From: Joanne Booth <jcbooth77@verizon.net>

Sent: Monday, January 14, 2019 7:11 AM

To: berkeleymaddox@gmail.com; grenewpc@gmail.com; Paulette Mann; 2012sheriffsmith@gmail.com; spotsysalem@gmail.com; TravAAU@cox.net

Cc: Thomas G. Benton; Chris Yakabouski; Kevin Marshall; Timothy J. McLaughlin; David Ross; Paul D. Trampe; Gary Skinner; Aimee Mann; Wanda Parrish; Paulette Mann; Patrick White; concernedcitizensspotsylvania@gmail.com

Subject: Vote NO Please!

The Spotsylvania Planning Commission intends to vote, possibly approve, an enormous 500 MW solar facility, on January 16. Many of us residents near the site have expressed strong concerns against this approval, from "too big for the area" to "potentially dangerous." All the while (of course!) the proponent SPower will do as any sales crew would do, overcome objections, to attempt to dissuade anyone from believing any catastrophes could possibly occur from pursuit of this project. This includes hiring a local real estate appraiser, Christian P. Kaila, to walk up our PRIVATE road, unsolicited by us, on December 28, 2018, and "appraise" our PRIVATE property, to convince you guys "Oh, it's only because of the timbering that value would go down…" etc. And whom will this commission believe…the citizens, or the money that talks? Will this county love Microsoft and Amazon to "put Spotsylvania County on the map? Or will a future reality of dangerous runoff, excessive costs, or unforeseen problems put us on the Science Channel map *"Engineering Catastrophes"* or *"Mysteries of the Abandoned"*?

You already have case examples of encountering the unexpected in Essex County with excessive muddy runoff into the James River…

You have already received research documents from an area realtor which proves lower home values near industrial plants including solar. And you want to change the zoning from agricultural to industrial in order to get your way with this plant? Us residents did not buy in Spotsylvania County to see our property values go down and/or be stuck not able to sell without suffering loss.

Why is it that this citizen does not have to search far to find our concerns are valid? The below is excerpted from a newsletter I subscribe to, in my email box Sunday, January 13, 2019, from realtor.com.

There Goes the Neighborhood: Watch Out for These 7 Red Flags When Buying a Home

By Jamie Wiebe | Jan 9, 2019

“A bad neighborhood isn't always obvious, though; sometimes you need to do a little digging to know if a community is worth buying in. Luckily, we've identified seven red flags that should give you pause before you sign on the dotted line. …

Red flag No.3: The area leans industrial

A nearby strip of cute boutique stores might be a nice selling point, but reconsider the purchase if the closest commercial influences lean toward the industrial.

"Be mindful of any kind of commercial influence on the block, such as close gas stations or anything that could be undesirable health-wise," says **Ralph DiBugnara**, the vice president at Residential Home Funding.

Any nearby industrial plants should automatically nix a neighborhood…

A video is provided for more explanation:

These Neighborhood Features Are Dragging Down Your Home Value

“Realtor.com looked at home prices and appreciation rates in U.S. ZIP codes where a specific drag me down facility was present.

For each facility we calculated the drag by comparing the median home price of the ZIP with that facility with the median home price for all homes in the same county.

The perceived dangers of ling near a power plant vary dramatically depending on type, from the **seemingly harmless solar** (*emphasis added*) to the dreaded nuclear.

In general, having a power plant in the neighborhood is associated with lower property prices.” (emphasis added)

Source:

https://www.realtor.com/advice/buy/bad-neighborhood-red-flags-when-buying-a-home/?identityID=5870e6be882aaf383f004b2c&MID=2019_0111_WeeklyNL&RID=4364371982&cid=eml

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