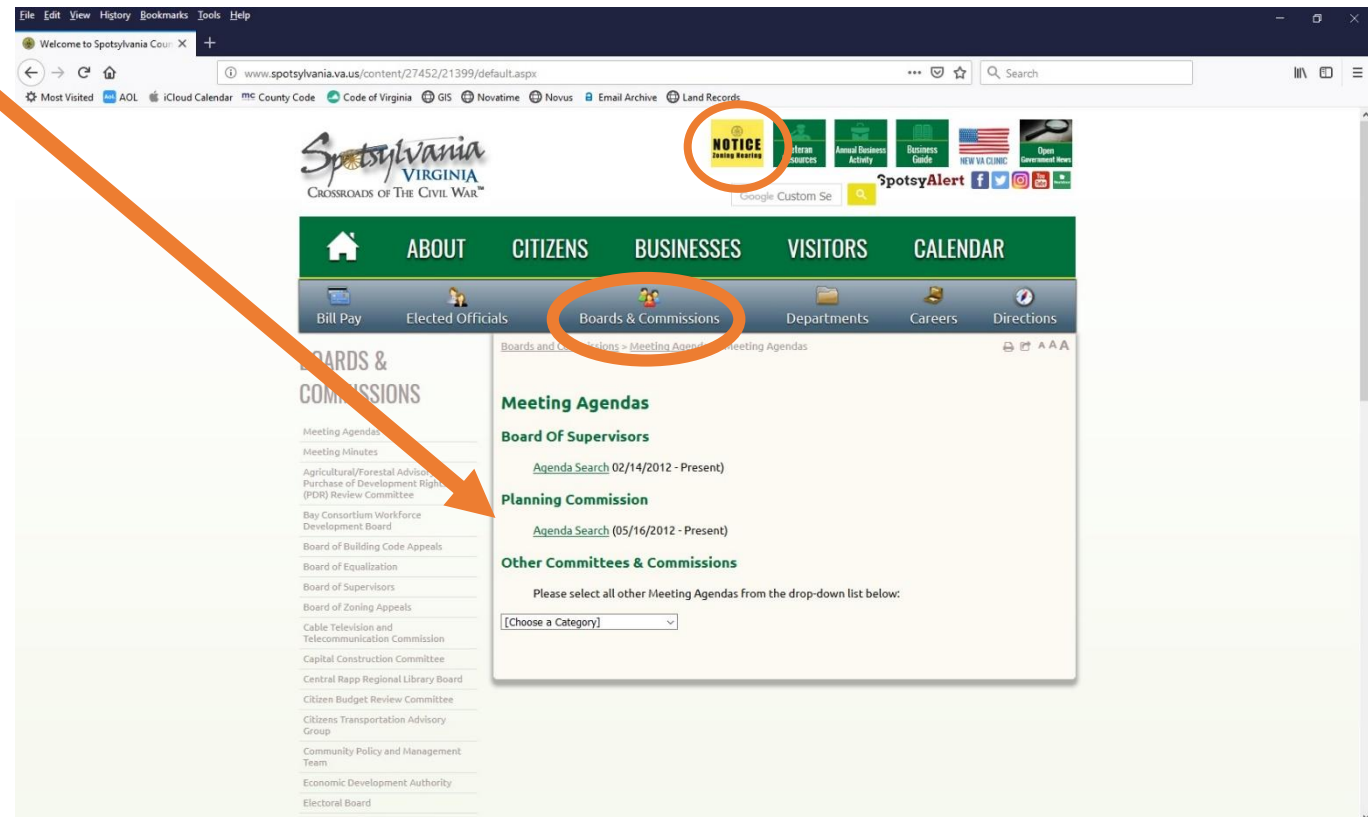
Application submitted:	January 11, 2018
Deemed complete:	March 30, 2018
Initial County comments issued:	April 24, 2018
Revision received:	June 11, 2018
County comments issued:	August 22, 2018
Revision received:	September 24, 2018
County comments issued:	October 23, 2018
Revision received:	October 28, 2018
Consultant Reviews:	Late October / November 2018

Special Use Permit Application Current Status


- SUP18-0001 is scheduled for Planning Commission public hearing on December 5, 2018 at 7:00 p.m.
- The staff report and draft recommended conditions will be released November 29, 2018

Notices:

- Ads in FLS
- Mailed notices to properties within 3,000'
- Signs posted along public roads



Special Use Public Hearing Process

- Staff report and recommendations
- Planning Commission public hearings
- Planning Commission votes  recommendations to the Board of Supervisors
- Board of Supervisors public hearings
- Board of Supervisors votes to approve or deny the Special Use Permits
- March 30, 2019 deadline for vote (BOS meeting March 23, 2019)
- Schedule provides approximately 4 months for the public process

Special Use Permit Considerations

- Sec. 23-4.5 Special Uses

“Uses that are designated as "special uses" are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and the county as a whole, require individual consideration of their design, configuration, and/or operation at the particular location proposed. Such individual consideration may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location.”

Special Use Standards of Review

The Planning Commission shall not recommend, nor shall the Board of Supervisors approve, the proposed special use unless it satisfies the following standards:

That the proposed use ...

- (1) is in accord with the comprehensive plan and other official plans adopted by the county;
- (2) or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the area or neighborhood in which it is located;
- (3) will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- (4) will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
- (5) will not be detrimental to the public welfare or injurious to property or improvements within the neighborhood;
- (6) is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal, and similar facilities;
- (7) will not cause undue traffic congestion or create a traffic hazard;
- (8) will have no unduly adverse impact on environmental or natural resources.

Conditions

The Board of Supervisors may attach such conditions to the approval as it deems necessary to have the proposed use meet the Special Use Standards of Review and to prevent or minimize adverse impacts on other property in the neighborhood. Such conditions may include, but are not limited to:










- (1) Limitations on size, bulk and location of buildings, structures, and required improvements;
- (2) Requirements for side, front and rear building setbacks necessary for orderly expansion and to prevent traffic congestion;
- (3) Requirements for landscaping, signage and outdoor lighting;
- (4) Provision of screening or buffering between the proposed use and uses on adjoining properties;
- (5) Provision for adequate parking and ingress and egress to public streets and roads;
- (6) Limitations on the duration of the approval;
- (7) Limitation on hours and method of operation; and
- (8) The mitigation of environmental impacts, including noise, smoke, dust, or other elements that may affect surrounding properties.

Major Review Topics

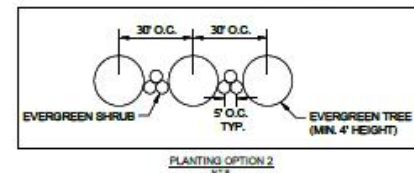
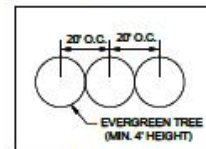
- *Construction Phase*
- *Operation Phase*
- Erosion & Sediment Control
- Stormwater Management
- Groundwater* & Public Water
- Burning
- Emergency Management
- Traffic / Road Impacts
- Hours of Operation
- Decommissioning* & Surety*
- Heat Island*
- Panels & Cadmium Telluride*
- Setbacks & Buffers
- Vegetation / Pest Management
- Historic Resources Impacts
- Lighting
- Biological Impacts
- Noise
- Conformance with the Comprehensive Plan

*Consultant Review

Buffer & Setback Key

	PROPOSED BERM #1 WITH PLANTINGS PER OPTION 1 OR OPTION 2
	PROPOSED BERM #2 WITH SIX FOOT (6') HIGH EVERGREEN TREES PLANTED ON TOP OF BERM AT FIFTEEN FEET (15') ON-CENTER
	PROPOSED RE-VEGETATION WITH PLANTINGS PER OPTION 1 OR OPTION 2
	PROPOSED RE-VEGETATION WITH SAPLINGS
	50' MINIMUM SETBACK WITH PRESERVED VEGETATION
	50' MINIMUM SETBACK ALLOWING VEGETATION TO GROW BACK NATURALLY
	BUILDING WITHIN 100' OF PARCEL BOUNDARY
	BUILDING BETWEEN 100' - 200' OF PARCEL BOUNDARY
	BUILDING BETWEEN 200' - 300' OF PARCEL BOUNDARY

NOTE: BUILDING LOCATIONS ARE BASED ON SPOTSYLVANIA COUNTY GIS AS OF 10/26/2018.



SPOTSYLVANIA SOLAR
ENERGY CENTER A
PREPARED FOR
S-POWER



Fiscal Impact

- Rollback tax is approximately \$600K (one time payment)
- Code of Virginia provides tax exemptions from local property taxes
- For the sPower project (500 MW) the exemption is 80%
 - The County collects taxes at the real estate tax rate on 20% of the assessed value of the facility
 - This project will be assessed by the State Corporation Commission (SCC)
- sPower provided a Fiscal and Economic Impact Analysis
 - Based on value of \$552.5M (at build out) & at current tax rate:

• Year 1 = ~\$715K	Year 1 = ~\$436K
• Year 10 = ~\$604K	Year 10 = ~\$368K
• Year 20 = ~\$262K	Year 20 = ~\$160K
• Year 24 on = ~\$79K	Year 24 on = ~\$48K



Environmental Construction Concerns

Minimum Required by Code

- Perimeter control silt fence typical
- Basin construction 50% full then maintenance
- No required upslope barrier protections
- Basins are removed after stabilization
- No onsite personnel dedicated to ESC upkeep
- RLD required but person not typically on site
- Diversion single windrow designs atypical
- Broadcast seeding typical
- Soil testing and amendments not required
- Equipment not always for ESC maintenance
- No use of drone technology. Walk entire site

sPower Plan Zone Template

- Adding super silt fencing and filtering barriers
- SPower will clean at 25% capacity
- Upslope siltation socks - left or cut
- Basins to be converted to permanent facilities
- On site ready response force for ESC
- RLD on site
- Additional windrow barrier to direct to basins
- Drill seeding for quicker seed ESC germination
- Soil testing before drill seeding
- On site equipment for ESC controls/repairs
- Use of drone technology points to focus area

Fire, Rescue, and Emergency Management

Considerations being taken into account:

- Emergency access by crews to all areas of the facility during construction and operation
- Safety to people and the environment during construction and operation
- Availability of water for fire suppression by crews on and off site
- Landscaping to reduce the chance of potential fire spread
- Possibility of identifying land for a future station to serve the facility and those who live around it

Public Drinking Water Access

- Connection Considerations
 - Is the connection mandated?
 - Size of connection and consumption
 - *Larger volumes require more review*
 - No adverse impacts to existing customers
 - Overall Pressure Zone Health
 - *redundancy*
 - *fireflow*
 - *static and residual pressures*
 - *water tank storage*
 - *finished water availability*
 - *water quality*
 - System improvement opportunities
- Potential sPower Connection
 - Desired volume
 - 100,000 gallons/day construction
 - 350 gallons/day operation
 - Not mandated by ordinance
 - Public water not onsite
 - *Nearest connection point*
 - *Fawn Lake Subdivision*
 - *Cost of extension on developer*
 - Initial Review
 - *Improvements required to meet target volumes*
 - *Use restriction considerations*
 - *volume, pressure, and time*

Questions?