

County of Sussex, Virginia

Planning Commission Regular Meeting

***Monday, October 1, 2018
6 p.m.***

Planning Commission Members

J. Lafayette Edmond, Chairman

Terry A. Massenburg, Vice Chairman

Kevin Bracy

Brenda Burgess

Jeffery Gary

Frank Irving

Roger King

Dennis Mason

Andrew Mayes

Robert Young, Jr.

***General District Courtroom
Sussex County Judicial Center
15098 Courthouse Road
Sussex, Virginia 23884***

AGENDA

October 1, 2018



Sussex County Planning Commission Meeting
Monday, October 1, 2018- 6:00 p.m.
General District Courtroom- Sussex Judicial Center

AGENDA

- 1) Call To Order
- 2) Adoption of Agenda
- 3) Approval of Minutes
- 4) Public Hearing Items
 - A) Ordinance Amendment #2018-01- Article XX, Section 16-369
(Use Regulations for Communication Towers and Antennas)
 - B) Conditional Use Permit #2018-01
Verizon Wireless, applicant
- 5) Old Business- No old business
- 6) New Business- Work Session- First Solar LLC./Waverly Solar Project
- 7) Adjournment

Minutes

May 7, 2018

**At a Public Hearing of the
Sussex County Planning Commission
Held in the General District Courtroom
At the Sussex County Judicial Center
At 6:00 p.m. on Monday, May 7, 2018**

PLANNING COMMISSONERS PRESENT

J. Lafayette Edmond, Vice Chairman
Kevin Bracy
Brenda Burgess
Jeffery Gary
Frank Irving
Roger King
Dennis P. Mason
Terry Massenburg
Robert Young, Jr.

PLANNING COMMISSONERS ABSENT

Andrew Mayes

STAFF PRESENT

Lorenzo Turner, Assistant to the Director of Community Development
Monica Whitney, Permit's Technician
Andre M. Greene, Director of Community Development
Vandy V. Jones III, County Administrator

CALL TO ORDER

COMMISSIONER EDMOND called the Planning Commission Meeting to order.

ADOPTION OF AGENDA

ON MOTION OF COMMISSIONER YOUNG, seconded by COMMISSIONER KING and carried: RESOLVED that the agenda of the May 7, 2018 meeting of the Sussex County Planning Commission is hereby adopted.

Voting aye: Commissioners: Bracy, Burgess, Edmond, Gary, Irving, King, Mason, Massenburg, Young

Voting nay: _____

Absent: Commissioners: Mayes

REORGANIZATION

The Chairperson for the Calendar year 2018 has to be elected.

Director of Community Development Mr. Greene opened the floor for nominations for the Chairperson of Sussex County Planning Commission for Calendar Year 2018.

Nominee # 1: Commissioner Edmond Nominated By: Massenburg

Nominee # 2: Commissioner Massenburg Nominated By: Gary

Nominee # 3: Commissioner _____ Nominated By:

With no other nominations, Mr. Greene closed the nominations for Chairperson of the Sussex County Planning Commission for Calendar Year 2018 on said name(s).

Director of Community Development Mr. Greene requested the vote for Nominee #1: Commissioner Edmond for Chairperson of the Sussex County Planning Commission for Calendar Year 2018.

By roll call, for Commissioner Edmond as Chairperson for Calendar Year 2018.

Mr. Edmond - Y	Mr. King- Y
Ms. Burgess – Y	Ms. Massenburg - Y
Mr. Bracy - Y	Mr. Mason - Y
Mr. Gary - N	Mr. Mayes - absent
Mr. Irving - Y	Mr. Young - Y

Nominee # 1: Commissioner Edmond has 7 Ayes and 2 Nays

Director of Community Development Mr. Greene requested the vote for Nominee #2: Commissioner Massenburg for Chairperson of the Sussex County Planning Commission for Calendar Year 2018.

By roll call, for Commissioner Massenburg as Chairperson for Calendar Year 2018.

Mr. Edmond – N	Mr. King- N
Ms. Burgess – Y	Ms. Massenburg- N
Mr. Bracy- N	Mr. Mason- N
Mr. Gary – Y	Mr. Mayes- absent
Mr. Irving- N	Mr. Young- N

Nominee # 2: Commissioner Massenburg has 2 Ayes and 7 Nays

With (7) seven YES Votes, Commissioner Edmond is the Chairperson of the Planning Commission for Calendar Year 2018.

Congratulations to Commissioner Edmond

The Vice-Chairperson for the Calendar year 2018 has to be elected.

Director of Community Development Mr. Greene opened the floor for nominations for the Vice-Chairperson of Sussex County Planning Commission for Calendar Year 2018.

Nominee # 1: Commissioner Massenburg Nominated By: Irving

Nominee # 2: Commissioner _____ Nominated By:

Nominee # 3: Commissioner _____ Nominated By:

With no other nominations, Mr. Greene closed the nominations for Vice-Chairperson of the Sussex County Planning Commission for Calendar Year 2018 on said name(s).

Director of Community Development Mr. Greene requested the vote for Nominee #1: Commissioner Massenburg for Vice-Chairperson of the Sussex County Planning Commission for Calendar Year 2018.

By roll call, for Commissioner Massenburg as Vice-Chairperson for Calendar Year 2018.

Mr. Edmond - Y	Mr. King- Y
Ms. Burgess - Y	Ms. Massenburg - Y
Mr. Bracy – Y	Mr. Mason - Y
Mr. Gary – Y	Mr. Mayes – absent
Mr. Irving- Y	Mr. Young - Y

Nominee # 1: Commissioner Massenburg has 9 Ayes and 0 Nays

With (9) nine YES Votes, Commissioner Massenburg is the Vice-Chairperson of the Planning Commission for Calendar Year 2018.

Congratulations to Commissioner Massenburg

APPROVAL OF MINUTES

ON MOTION OF COMMISSIONER MASSENBURG, seconded by COMMISSIONER YOUNG and carried: RESOLVED that the minutes of the November 6, 2017 Planning Commission is hereby adopted.

Voting aye: Commissioners: Bracy, Burgess, Edmond, Gary, Irving, King, Mason, Massenburg, Young

Voting nay: _____

Absent: Commissioners: Mayes

OLD BUSINESS- No old business

NEW BUSINESS- No new business

ADJOURNMENT

ON MOTION OF COMMISSIONER BRACY, seconded by COMMISSIONER KING and carried: RESOLVED that the Sussex County Planning Commission is hereby adjourned.

Voting aye: Commissioners: Bracy, Burgess, Edmond, Gary, Irving, King, Mason, Massenburg, Young

Voting nay: _____

Absent: Commissioners: Mayes

ORDINANCE AMENDMENT #2018-01



MEMORANDUM

TO: Members, Planning Commission

FROM: Andre M. Greene, Director of Community Development *AMG*

RE: Ordinance Amendment #2018-01: Article XX, Section 16-369 (Use Regulations for Communication Towers and Antennas)

DATE: September 24, 2018

An ordinance is proposed to amend Article XX (Regulations for Communication Antennas and Towers), Section 16-369 (Use Regulations for Communications Towers and Antennas) of the Zoning Ordinance by deleting the maximum height requirement of 250 feet.

Attached for your review is the staff report and the proposed ordinance amendment.

STAFF REPORT – Ordinance Amendment #2018-01

This staff report is prepared by the Sussex County Planning Department to provide information to the Planning Commission and the Board of Supervisors to assist both bodies in making a recommendation on this application. It may also be useful to the members of the general public interested in this application.

SUMMATION

Verizon Wireless has requested a Conditional Use Permit to construct a 300 foot high communication tower off College. The current design and lighting requirements of Section 16-369 of the Zoning Ordinance restrict the height of towers to a maximum of 250 feet. Therefore, staff is requesting that the height limitation be removed from Section 16-369 (see attached).

The height restriction of 250 feet was an arbitrary limit that was part of a model ordinance being recommended for adoption at that time (2000). The removal of the height restriction will allow conditional use permit applications to be considered on a case-by-case basis. The required height of new communication towers will vary across the County when taking into consideration topography of the land and other engineering factors.

Verizon Wireless requires a new tower to be a height of 300 feet to enhance their wireless communication service.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance Amendment #2008-01 which deletes the 250 foot height limit for communication towers.

whether the installation of a tower or antenna complies with district regulations, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased area within such lots. Towers that are constructed and antennas that are not installed, in accordance with the provisions of this supplementary regulation shall not be deemed to constitute the expansion of a nonconforming use or structure.

Inventory of Existing Sites. Each applicant for an antenna and/or tower shall provide to the County an inventory of its existing facilities that are either in the locality or within five (5) miles of the border thereof, including specific information about the location, height, and existing use and available capacity of each tower. The County may share such information with other applicants applying for approvals or a conditional use permit under this supplementary regulation or other organizations seeking to locate antennas within the jurisdiction of the County, provided, however, that the County shall not, by sharing such information, in any way represent or warrant that such sites are available or suitable.

Design and Lighting. The requirements set forth in this section shall govern the location of all towers and the installation of all antennas governed by this supplementary regulation.

1. Unless otherwise allowed under the conditions of a conditional use permit, or as a requirement of the Federal Aviation Administration (FAA), all towers shall have a galvanized steel finish. If the FAA requires painting, the applicant must provide documentary evidence from the FAA requiring such painting to the County. Should the applicant request to construct the tower from materials other than galvanized steel, the applicant shall state the reasons for the request in the application, and the applicant shall also furnish the County with photographs, videos, or some other visual sample of the proposed finish.
2. Dish antennas shall be of neutral, non-reflective color with no logos.
3. At a facility site, the design of the buildings and related structures shall, to the fullest extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and surrounding structures.
4. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting-structure so as to make the antenna and related equipment as visually unobtrusive as possible.
5. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the County may review the available lighting alternatives and approve the design that would cause the least disturbance to surrounding views.
6. No advertising of any type may be placed on the tower or accompanying facility unless as part of retrofitting an existing sign structure.
7. ~~To permit co-location, the tower shall be designed and constructed to permit extensions to maximum height of 250 feet.~~
8. Towers shall be designed to collapse within the lot lines or lease area, where appropriate, in case of structural failure.
9. An engineering report, certifying that the proposed tower is compatible for co-location with a minimum of four (4) users including the primary user, must be submitted. If the tower to be constructed cannot accommodate 4 users, then a report must be submitted that describes the design limitations for co-location.
10. The use of the proposed tower and any transmission from such tower shall not interfere with other radio, television (cable and commercial) and other telecommunications and/or electronic and electrical transmissions in the area.

Federal Requirements. All towers and antennas must meet or exceed current standard and regulations of the FAA, the FCC and any other agency of the federal government with the authority to regulate towers and antennas. This requirement includes meeting all regulatory emission standards established by the FCC. The County, at its discretion, may request certification from a licensed professional engineer experienced with the design and operations of towers and antennas that the emissions from the facility will not exceed the

CONDITIONAL USE PERMIT #2018-01



MEMORANDUM

TO: Members, Sussex County Planning Commission
FROM: Andre M. Greene, Director of Community Development *AMG*
RE: Conditional Use Permit #2018-01: Verizon Wireless, applicant
DATE: September 24, 2018

Pursuant to Section 16-369, of the Zoning Ordinance, the applicant, Verizon Wireless, seeks a conditional use permit to construct and operate a new 300 foot self-supporting communication tower and related accessory improvements on tax map number 100-A-5 (consisting of 65 acres). The parcel in question is owned by Michael F. Parson, successor trustee to Frederick P. Parson, and Joyce R. Parson Trustees of the Frederick P. Parson Living Trust. The affected site is zoned A-1, General Agricultural, District and is located on the south line of College Road (Route 616) approximately 2,350 feet west of the intersection of College Road (Route 616) and Walkers Mill Road (Route 619), in the Stony Creek Election District.

Attached for your review are the staff report and supporting documents.

STAFF REPORT - Conditional Use Permit Application #2018-01

This staff report is prepared by the Sussex County Planning Department to provide information to the Planning Commission and the Board of Supervisors to assist both bodies in making a recommendation on this application. It may also be useful to the members of the general public interested in this application.

SUMMARY FACTS

- APPLICANT:** Verizon Wireless
- OWNERS:** Michael F. Parson and Joyce R. Parson (Trustees of the Frederick P. Parson Living Trust)
- REQUEST:** Pursuant to Section 16-369, as amended, of the Zoning Ordinance a Conditional Use Permit is requested to construct and operate a new 300 foot high self-supporting communication tower and related associated facilities.
- PROPERTY LOCATION:** South side of College Road (Route 616) approximately 2,350 feet west of the intersection of College Road (Route 616) and Walkers Mill Road (Route 619).
- PROPERTY IDENTIFICATION:** 100-A-5
- ELECTION DISTRICT:** Stony Creek
- PARCEL SIZE:** 65 acres
- PARCEL CHARACTERISTICS:** The site is wooded and the topography is gently rolling. The site is in a rural location which is sparsely populated.
- SURROUNDING LAND USES:** Surrounding land uses include farmland, woodlands, and Iluka Resources mineral mining operations. There are no residential dwellings located in the immediate vicinity of the affected site.
- EXISTING ZONING:** A-1, General Agricultural, which allows a communication tower with a conditional use permit.

COMP PLAN FUTURE LAND
USE DESIGNATION:

Agricultural/Forested/Open Space

FLOODPLAIN DESIGNATION:

Zone X – The site is located outside a 100-Year Flood Zone.

SUMMATION

Pursuant to Section 16-369, of the Zoning Ordinance, the applicant, Verizon Wireless, seeks a conditional use permit to construct and operate a new 300 foot self-supporting communication tower and related accessory improvements on tax map number 100-A-5 (consisting of 65 acres). The affected property is zoned A-1, General Agricultural which allows for the location of a communication tower with a conditional use permit.

EVALUATION:

There are several criteria by which an application for a conditional use permit may be evaluated. The criteria state that a proposed conditional use should be:

- In accordance with adopted plans and policies;
- Compatible with the neighborhood;
- Compatible with existing land uses; and
- Compatible with development by right in the area.

Staff believes that the request complies with the four (4) criteria stated above given the following:

- 1) The proposed communication tower is consistent with Sussex County Comprehensive Plan's Future Land Use Designation as Agricultural/Forested/Open Space.
- 2) The proposed use is compatible with both adjacent and surrounding land uses, as the area in question is rural in nature. The land uses in the area are predominantly farmland, woodlands and mineral mining.
- 3) The proposed tower is compatible with development allowed by right in the area such as overhead electrical transmission lines.

RECOMMENDATION

Therefore, staff supports a favorable recommendation of Conditional Use Permit Application #2018-01.

CUP Number: 2018-01
Date Application Filed: 8-7-18
\$500 Processing Fee Received By: L.R.



Sussex County Planning Department
Post Office Box 1397
21035 Princeton Road
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-2175

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Frederick P. Parson Living Trust
Name: Clarence Parson, Trustee
Address: 16003 Parsons Lane
Stony Creek, VA 23882
Phone Number: 434-246-2245 (Mike Parson-son)

Applicant Information:
Name: Cellco Partnership d/b/a Verizon Wireless
Address: 1831 Rady Ct,
Richmond, VA 23222
Phone Number: 804-720-0326 (Larry Bickings - agent)

Legal Description of Property:

Tax Map Number: 100-A-5
Zoning District: Stony Creek Mag. District
Block Number: _____
Lot Size (Acreage): 65 acres

Election District: Stony Creek Mag. District
Subdivision: _____
Lot Number: _____
Square Footage: _____

Please answer the following:

- When was property acquired by applicant? January/14/1983 (DB 101/page192)
- Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
- What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Construct a 300' self support communication tower and associated equipment within a 100' x 100' lease area. Access and utility access from College Road.

What is the Fair market value of improvements \$ 150,000.
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).

- Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
Construct a 300' self support communication tower and associated equipment within a 100' x 100' lease area. Access and utility access from College Road. Place equipment cabinets and generator on a concrete pad.
- Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood.
Adjacent properties are vacant or have been mined.

Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.

- I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-368 & 16-369 of the Zoning Ordinance.

Owner Signature: Michael F. Parson, Successor Trustee to Frederick P. Parson, and Joyce R. Parson, Trustees of Frederick P. Parson Living Trust
Steph R. Romine, U.P.A. Date: 6/28/18
Applicant Signature: Cellco Partnership dba Verizon Wireless Date: 6/28/18
By: Steph R. Romine
Its: Ottoman in f. +

CUP Number: 2018-01
Date Application Filed 8/7/2018
\$500 Processing Fee Received By: LDT



Sussex County Planning Department
Post Office Box 1397
20135 Princeton Road
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Fred Parson Living Trust	Applicant Information: Cellco Partnership DBA
Name: <u>C/o Joyce Parson, Trustee</u>	Name: <u>Verizon Wireless</u>
Address: <u>16003 Parsons Lane</u>	Address: <u>1831 Rady Ct.</u>
<u>Stony Creek, VA 23882</u>	<u>Richmond, VA 23222</u>
Phone Number: <u>434-246-2245 (Mike Parson-son)</u>	Phone Number: <u>804-720-0326 (Larry Bickings agent)</u>

Legal Description of Property:

Tax Map Number: <u>100-A-5</u>	Election District: <u>Stony Creek Mag. District</u>
Zoning District: <u>A-1 Stony Creek District</u>	Subdivision: _____
Block Number: <u>N/A</u>	Lot Number: _____
Lot Size (Acreage) <u>65 Acres</u>	Square Footage: _____

Please answer the following:

- When was property acquired by applicant? 1 / 14 / 1983 (DB 101/page 192)
- Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
- What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Construct a 300' self-support communication tower and associated equipment within a 100' X 100' lease area. Access and utility access from College Road.

What is the Fair market value of improvements \$ 150,000
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).

- Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
Construct a 300' self-support communication tower and associated equipment within a 100' X 100' lease area. Access and utility access from College Road. Place equipment cabinets and generator on a concrete pad.
- Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood.
Adjacent properties are vacant or have been mined.
- Furnish plot plan, preliminary site plan, and / or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and compete plans are also desirable and if available should be filed with application.
See Attached.
- I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16.368 & 369 of the Zoning Ordinance.

Owner Signature: Fred Parson Living Trust, c/o Joyce Parson, Trustee Date: 6-28-18

Applicant Signature: Cellco Partnership dba Verizon Wireless Date: 6-28-18

This is to certify that letters notifying adjacent property owners of a Public Hearing of the Planning Commission on October 1, 2018 for **Conditional Use Permit Application #2018-01**, applicant, Verizon Wireless were mailed on September 18, 2018 to the persons listed below.

Tax Map No. 100-A-4

Robinson Tom
C/o Willie A Wyche
11523 McKenney Hwy
McKenney, VA 23872

Tax Map No. 101-A-34

Iluka Resources Inc.
12472 St. John Church Road
Stony Creek, VA 23882

Tax Map No. 101-A-36

Everett Ann P
26819 Courthouse Road
Stony Creek, VA 23882

Tax Map No. 101-A-36A

Boyd Julia P.
P.O. Box 1561
Nags Head, NC 27959

Dinwiddie County

Office of Planning & Zoning
P.O. Drawer 70
14016 Boydton Plank Road
Dinwiddie, VA 23841



Director of Community Development

9/18/18

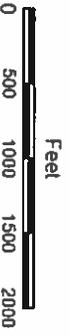
Date

County of Sussex, Virginia

- Legend**
- County Boundary
 - Building Footprints
 - Building Footprints
 - Outbuilding
 - Primary
 - Parcels
 - Hidden Roads 1 8056



Map Printed from Sussex

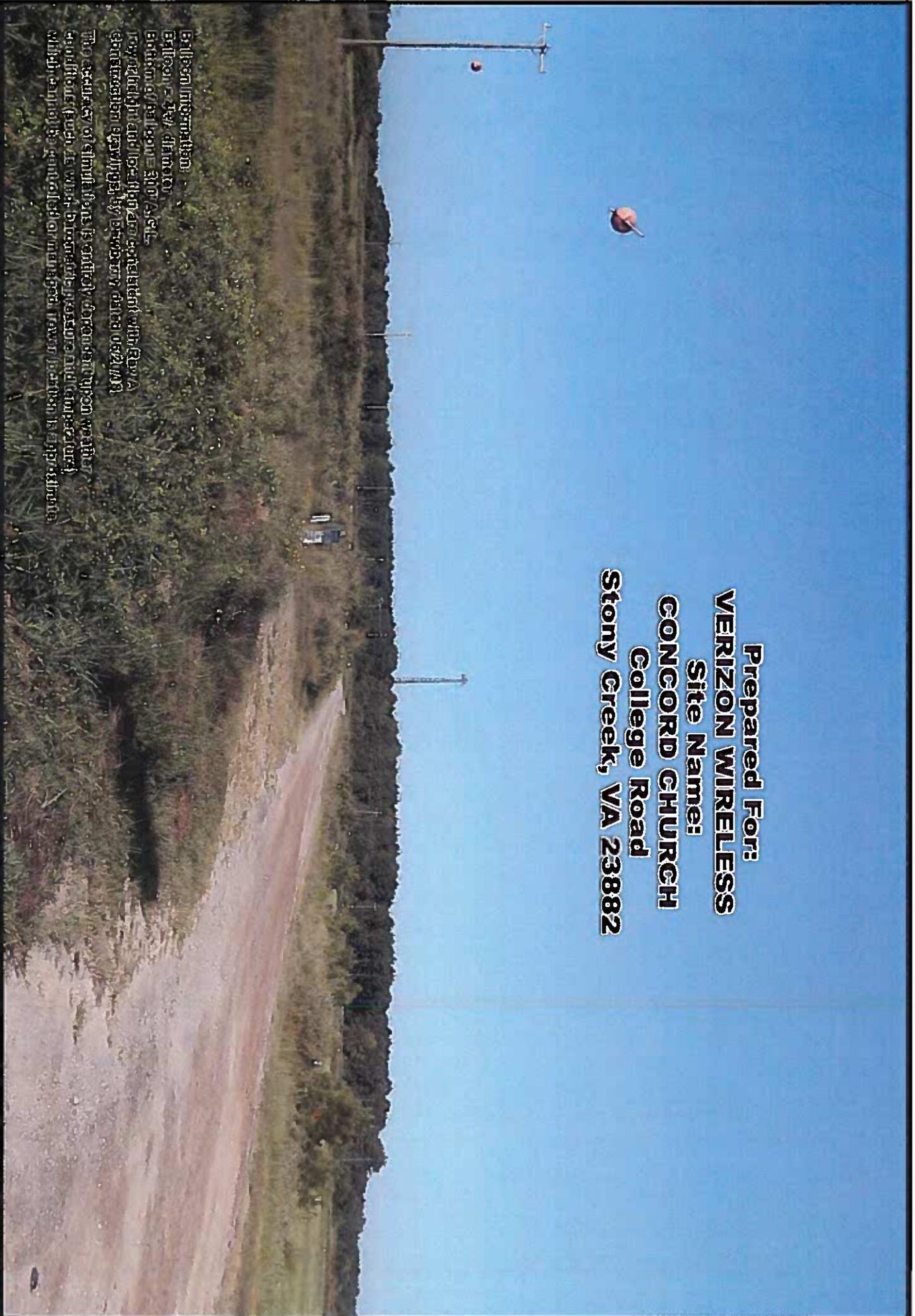


Title:

Date: 9/17/2018

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and Sussex County is not responsible for its accuracy or how current it may be.

Prepared For:
VERIZON WIRELESS
Site Name:
CONCORD CHURCH
College Road
Stony Creek, VA 23882



Ballston Information
Ballston - 477-4140
Ballston of Ballston - 300-7356
New Bedford Information
Concord Church (VA) - 238-821-0000

The accuracy of client data is entirely dependent upon weather coefficients (such as wind, direction, pressure and temperature) which cannot be controlled or managed. Tower location is approximate.

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.



CONCORD CHURCH
DEWBERRY NO. 59101881
(Page 1 of 12)

 **Dewberry**
4805 Lake Brook Drive,
Suite 200
Clan Allen, Virginia 23060



Wood Trail

PHOTO 5

College Rd

SITE LOCATION

PHOTO 3

Concord Sapping Rd

381

PHOTO 2

PHOTO 1

Walkers Mill Rd

319

PHOTO 4

Walkers Mill Rd

Stewart Rd

Old Hickory Rd

verizon
WIRELESS

CONCORD CHURCH
College Road
Stony Creek, VA 23882
(Page 2 of 12)

 **Dewberry**

Actual View



verizon
WIRELESS
CONCORD CHURCH
Photo 1A
View Facing Southwest
From Wakers Mill Road
(Page 3 of 12)

 **Dewberry**

Proposed View

Proposed 300' Self Support Tower

verizon
WIRELESS
CONCORD CHURCH
Photo 1B
View Facing Southwest
From Wakers Mill Road
(Page 4 of 12)

 **Dewberry**

Actual View



CONCORD CHURCH

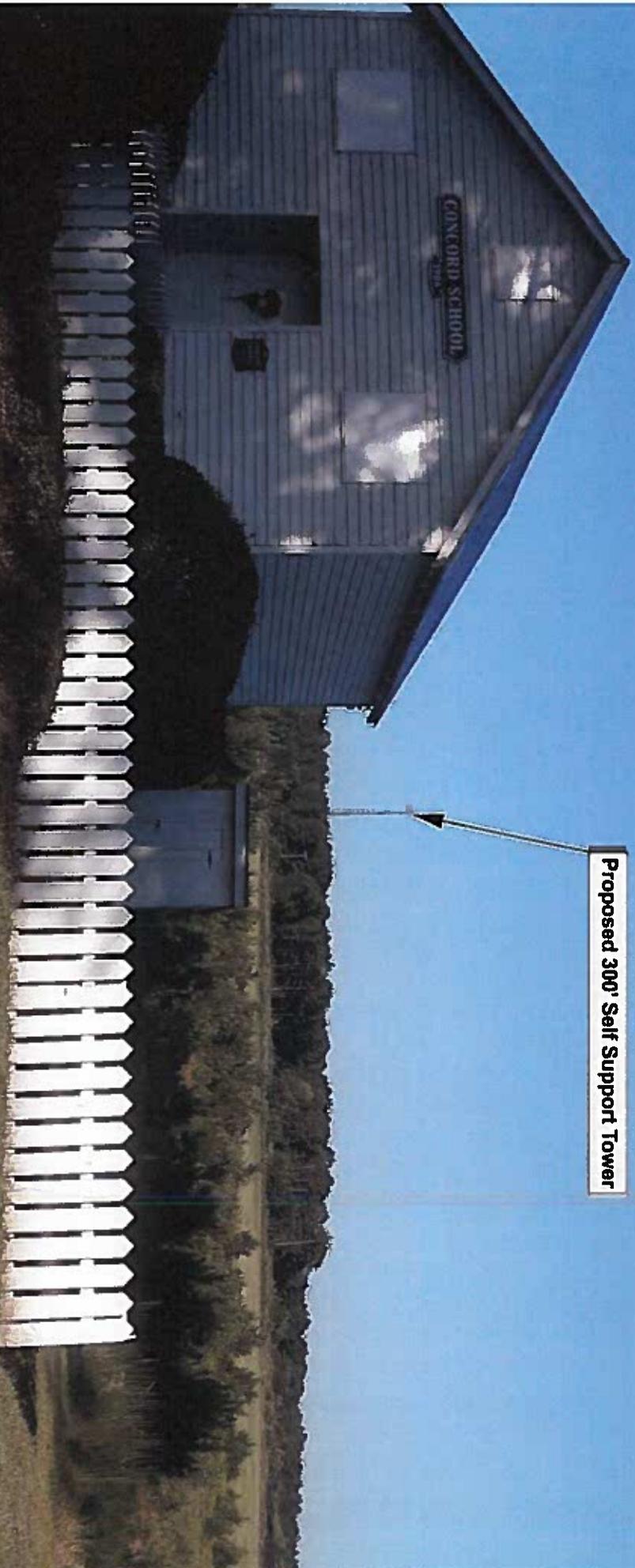
Photo 2A

View Facing Southwest
From Wakers Mill Road
(Page 5 of 12)



Proposed View

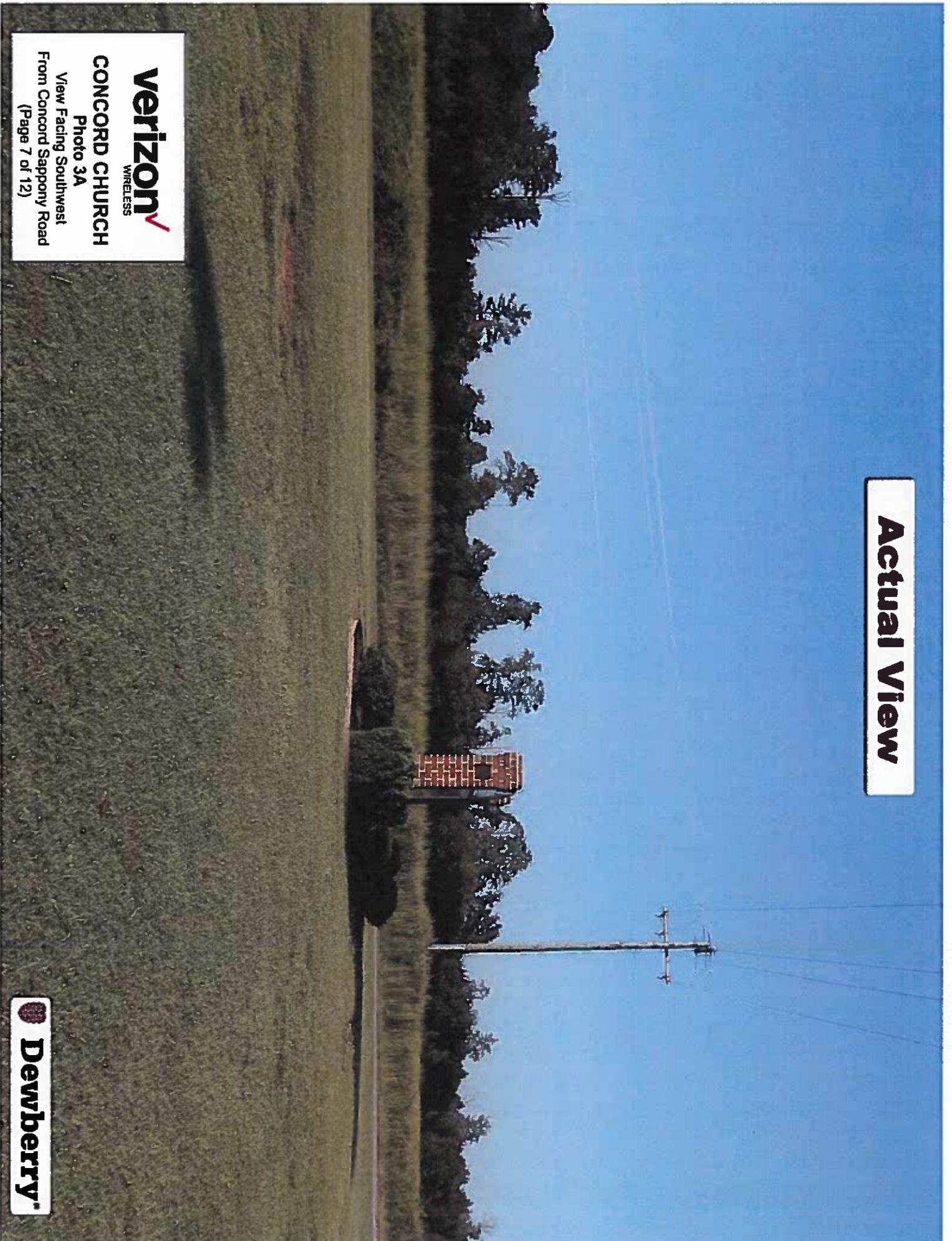
Proposed 300' Self Support Tower



verizon
WIRELESS
CONCORD CHURCH
Photo 2B
View Facing Southwest
From Walkers Mill Road
(Page 6 of 12)

 **Dewberry**

Actual View



CONCORD CHURCH

Photo 3A

View Facing Southwest
From Concord Sappony Road
(Page 7 of 12)



Proposed View

Proposed 300' Self Support Tower



verizon
WIRELESS
CONCORD CHURCH
Photo 3B
View Facing Southwest
From Concord Sappony Road
(Page 8 of 12)

 **Dewberry**

Actual View

POS
NO TRS
KEEP

verizon
WIRELESS

CONCORD CHURCH

Photo 4A

View Facing West

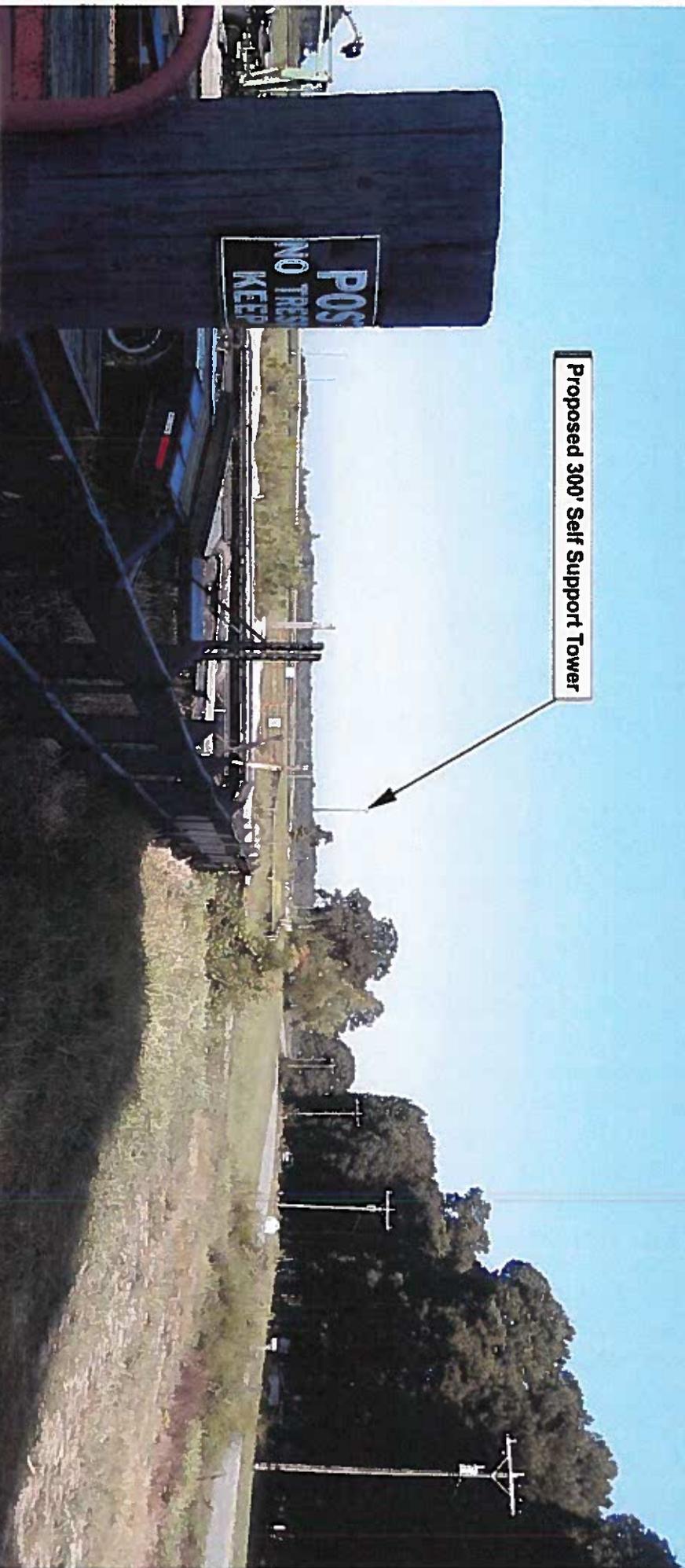
From Stewart Road

(Page 9 of 12)

 **Dewberry**

Proposed View

Proposed 300' Self Support Tower



verizon
WIRELESS

CONCORD CHURCH

Photo 4B
View Facing West
From Stewart Road
(Page 10 of 12)

 **Dewberry**

Actual View



verizon
WIRELESS
CONCORD CHURCH
Photo 5A
View Facing East
From College Road
(Page 11 of 12)

 **Dewberry**

Proposed View

Proposed 300' Self Support Tower



verizon
WIRELESS
CONCORD CHURCH
Photo 5B
View Facing East
From College Road
(Page 12 of 12)

 **Dewberry**

Verizon

CONCORD CHURCH

COLLEGE ROAD

STONY CREEK, VA 23882

E911 ADDRESS YES NO

PROJECT DESCRIPTION

THE SITE WILL CONSIST OF OF A NEW 100'x100' LEASE AREA AND AN 80'X80' FENCED COMPOUND, LOCATED WITHIN THE FENCED COMPOUND WILL BE A NEW 300' LATTICE TOWER, EQUIPMENT, GENERATOR AND H-FRAME.

DIRECTIONS FROM SHOCKOE SWITCH (1831 RADY CT., RICHMOND, VA 23222):
 TURN LEFT ONTO RADY ST., 2 MILES TURN LEFT ONTO MAGNOLIA ST., 6 MILES TURN LEFT ONTO MECHANICSVILLE TURNPIKE, 171 FEET TURN RIGHT ONTO THE I-64W RAMP TO I-95, 1.4 MILES MERGE LEFT ONTO I-95 S TOWARD PETERSBURG, 44.6 MILES TAKE EXIT 31 FOR VA-40 TOWARD STONY CREEK/VAVERLY, 2 MILES TURN RIGHT ONTO VA-40W/SUSSEX DRIVE, 8.2 MILES TURN LEFT ONTO STATE RTE 665, 3.9 MILES TURN LEFT ONTO STATE RTE 619, 1.0 MILE TURN RIGHT ONTO STATE RTE 616, 5 MILES SITE WILL BE ON THE RIGHT.

DIRECTIONS

UTILITIES INFO:

POWER: DOMINION VA POWER
 804.4.771.4795
 TELEPHONE: VERIZON
 855.360.6198



2 WORKING DAYS BEFORE YOU DIG
 811 TOLL FREE
 MISS UTILITY

EMERGENCY INFO:

JURISDICTION:
 SUSSEX COUNTY
 LOCAL FIRE AND RESCUE:
 434.246.3019
 LOCAL POLICE:
 434.246.5000

ZONING DRAWINGS

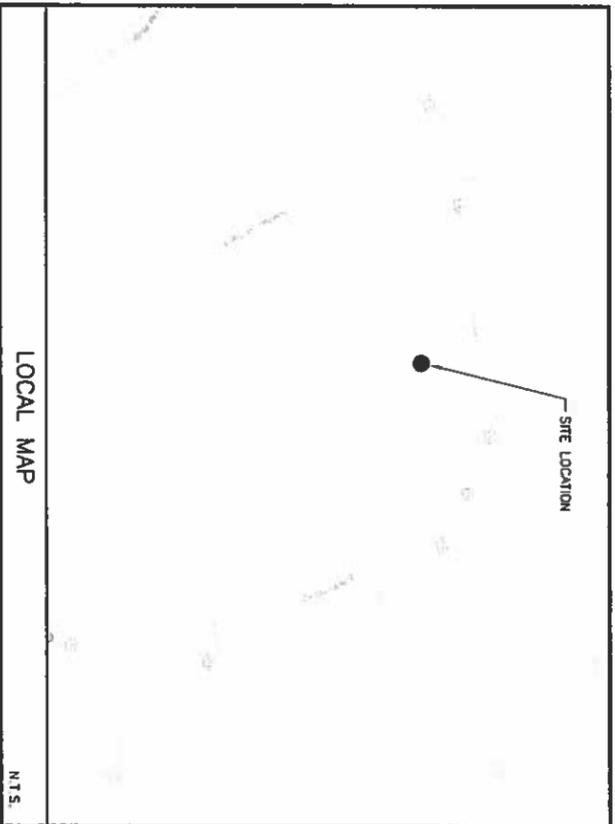
A	06/20/18	PLAN REVIEW DRAWINGS
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CONCORD CHURCH

VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222



Dewberry Engineers Inc.
 4200 Lake Road, Suite 200
 Glen Allen, VA 23060
 Phone: 804.283.7837
 Fax: 804.283.7838
 www.dewberry.com



REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
A	FOR REVIEW	MCS	06/20/18				

A & E CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
 DEWBERRY ENGINEERS, INC.
 4805 LAKE BROOK DRIVE, SUITE 200
 GLEN ALLEN, VA 23060
 PHONE / 804.205.1337
 CONTACT: DEREK MARSHALL, PE, LEED AP

LAND SURVEYOR:
 DEWBERRY ENGINEERS, INC.
 4805 LAKE BROOK DRIVE, SUITE 200
 GLEN ALLEN, VA 23060
 PHONE / 804.205.1335
 CONTACT: BRIAN LONG, LS

PROJECT SUMMARY

PROPERTY OWNER:
 PARSON F. PARSON & JOYCE R. TRUSTEES
 1803 PARSONS LAKE
 STONY CREEK, VA 23882
 PHONE: 804.514.0116

TOWER OWNER:
 VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222
 PHONE: 804.318.3462
 CONTACT: MARC CORNELL

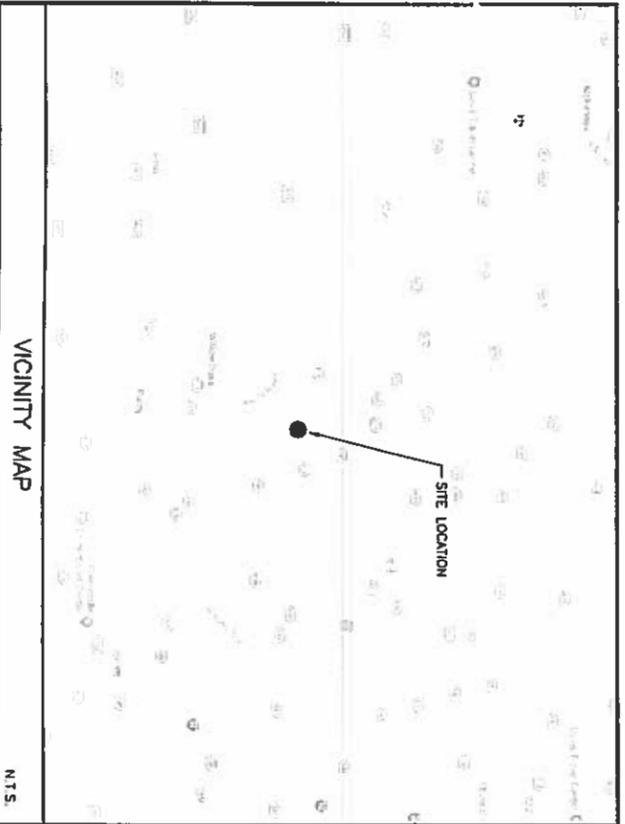
PROJECT INFO:
 CANDIDATE NAME: CONCORD CHURCH

APPLICANT INFO:
 VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222
 PHONE: 804.318.3462
 CONTACT: MARC CORNELL

PROJECT DATA:
 TAX MAP: 100.13.5
 TITLE REFERENCE: D.B. 13.5 Pg. 613
 AVERAGE: 65.0 AC±
 JURISDICTION: SUSSEX COUNTY
 SITE TYPE: RAWLAND
 TOWER TYPE: LATTICE TOWER
 TOWER HEIGHT: 300' A.G.L.
 OVERALL HEIGHT: 305' A.G.L.
 LEASE AREA: 10,000 SF
 AREA OF DISTURBANCE: 15,200 SF±

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
G-1	GENERAL NOTES
C-0	EXISTING CONDITIONS
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	ELEVATION



ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES:

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL ELECTRIFIC CODE (IEC)
- 2018 NATIONAL ELECTRICAL CODE (NEC)
- MANUAL OF STEEL CONSTRUCTION, 15th EDITION
- AMERICAN CONCRETE INSTITUTE
- ANSI/TIA-222-H

ANTENNA SUPPORTING STRUCTURES AND ANTENNAS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IBC 2012 SECTION 1609 WIND LOADS, EXCEPTION #3 REFERENCING TIA-222

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

FOA COMPLIANCE:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

*PER 2C SURVEY BY DEWBERRY ENGINEERS, INC. DATED 6/13/2018

CENTER OF PROPOSED TOWER:
 LATITUDE: 36° 53' 08.14" N
 LONGITUDE: 77° 34' 41.06" W
 ELEVATION: 286' AMSL

DRAWN BY: MCS

REVIEWED BY: BAR

CHECKED BY: DDM

PROJECT NUMBER: 50101681

SITE ADDRESS: COLLEGE ROAD
 STONY CREEK, VA 23882

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1



VERIZON WIRELESS
1531 RADY COURT
RICHMOND, VA 23222

**CONCORD
CHURCH**

ZONING DRAWINGS

A	08/20/18	PLAN REVIEW DRAWINGS



Dewberry Engineers Inc.
4828 Lake Brook Drive, Suite 201
Chesapeake, VA 23060
Phone: 757.533.2200
Fax: 757.533.2200
www.dewberry.com



DRAWN BY: MCS

REVIEWED BY: BAR

CHECKED BY: DRJ

PROJECT NUMBER: 50101881

SITE ADDRESS:

COLLEGE ROAD
STONY CREEK, VA 23882

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C-0



Existing Utility Pole Along College Road

COLLEGE ROAD - GRAVEL

Existing Telec Pedestal Along College Road

Existing Well

JULIA P BOYD
D.B. 181, PG. 248
TM 101-A-55A

F.P. PARSON LIVING TRUST
D.B. 181, PG. 813
TM 100-A-5

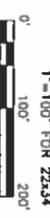
TOM ROBINSON
D.B. 285, PG. 570
TM 100-A-4

LEGEND	
	Existing Property Line (Asprou)
	Existing Roadway

NOTE:
1. SOME INFORMATION NOT SHOWN FOR CLARITY.

EXISTING CONDITIONS

SCALE: 1"=200' FOR 11x17
1"=100' FOR 22x34



1

VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222



**CONCORD
CHURCH**

ZONING DRAWINGS

A	06/20/18	PLAN REVIEW DRAWINGS

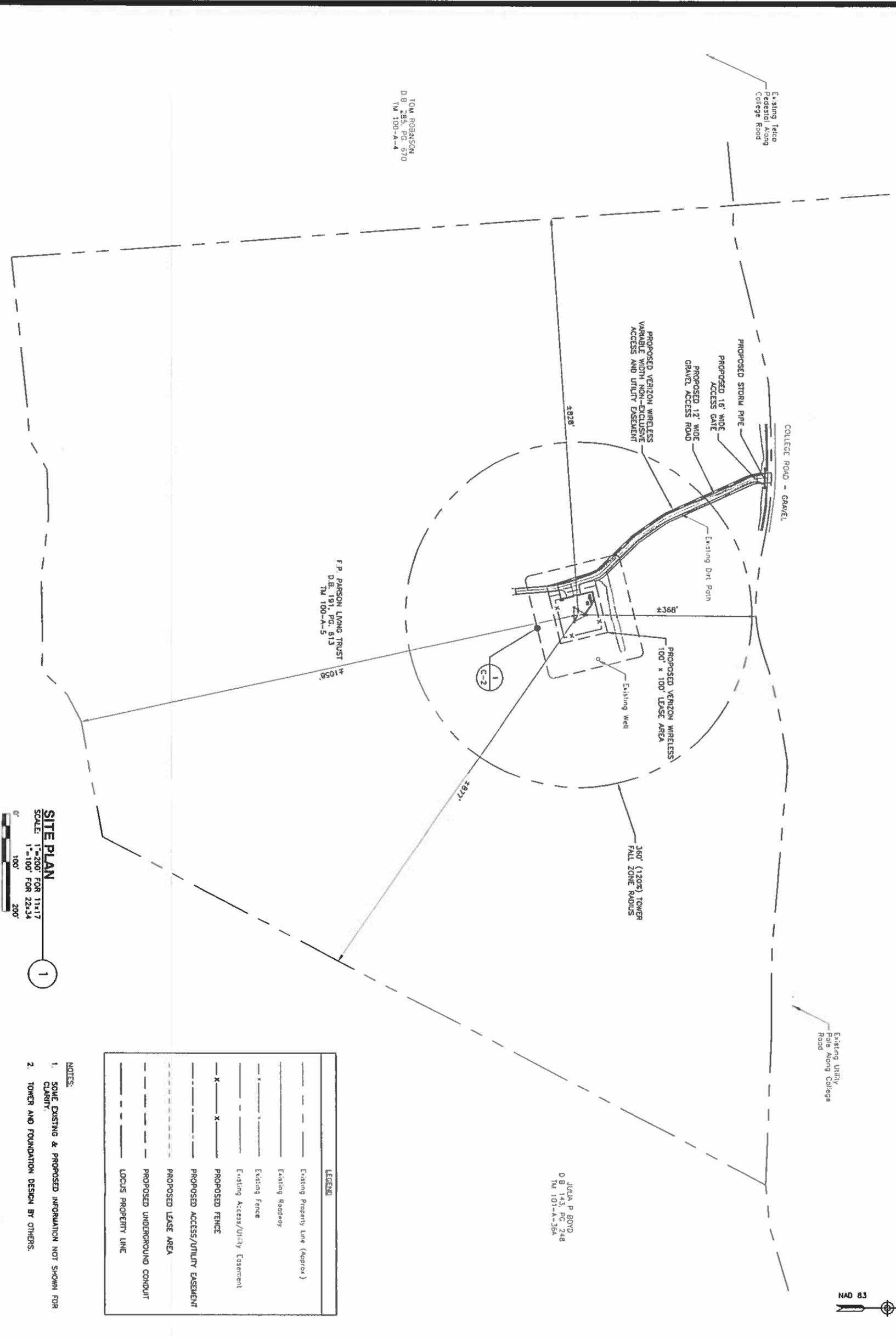


Dewberry Engineers Inc.
1825 Lake Park Drive, Suite 200
Richmond, VA 23026
Phone: 804.280.7807
Fax: 804.280.7828
www.dewberry.com

DRAWN BY: MCS
REVIEWED BY: BAR
CHECKED BY: DRM
PROJECT NUMBER: 50101891
SITE ADDRESS:
COLLEGE ROAD
STONY CREEK, VA 23882

OVERALL SITE PLAN
SHEET NUMBER

C-1



LEGEND	
---	Existing Property Line (Approx.)
---	Existing Roadway
-x-x-	Existing Fence
-x-x-	Existing Access/Utility Easement
-x-x-	PROPOSED FENCE
-x-x-	PROPOSED ACCESS/UTILITY EASEMENT
-x-x-	PROPOSED LEASE AREA
-x-x-	PROPOSED UNDERGROUND CONDUIT
-x-x-	LOCUS PROPERTY LINE

- NOTES:
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. TOWER AND FOUNDATION DESIGN BY OTHERS.

SITE PLAN
SCALE: 1"=200' FOR 11+17
1"=100' FOR 22+34



1

TOM ROBINSON
D.B. 285, PG. 670
TM 100-A-4

F.P. PARSON LAMG TRUST
D.B. 191, PG. 613
TM 100-A-5

JULIA P BOYD
D.B. 143, PG. 248
TM 101-A-36A



VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

**CONCORD
CHURCH**

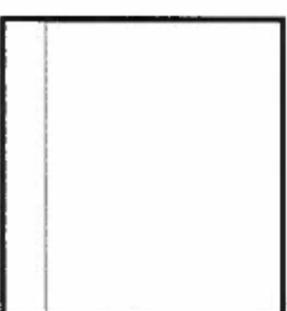
ZONING DRAWINGS

A	06/20/18 PLAN REVIEW DRAWINGS



Dewberry Engineers Inc.

4620 Lake Shaw Drive, Suite 200
Richmond, VA 23221
Phone: (804) 780-2200
Fax: (804) 780-7828
www.dewberry.com



DRAWN BY: MCS

REVIEWED BY: BAR

CHECKED BY: DRW

PROJECT NUMBER: 50101891

SITE ADDRESS:

COLLEGE ROAD
STONY CREEK, VA 23882

SHEET TITLE

ELEVATION

SHEET NUMBER

C-3

PROPOSED 5' LIGHTING ROD
AND TOWER LIGHTING

PROPOSED VERIZON WIRELESS
ANTENNAS (4/SECTOR)
(TYP OF 12)

PROPOSED SECTOR FRAME
(PER STRUCTURAL ANALYSIS
BY OTHERS)
(SEE NOTE 6)

TOTAL OVERALL HEIGHT
ELEV. = 305' A.G.L.

TOP OF PROPOSED TOWER
ELEV. = 300' A.G.L.

C.L. OF PROPOSED ANTENNAS
ELEV. = 295' A.G.L.

PROPOSED TOWER LIGHTS

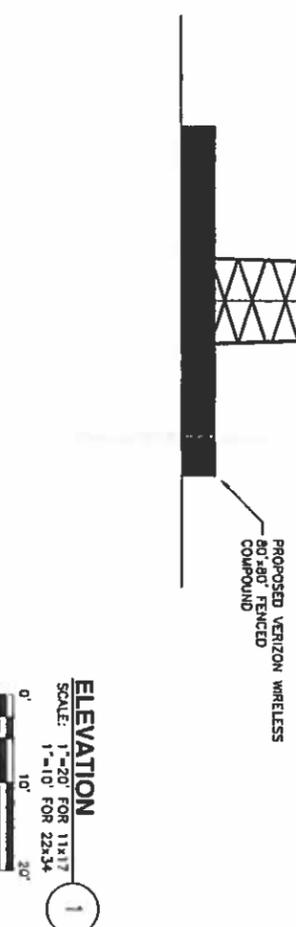
PROPOSED VERIZON
WIRELESS 300' SELF
SUPPORT TOWER
(SEE NOTE 6)

PROPOSED VERIZON WIRELESS
60'-80' FENCED
COMPOUND

LEGEND	
AGL	- ABOVE GROUND LEVEL
CL	- CENTER LINE

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. C.L. - CENTER LINE.
3. ALL S.L. - ABOVE MEAN SEA LEVEL.
4. VERIFY LOCATION OF EXISTING UNDERGROUND CONDUITS AND GROUNDING PRIOR TO CONSTRUCTION. ADJUST ROUTING AS NECESSARY.
5. CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
6. ALL PROPOSED WORK AND CABLE PLACEMENT SHALL BE IN ACCORDANCE WITH TOWER STRUCTURAL ANALYSIS BY OTHERS.
7. CONTRACTOR SHALL CONSULT WITH ANTENNA MANUFACTURER FOR WORKSHEET DESIGN.
8. TOWER AND FOUNDATION DESIGN BY OTHERS.



ELEVATION

SCALE: 1"=20' FOR 11+17
1"=10' FOR 22+34

WORK SESSION
BACKGROUND INFORMATION
FOR FIRST SOLAR LLC.



MEMORANDUM

TO: Members, Sussex County Planning Commission
FROM: Andre M. Greene, Director of Community Development *AMG*
RE: Work Session - Conditional Use Permit Application for Waverly Solar, LLC.
DATE: September 24, 2018

Representatives from First Solar will be in attendance on Monday, October 1, 2018, for a work session with the Planning Commission and staff. Background information on the proposed project has been provided for your review prior to the work session (see attached). First Solar will make a presentation and then open up the floor for questions and answers. The enclosed map identifies the properties that comprise the 2,000 +/- acres to be utilized for the proposed solar facility. It appears that the land to facilitate the project is wooded and not open farmland.

First Solar held a community open house to discuss the Waverly Solar Project on August 6, 2018 at 6:30 P.M. The community meeting was held at the Empowerment Temple Church located at 219 N. County Drive, Waverly, VA.

I have also enclosed a spreadsheet for the Commission's review which shows the impact on land values the Sappony Solar Facility after it's construction just outside the limits of the Town of Stony Creek. The Sappony Solar Facility comprised 250 acres versus the proposed 2,000 acre facility.

**SAPPONNY, LLC., SOLAR FACILITY CHANGE IN LAND VALUES
PRE- AND- POST DEVELOPMENT**

Tax Map Number	Acreage	Assessed Value Land 2017	*Taxes on Land 2017	Assessed Value Land 2018	*Taxes on Land 2018
66-A-14	90.60	305,400.00	1,771.32	780,400.00	4,526.32
66-A-16	91.50	63,300.00	371.14	224,400.00	1,301.52
66-A-26	99.64	166,500.00	965.70	731,900.00	4,245.02
66-A-29	95.40	134,100.00	777.78	537,400.00	3,116.92
TOTAL			3,885.94		12,919.78

- Real Estate Tax Rate for 2017 and 2018 was 0.58 per \$100 of assessed value
- Increase in land tax revenue from 2017 to 2018 was \$9,033.84



June 29, 2018

Mr. Andre M. Greene
Sussex County Planning Department
P.O. Box 1397
20135 Princeton Road
Sussex, VA 23884

Re: Conditional Use Permit Application for Waverly Solar, LLC
Sussex County, Virginia

Dear Mr. Greene:

First Solar Development, LLC (First Solar) is pleased to submit seven copies of this Conditional Use Permit (CUP) Application for Waverly Solar, LLC for the approximately 2,000-acre photovoltaic electric generation project site in Sussex County, Virginia. This CUP application package includes an application/project/company descriptions (Attachment 1), eight (8) landowner/applicant signed Conditional Use Permit Application Forms (Attachment 2), a preliminary site plan (Attachment 3) and an application check for \$500.00 (Attachment 4). I have also had these attachments uploaded and can be viewed at http://bit.ly/WAVERLY_CUP.

First Solar has completed a number of wetland, sensitive species and cultural resource studies for these parcels that can be provided upon request. First Solar intends to begin construction of this photovoltaic electric generation project in the fall of 2019 and it will require authorizations from Sussex County as well as US Army Corps of Engineers and the Virginia Department of Environmental Quality. First Solar is requesting a Sussex County CUP approval as an initial step in the permitting process for this project.

We look forward to meeting with you as part of this review process. Please feel free to contact me at (281) 509-6261 or Paul.Szewczykowski@firstsolar.com or Mark Carney at (301) 244-0323 or mcarney@e3rmlc.com if you have any questions or require additional information.

Sincerely,

FIRST SOLAR DEVELOPMENT, LLC

Paul Szewczykowski

Senior Manager, Siting/Permitting

Attachments:

- Attachment 1: APPLICATION/PROJECT/COMPANY DESCRIPTION
- Attachment 2: CONDITIONAL USE PERMIT APPLICATION FORMS
- Attachment 3: PRELIMINARY SITE PLAN
- Attachment 4: APPLICATION FEE (\$500.00 CHECK)

Application fee: _____ Received by: _____ Date: _____

First Solar, Inc
11757 Katy Freeway, Suite 400
Houston, TX 77079

Telephone 281 509 6200
Facsimile 281 910 0956

www.firstsolar.com



Waverly Solar, LLC

SUSSEX COUNTY, VIRGINIA

About Us

First Solar Development, LLC, a leading provider of comprehensive photovoltaic (PV) solar energy solutions, is in the process of developing and permitting the Waverly Solar, LLC project located on approximately 2,000 acres of industrial timber land in Sussex County, Virginia.

First Solar is the largest US based PV panel manufacturer and has recently announced a major US expansion that will create 500 new jobs with a capital investment of \$400 million at its Perrysburg, OH flagship plant. With more than 17 gigawatts (GW) installed worldwide, First Solar develops, finances, engineers, constructs and operates some of the world's largest and most successful PV power plants in existence today. With nearly 5 GW of successful PV plants developed in North America and a growing backlog of projects across the United States, no single company offers more development experience than First Solar. This includes an unmatched success rate with the highest levels of safety, reliability and efficiency for projects.

First Solar is the project owner and will construct Waverly Solar using its advanced, thin-film photovoltaic (PV) solar modules.

Project Facts

Waverly Solar, LLC, is submitting a Sussex County Conditional Use Permit application for the project. It also intends to submit the necessary documentation for a permit by rule for a small renewable energy project (solar) in Sussex County pursuant to Virginia Regulation 9VAC15-60. The project is located on approximately 2,000 acres southwest of U.S Route 460 near Waverly in Sussex County. The project conceptually consists of approximately 340,056 x 440 watt modules, providing a facility net capacity of 118 megawatts (MWac). When fully operational, Waverly Solar will generate enough clean solar energy to serve the needs of about 19,000 homes per year, displacing approximately 94,000 metric tons of carbon dioxide (CO₂) annually—the equivalent of taking about 18,000 cars off the road. The project will connect to Dominion Virginia Energy's transmission system via the Bakers Pond to Ivor 115 kV transmission line.

Project Benefits

Waverly Solar will generate significant property tax revenue for Sussex County without increasing demands on schools, police or other public services, provide wages for up to 300 construction jobs at peak and create benefits for many local businesses. First Solar will seek to provide employment opportunities for qualified members of the community.

Timing

Waverly Solar is currently going through the permitting process. If the Project receives county, state and federal permits in a timely manner, construction of the project is expected to begin in late 2019, with operations commencing in late 2020.

First Solar's Stakeholder Outreach Process

First Solar implements a comprehensive Stakeholder Outreach Process across its ~5,000 megawatt (MW) of projects in North America, designed to educate key stakeholders on the company's technology and project benefits, and work collaboratively to address concerns.

First Solar's Stakeholder Outreach Process includes the following key steps:

Initial Assessment: The initial assessment identifies key stakeholders and evaluates current perceptions, key issues and concerns.

Resource Allocation/ Budget: Appropriate resources and budget are assigned to each project, including a project outreach lead and local consultants familiar with the community and stakeholders.

Strategic Plan: A strategic plan is developed that includes: a list of key stakeholders; situation analysis summarizing current perceptions and key issues; public meeting plans that align with key permitting milestones; and a tactical implementation plan.

Material Development: Support materials are developed for each project including: messaging documents to ensure consistent and compelling communications; Frequently Asked Questions; project fact sheets, project websites, PowerPoint overview presentations and other materials as needed.

Community Engagement & Communications: Once a strategic plan and communication materials are developed, the outreach team engages in a range of activities including: community meetings; briefings with key stakeholders including business and political leaders, environmental organizations and community leaders; educational outreach with local elementary, high school and universities; and participation in local/community events.



WAVERLEY SOLAR LLC
CONDITIONAL USE PERMIT APPLICATION

June 29, 2018

Introduction

Waverly Solar LLC (the Applicant) proposes to construct, own and operate a 118 MWac solar photovoltaic (PV) ground mounted electric generation project located on more than 2,000 acres near Waverly in Sussex County, Virginia. The Applicant is seeking a Conditional Use Permit (CUP) under Sussex County Code Article II. General Agricultural A-1 (Section 16.22 (17.2)) for the project. The solar photovoltaic electricity generation system consisting of the PV panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the site. The project will use First Solar's advanced, thin-film PV panels which efficiently produce low voltage direct current electrical power delivered to inverters and transformers throughout the site. The project will interconnect with a new Dominion Virginia Power substation located near Waverly. The design, installation, and operations of facility will comply with all applicable local, state, and national electrical standards and codes to ensure the safety and protection of the public.

The proposed project will be required to obtain additional permits from the US Army Corps of Engineers (USACE) and the Virginia Department of Environmental Quality (VDEQ). A Notice of Intent (NOI) for a VDEQ's Small Renewable Energy Projects (Solar) Permit by Rule (PBR) [Virginia Administrative Code Title 9 Agency 15 Chapter 60 (9VAC15-60)] will be filed shortly. This regulation contains requirements for solar-powered electric generation projects consisting of PV systems and associated facilities with a single interconnection to the electrical grid that are designed for, or capable of, operation at a rated capacity equal to or less than 150 megawatts. A pre-application meeting to discuss wetlands permits requirements with USACE is planned for next month.

Zoning

The project has been sited on primarily industrial timber land property in the Agricultural 1 Zoning District in Sussex County (see Attachment 3). Solar electric generation plants and associated facilities are permitted subject to the approval of a conditional use permit within the Agricultural 1 Zone district (16-22 (17.2)). The proposed use will not impair the integrity or the character of the land-use district or the surrounding community. Landscaping and setbacks will minimize visual impacts in the district and the surrounding community.

The proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Sussex County's Comprehensive Plan - Chapter X Goal - "Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character." The project will be remotely monitored around the clock to ensure proper operation.

Siting Considerations

The Project site is generally situated between the town of Waverly, VA to the northeast and the unincorporated community of Newville, VA to the southwest. It is bounded to the east by Coppahaunk Road (SR 654) and to the north by the town of Waverly and a Dominion overhead transmission line. Beef Steak Road (SR 626) traverses the western part of the Project site and West Oak Dale Road (SR 655) traverses the southern part of the site. Sussex County Drive (SR 40) extends north to south through the eastern portion of the site. The site is primarily of industrial timber land. The site is comprised of 17 parcels owned by various landowners as shown in Table 1. Conditional Use Permit Application forms signed by the landowners and the Applicant are provided in Attachment 2.

TABLE 1
WAVERLY SOLAR LLC CUP APPLICATION PARCELS

Parcel ID	Option Acres	Landowner
28A10-A-20	95.01	Burt, L.C.
28-A-22		Burt, L.C.
28A11-A-3	114	Sarah V Chamblee (Childress)
28-A-25		Sarah V Chamblee (Childress)
42-A-33	367	Gray Christopher Farland, as Trustee under The Frances B. Gray 2002 Irrevocable Grandchildren's Trust dated February 26, 2002
27-1-A	39.59	Gray Timber Resources, LLC
27-1-B	320.381	Grayland Company, L.P.
28-A-20		Grayland Company, L.P.
28-A-21		Grayland Company, L.P.
28-A-24		Grayland Company, L.P.
27-A-2	514.72	John Hancock Life Insurance Company
27-A-3		John Hancock Life Insurance Company
27-A-4		John Hancock Life Insurance Company

27-A-5		John Hancock Life Insurance Company
27-A-12	404	Mr. Hal B. Miles, Mr. Willie Miles, and Dr. Peggy L. Miles
27-A-17A	289.1	Higgins Partners LLLP
42-A-6		
Total Acres:	2,143.80	

The Applicant has designed this project to minimize agricultural (farmland) property use as all of the property is currently in silviculture production.

Environmental/Cultural Resources Considerations

With proper design, layout and interconnection, this project will minimize impacts to wildlife, wetlands and cultural resources. Extensive desktop studies have been completed for identification of sensitive wetlands, habitat of sensitive species and cultural resources.

Detailed investigations and applications will be prepared as part of the VDEQ PBR and the USACE wetlands application and review process as required. In accordance with §10.1-1197.6 B 1 of the Code of Virginia the Applicant will furnish to the VDEQ a notice of intent (NOI), to be published in the Virginia Register, that it intends to submit the necessary documentation for a permit by rule for a small renewable energy project. Once a NOI has been received by VDEQ, the Applicant will access the expertise from the sister agencies that will be involved in the review of the application, i.e., Department of Historic Resources (DHR), the Department of Game and Inland Fisheries (DGIF) and the Department of Conservation and Recreation (DCR).

The wetland/stream delineation studies have identified a number of potentially jurisdictional USACE and VDEQ wetlands/streams on the project site. A jurisdictional determination by the USACE may be requested as part of the individual wetlands permit application process. A pre-application meeting to discuss wetlands permit requirements with USACE is planned for next month. Consultation with VDEQ's Virginia Water Protection (VWP) Permit Program will take place as part of the PBR process.

The Applicant has completed a detailed desktop study of sensitive species using federal and state database and mapping tools. The Project site does appear to contain potentially suitable habitat for several state or federal protected species although none were identified as critical habitat according to the US Fish and Wildlife Service (USFWS). As part of the VDEQ PBR and USACE wetlands permit review, a more detailed field habitat assessment may need to be performed to confirm the presence/absence of any suitable sensitive species habitats.

The Applicant has completed a desktop archaeological review by a qualified cultural resource consultant and there were found four previously recorded archaeological sites located in the vicinity of the Project site but none on the Project site. The desktop historic architectural resources review revealed that no previously recorded historic architectural resources are located on the Project site. Based on the desktop review and limited field reconnaissance of the Project site, there are no known cultural resources factors that would significantly impede solar development on the Project site. Comprehensive archaeological and historic architectural studies may need to be conducted as part of VDEQ PBR review,

but those studies will be tailored to the final Project disturbance zones and take into consideration all the data accumulated to date. Any potential adverse effects to cultural resources will be avoided or mitigated with design changes, visual buffers, or other constraints. If design changes are not possible mitigation measures will be designed in consultation with DHR that would allow Project plans to proceed.

Visual Resources Considerations

The Applicant will design the project to minimize visual impacts. Solar panel glare occurs when an observer sees a direct reflection of the sun caused by a specular (mirror-like) reflection from the surface of one or more solar panels. All First Solar PV advanced thin-film panels are designed for light absorption, rather than reflection and use anti-reflective glass to enhance energy production. PV panel trackers that follow the path of the sun will be used to maximize solar energy production and minimize glare. The nearest airport (Wakefield Municipal) is more than six miles east of the site and will not be impacted by the project.

The Applicant will design the facility to minimize visual impacts in the General Agricultural A-1 zone. Setbacks and landscaping, as applicable, will be used to reduce the visibility of the facility from the public right of way and residential properties. Details of specific requirements for the project site will be discussed with the Community Development Department as part of their review process. The perimeter of the property will be surrounded by a 7 foot high fence for security purposes. Construction lighting will be minimized and will be directed downward. Operational site lighting will be limited to security lighting only. All site access roads will be marked with identifying signage.

It is understood that no aspect of the solar facility should exceed 25 feet in height, as measured from grade at the base of the structure to its highest point. Such height restriction will not apply to the communication masts, lightning protection systems and electrical distribution or transmission lines.

Construction-related Considerations

The Applicant understands that the County has established CUP conditions for another solar facility that requires that all site activity required for the construction and operation of the solar energy facility be limited to the following:

- a. All piling driving shall be limited to the hours from the earlier of sunrise or 8 a.m. to the later of 6 p.m. or sunset, Monday through Saturday. The applicant may request permission from the County Administrator to conduct piling driving activity on Sunday, but such permission will be granted or denied at the sole discretion of the County Administrator; and
- b. All other construction activity on-site shall be permitted Monday through Sunday in accordance with the provisions of the County's Noise Ordinance.

The Applicant looks forward to detailed discussion regarding these and other specific CUP conditions.

Other local impacts such as traffic and noise will be limited to the construction period (expected to be less than 12 months). A Construction Traffic Management Plan and mitigation measures will be developed and submitted to the Virginia Department of Transportation and the County of Sussex for review. The Plan will address traffic control measures, pre-and post- construction road evaluation and any necessary repairs to the public road that are required as a result of damage from the Project. If traffic issues arise during the construction of the Project, the Applicant will develop, with input from the County and VDOT, appropriate measures to mitigate the issues.

The Applicant will submit and receive an approved Erosion and Sediment Control Plan from the County prior to any land disturbance.

Decommissioning

A decommissioning plan will be developed and forwarded to the Community Development Department for the facility. Details of the decommissioning plan will be negotiated with the Community Development Department as part of their review process.

Additional Requirements

The Applicant understands that the Community Development Department has established a number of CUP conditions for solar facilities that may be applicable to this project. These other requirements may include:

- Construction activities limits for hours/days of operation
- Setbacks for adjacent properties including residential properties
- Buffers and landscape requirements
- Fencing and security lighting
- Decommissioning plan
- On-site emergency planning
- Signage
- Construction Traffic Management Plan and mitigation measures
- Height restrictions

The Applicant would like to schedule a meeting to discuss these CUP conditions, including the decommissioning plan as part of the Department's review process.

Additional company and project information can be found in the attached fact sheets.



Waverly Solar

SUSSEX COUNTY, VIRGINIA, USA

PERMITTING PHASE



AT A GLANCE

First Solar

DEVELOPER, OWNER, CONSTRUCTION

118MW AC

PROJECT SIZE

Ground-Mount PV

TYPE

~300

PEAK CONSTRUCTION WORKFORCE

~19,000 HOMES

POWER OUTPUT EQUIVALENT

(average Virginia homes)

~94,000 METRIC TONS

CO₂e DISPLACED ANNUALLY

~18,000 EQUIVALENT CARS

OFF THE ROAD

First Solar, a leading provider of comprehensive photovoltaic (PV) solar energy solutions, is developing Waverly Solar, a 118-megawatt (MW) alternating current (AC) solar project, located on approximately 1,700 acres of industrial timber land near Waverly, Virginia. First Solar is the project owner and will construct Waverly Solar using its advanced, thin-film photovoltaic (PV) solar modules.

When fully operational, Waverly Solar will generate enough clean solar energy to serve the needs of about 19,000 homes per year, displacing approximately 94,000 metric tons of carbon dioxide (CO₂) annually—the equivalent of taking about 18,000 cars off the road. The project will connect to Dominion Virginia Energy's transmission system via the Bakers Pond to Ivor 115 kV transmission line.

Waverly Solar is currently going through the permitting process. Construction of the project is expected to begin in late 2019, with operations commencing in late 2020.

PROJECT BENEFITS

- Attracts businesses to the new commercial and industrial megasite north of Waverly
- Located on industrial timber land
- Minimal noise and low visual profile
- Creates up to 300 construction jobs
- No water used and no emissions created to generate electricity
- Benefits businesses in Sussex County including local restaurants, hotels, and stores frequented by workers
- Project can be decommissioned at the end of its useful life and land returned to its previous use
- Generates significant property tax revenue for county without increasing demands on schools, police or other public services

PROJECT TIMELINE





COMMUNITY

First Solar is committed to being a good neighbor through community involvement and the environmentally sensitive design of our solar projects. First Solar will engage the community, interest groups and business organizations as appropriate to ensure that Waverly Solar remains a valued and respected business in Sussex County.

Waverly Solar will generate substantial income for the community and provide wages for up to 300 construction jobs at peak, and create benefits for many local businesses. First Solar will seek to provide employment opportunities for qualified members of the community.

ENVIRONMENT

First Solar projects have a low resource impact. When in operation, our quiet systems generate electricity with no water use, no air emissions, and no waste production. Mounted to metal racks, the PV panels are no higher than ten feet above ground and have a low visual profile.

The Waverly Solar project site was carefully selected and will have minimal impact on the environment. The availability of land near existing electrical transmission facilities, the amount of sunlight and benefits to the local community were important considerations in the siting decision.

Construction planning for the project will include the implementation of appropriate dust control measures, as well as truck routes that will minimize traffic.



ABOUT FIRST SOLAR

First Solar is a leading global provider of comprehensive photovoltaic (PV) solar energy solutions that are taking energy forward. With more than 17 gigawatts (GW) installed worldwide, we develop, finance, engineer, construct and operate some of the world's largest and most successful PV power plants in existence today. With nearly 5 GW of successful PV plants developed in North America and a growing pipeline of projects across the United States, no single company offers more development experience than First Solar. This includes an unmatched success rate with the highest levels of safety, reliability and efficiency for projects.

CONTACT US

JIM MARTIN

Jim.Martin@FirstSolar.com
(804)-347-1014

GEOFF SUTTLE

Geoff.Suttle@FirstSolar.com
(434) 529-0893



Leading the World's Sustainable Energy Future

2018 FACTSHEET

FACTS & FIGURES

17GW+
SOLD WORLDWIDE

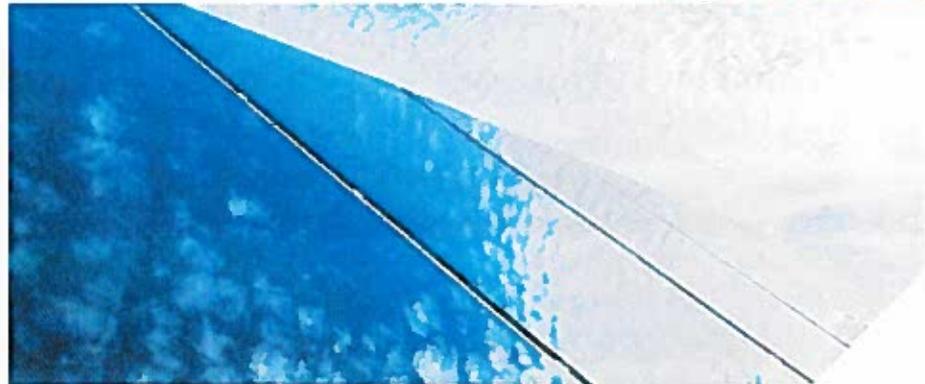
16.9%+
PRODUCTION MODULE EFFICIENCY

99%+
POWER PLANT FLEET SYSTEM AVAILABILITY ON 5GW+ MONITORED

~\$14.5B
FIRST SOLAR FACILITATED PROJECT FINANCING

\$3.0B
2017 REVENUE

~4,100
EMPLOYEES WORLDWIDE



First Solar is a leading global provider of comprehensive photovoltaic (PV) solar systems using advanced module and system technology. Through determined innovation, we deliver solar energy that is an economically attractive alternative to fossil-fuel sourced electricity. From module sales through turnkey power plant development and operations and maintenance, First Solar is a world-class partner for reliable, clean energy generation.

High-Efficiency Technology with a Proven Energy Advantage

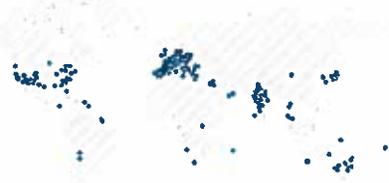
As a field-proven technology, First Solar's high-efficiency modules offer a clear energy yield advantage over silicon-based modules by delivering competitive efficiency, higher real-world energy yield and long-term reliability. Proven to deliver significantly more usable energy per nameplate watt than competing technologies, and a record of reliable plant performance, First Solar technology delivers more energy, more consistently, over the lifetime of the power plant.

Profitable Growth and Stability

With over 17GW of modules sold today, First Solar has a demonstrated history of financial stability and manufacturing success. As a project partner, we bring extensive expertise into how today's PV power plants are developed, financed, designed, constructed and operated to maximize profitability for our customers and strategic partners.

Global Leadership

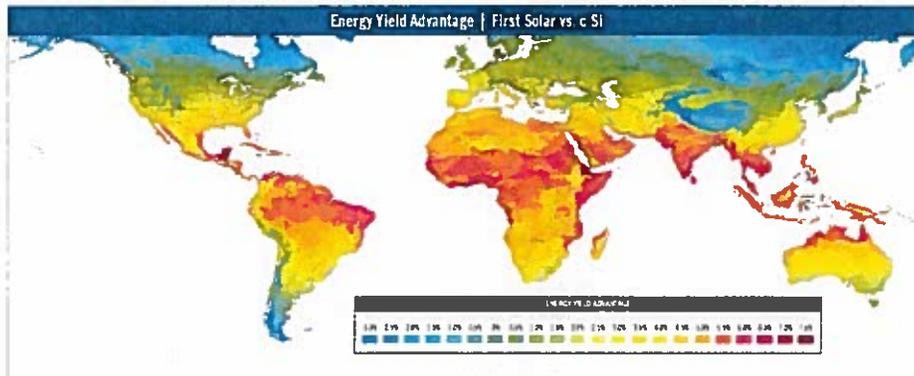
- **LARGEST INVESTMENT GRADE RENEWABLE BOND IN HISTORY**
Topaz Solar Farms | 550MW AC | California, USA
- **RELIABLE ENERGY IN THE MIDDLE EAST**
Shams Ma'an | 52.5MW AC | Powered by First Solar Modules | Dubai, UAE
- **RELIABLE BULK POWER GENERATION UTILIZING ADVANCED PLANT CONTROLS AND FORECASTING**
Agua Caliente | 290MW AC | Arizona, USA
- **GROWING SOLAR DEPLOYMENT IN INDIA**
1.8GW Powered with First Solar Modules
- **DISPLACING THE ENERGY REQUIREMENTS OF A DESALINATION PLANT**
Greenough River | 10MW AC | Geraldton, Australia
- **OVER 4.5GW DEPLOYED ACROSS EUROPE**
4.5GW+ Powered with First Solar Modules



17GW+ SOLD WORLDWIDE

History of Solar Innovation

First Solar makes a consistent commitment to invest in R&D, maintaining a rate of innovation enabling efficiency gains three times faster than multi-crystalline silicon technology. We currently hold world records for thin film cell conversion efficiency (22.1%) and module conversion efficiency (18.6% aperture).



WORLD RECORD
CELL EFFICIENCY

22.1%

WORLD RECORD
MODULE EFFICIENCY

18.2%

Lowest Environmental Impacts

First Solar technology generates clean electricity for 25+ years with no carbon emissions or air pollutants. Our innovative manufacturing processes have the smallest carbon footprint, lowest lifecycle water use, and the fastest energy payback time of any solar PV module offering on the market.

Our technologies lower the levelized cost of electricity (LCOE), increase energy yield, and provide stable and reliable grid integration. Our comprehensive PV energy solutions address the energy needs of today and result in reliable, sustainable and profitable solar solutions.

*First Solar's
modules result
in reliable,
sustainable and
profitable solar
solutions*

World-Class Recycling Solutions

First Solar is committed to providing a commercially attractive recycling solution for PV power plant and module owners to help them meet their module end-of-life (EOL) obligation simply, cost-effectively and responsibly.

Our state-of-the-art recycling facilities are operational at all our manufacturing plants and achieve high recovery rates. Over 90% of the semiconductor material can be reused in new modules and 90% of the glass can be reused in new glass products. First Solar's long-standing leadership in PV life-cycle management and recycling gives system owners confidence in knowing that their modules will be managed to sound and responsible global standards.



First Solar PV Module Recycling Technology

CUP Number: _____
Date Application Filed _____
\$500 Processing Fee Received By: _____



Sussex County Planning Department
Post Office Box 1397
20209 Thornton Square
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Gray Christopher Farland, as Trustee
under The Frances B. Gray 2002 Irrevocable
Name: Grandchildren's Trust dated February 26, 2002
Address: 1057 Martinsburg Pike
Winchester, VA 22603
Phone Number: (540) 532-5812

Applicant Information: First Solar Development, LLC
Name: Attn: Paul Szczykowski
Address: 11757 Katy Freeway, Suite 400
Houston, TX 77042
Phone Number: (281) 509-6261

Legal Description of Property:

Tax Map Number: 42-A-33
Zoning District: 05 Waverly
Block Number: _____
Lot Size (Acreage): 368.67

Election District: _____
Subdivision: _____
Lot Number: _____
Square Footage: _____

Please answer the following:

- When was property acquired by applicant? 10 / 30 / 2017
- Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
- What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Solar photovoltaic (PV) ground mounted electric generation facility
- What is the Fair market value of improvements \$ To be provided
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).
- Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the Site.
- Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood. Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
- Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
See attached
- I hereby certify that I have the authority to make the foregoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-22 (17.2) of the Zoning Ordinance.

Owner Signature: Gray C. Farland, Trustee

Date: June 25, 2018

Applicant Signature: Paul Szczykowski

Date: 6/28/2018

CUP Number: _____
Date Application Filed _____
\$500 Processing Fee Received By: _____



Sussex County Planning Department
Post Office Box 1397
20209 Thornton Square
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information:

Name: Mr. Hal B. Miles
Address: 1978 North Westchester Dr.
Petersburg, VA 23805
Phone Number: (804) 691-4274

Applicant Information: First Solar Development, LLC

Name: Attn: Paul Szewczykowski
Address: 11757 Katy Freeway, Suite 400
Houston, TX 77042
Phone Number: (281) 509-6261

Legal Description of Property:

Tax Map Number: 27-A-12
Zoning District: 04 Newville
Block Number: _____
Lot Size (Acreage): 404

Election District: _____
Subdivision: _____
Lot Number: _____
Square Footage: _____

Please answer the following:

- When was property acquired by applicant? 5 / 16 / 2016
- Are there any deed restrictions on the property in question? _____ Yes No
(If yes, attach a copy of restrictions).
- What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Solar photovoltaic (PV) ground mounted electric generation facility
- What is the Fair market value of improvements \$ To be provided
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).
- Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the site.
- Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood.
Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
- Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
See Attached
- I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-22 (17.2) of the Zoning Ordinance.

Owner Signature: _____

Date: 6-20-18

Applicant Signature: _____

Date: 6/28/2018

CUP Number: _____
 Date Application Filed _____
 \$500 Processing Fee Received By: _____



Sussex County Planning Department
 Post Office Box 1397
 20209 Thornton Square
 Sussex, Virginia 23884
 Phone: 434-246-1043
 Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Grayland Company, L.P.;

Name: Attn: Garland Gray II 1700
 Address: Baybery Court, Suite 300
Richmond, VA 23226

Phone Number: (804) 834-2292

Applicant Information: First Solar Development, LLC

Name: Attn: Paul Szweczykowski
 Address: 11757 Katy Freeway, Suite 400
Houston, TX 77042

Phone Number: (281) 509-6261

Legal Description of Property:

Tax Map Number: 28-A-20, 28-A-21, 28-A-24
 Zoning District: 05 Waverly
 Block Number: _____
 Lot Size (Acreage): 252.26

Election District: _____
 Subdivision: _____
 Lot Number: _____
 Square Footage: _____

Please answer the following:

1. When was property acquired by applicant? 11 / 30 / 2017
2. Are there any deed restrictions on the property in question? Yes No
 (If yes, attach a copy of restrictions).
3. What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Solar photovoltaic (PV) ground mounted electric generation facility
4. What is the Fair market value of improvements \$ To be provided
 (Value must include all buildings, electrical, plumbing, and mechanical work to be performed).
5. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the site.
6. Describe how the proposed use and improvements are to be designed and situated so as not to detract from the development of adjacent property of the neighborhood.
Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
7. Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
See attached
8. I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-22 (17.2) of the Zoning Ordinance.

Grayland Company, L.P., by Grise, LLC, its general partner

Owner Signature: By: [Signature] General Counsel Date: 6/26/18
 Applicant Signature: [Signature] Date: 6/28/18

CUP Number: _____
 Date Application Filed: _____
 \$500 Processing Fee Received By: _____



Sussex County Planning Department
 Post Office Box 1397
 20209 Thornton Square
 Sussex, Virginia 23884
 Phone: 434-246-1043
 Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Grayland Company, L.P.;
 Name: Attn: Garland Gray II
 Address: 1700 Bayberry Court, Suite 300
Richmond, VA 23226
 Phone Number: (804) 834-2292

Applicant Information: First Solar Development, LLC
 Name: Attn: Paul Szewczykowski
 Address: 11757 Katy Freeway, Suite 400
Houston, TX 77042
 Phone Number: (281) 509-6261

Legal Description of Property:

Tax Map Number: 27-1-B
 Zoning District: 04 Newville
 Block Number: _____
 Lot Size (Acreage): 68.121

Election District: _____
 Subdivision: _____
 Lot Number: _____
 Square Footage: _____

Please answer the following:

1. When was property acquired by applicant? 10 / 6 / 2017
2. Are there any deed restrictions on the property in question? Yes No
 (If yes, attach a copy of restrictions).
3. What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
 Solar photovoltaic (PV) ground mounted electric generation facility
4. What is the Fair market value of improvements \$ _____
 (Value must include all buildings, electrical, plumbing, and mechanical work to be performed).
5. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
 The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the Site.
6. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood.
 Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promotes environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
7. Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
 See Attached _____
8. I hereby certify that I have the authority to make the foregoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section _____ 18-22 (17.2) of the Zoning Ordinance.

Grayland Company, L.P., by Grise, LLC, its general partner

Owner Signature: By: [Signature] General Counsel Date: 6/26/18

Applicant Signature: [Signature] Date: 6/28/18

CUP Number: _____
Date Application Filed _____
\$500 Processing Fee Received By: _____



Sussex County Planning Department
Post Office Box 1397
20209 Thornton Square
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information:

Name: Burt, L.C.; Attn: Sally Boykin
Address: 3008 W. Martin's Grant Circle
Richmond, VA 23235
Phone Number: (804) 320-7643

Applicant Information: First Solar Development, LLC

Name: Attn: Paul Szcwyczkowski
Address: 11757 Katy Freeway, Suite 400
Houston, TX 77042
Phone Number: (281) 509-6261

Legal Description of Property:

Tax Map Number: 28A10-A-20, 28-A-22 Election District: _____
Zoning District: 09 Waverly Town, 05 Waverly Subdivision: _____
Block Number: _____ Lot Number: _____
Lot Size (Acreage): 94 Square Footage: _____

Please answer the following:

- When was property acquired by applicant? 11 / 30 / 2017
- Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
- What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Solar photovoltaic (PV) ground mounted electric generation facility
- What is the Fair market value of improvements \$ To be provided
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).
- Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the site.
- Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood. Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
- Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
See attached
- I hereby certify that I have the authority to make the foregoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section _____ 18-22 (17.2) of the Zoning Ordinance.

Owner Signature: Sally Boykin Date: 6/20/18
Applicant Signature: Paul Szcwyczkowski Date: 6/28/18

CUP Number: _____
 Date Application Filed: _____
 \$500 Processing Fee Received By: _____



Sussex County Planning Department
 Post Office Box 1397
 20209 Thornton Square
 Sussex, Virginia 23884
 Phone: 434-246-1043
 Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information: John Hancock Life Insurance Company;		Applicant Information: First Solar Development, LLC	
Name:	<u>Attn: David Kimbrough</u>	Name:	<u>Attn: Paul Szewczykowski</u>
Address:	<u>13950 Ballantyne Corporate Place, Suite 150</u> <u>Charlotte, NC 28277</u>	Address:	<u>11757 Katy Freeway, Suite 400</u> <u>Houston, TX 77042</u>
Phone Number:	<u>(704) 540-4102</u>	Phone Number:	<u>(281) 509-6261</u>

Legal Description of Property:

Tax Map Number:	<u>27-A-2, 27-A-3, 27-A-4, 27-A-5</u>	Election District:	_____
Zoning District:	<u>04 Newville</u>	Subdivision:	_____
Block Number:	_____	Lot Number:	_____
Lot Size (Acreage):	<u>514.72</u>	Square Footage:	_____

Please answer the following:

1. When was property acquired by applicant? 10 / 28 / 2016
2. Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
3. What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Solar photovoltaic (PV) ground mounted electric generation facility
4. What is the Fair market value of improvements \$ To be provided
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).
5. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the site.
6. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood.
Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
7. Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
See Attached
8. I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-22 (17.2) of the Zoning Ordinance.

Owner Signature: David Kimbrough Vice President Date: 6/28/18
 Applicant Signature: Paul Szewczykowski Date: 6/28/2018

CUP Number: _____
 Date Application Filed _____
 \$500 Processing Fee Received By: _____



Sussex County Planning Department
 Post Office Box 1397
 20209 Thornton Square
 Sussex, Virginia 23884
 Phone: 434-246-1043
 Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information:

Name: Higgins Partners LLP
 Address: 3050 Courtland Road
Petersburg, VA 23805
 Phone Number: (804) 898-0124

Applicant Information: First Solar Development, LLC

Name: Attn: Paul Szewczykowski
 Address: 11757 Katy Freeway, Suite 400
Houston, TX 77042
 Phone Number: (281) 509-6261

Legal Description of Property:

Tax Map Number: 27-A-17A, 42-A-6
 Zoning District: 05 Waverly
 Block Number: _____
 Lot Size (Acreage): 319.84

Election District: _____
 Subdivision: _____
 Lot Number: _____
 Square Footage: _____

Please answer the following:

1. When was property acquired by applicant? 3 / 19 / 2018
2. Are there any deed restrictions on the property in question? Yes No
 (If yes, attach a copy of restrictions).
3. What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Solar photovoltaic (PV) ground mounted electric generation facility
4. What is the Fair market value of improvements \$ To be provided
 (Value must include all buildings, electrical, plumbing, and mechanical work to be performed).
5. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the site.
6. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood.
Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
7. Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
See Attached
8. I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-22 (17.2) of the Zoning Ordinance.

Owner Signature: Higgins Partners LLP by [Signature] Date: 6/20/18
 Applicant Signature: Paul Szewczykowski Date: 6/28/2018

CUP Number: _____
Date Application Filed: _____
\$500 Processing Fee Received By: _____



Sussex County Planning Department
Post Office Box 1397
20209 Thornton Square
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information:

Name: Sarah V Chamblee (Childress)
Address: 278 Woodcrest Drive
Winchester, VA 22603
Phone Number: (540) 550-2111

Applicant Information: First Solar Development, LLC

Name: Attn: Paul Szewczykowski
Address: 11757 Katy Freeway, Suite 400
Houston, TX 77042
Phone Number: (281) 509-6261

Legal Description of Property:

Tax Map Number: 28A11-A-3, 28-A-25 Election District: _____
Zoning District: 09 Waverly Town, 05 Waverly Subdivision: _____
Block Number: _____ Lot Number: _____
Lot Size (Acreage): 115.68 Square Footage: _____

Please answer the following:

- When was property acquired by applicant? 02 / 26 / 2018
- Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
- What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)

- What is the Fair market value of improvements \$ To be provided
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed)
- Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the site.
- Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood. Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
- Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
See attached
- I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-23 (17.2) of the Zoning Ordinance.

Owner Signature: [Signature] Date: 6/20/2018
Applicant Signature: [Signature] Date: 6/28/2018

CUP Number: _____
Date Application Filed: _____
\$500 Processing Fee Received By: _____



Sussex County Planning Department
Post Office Box 1397
20209 Thornton Square
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Gray Timber Resources, LLC,

Name: Attn: Garland Gray II
Address: 1700 Baybery Court, Suite 300
Richmond, VA 23226

Phone Number: (804) 834-2292

Applicant Information: First Solar Development, LLC

Name: Attn: Paul Szewcczykowski
Address: 11757 Katy Freeway, Suite 400
Houston, TX 77042

Phone Number: (281) 509-6261

Legal Description of Property:

Tax Map Number: 27-1-A
Zoning District: 04 Newville
Block Number: _____
Lot Size (Acreage): 39.59

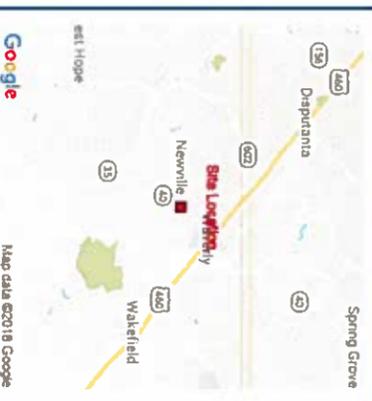
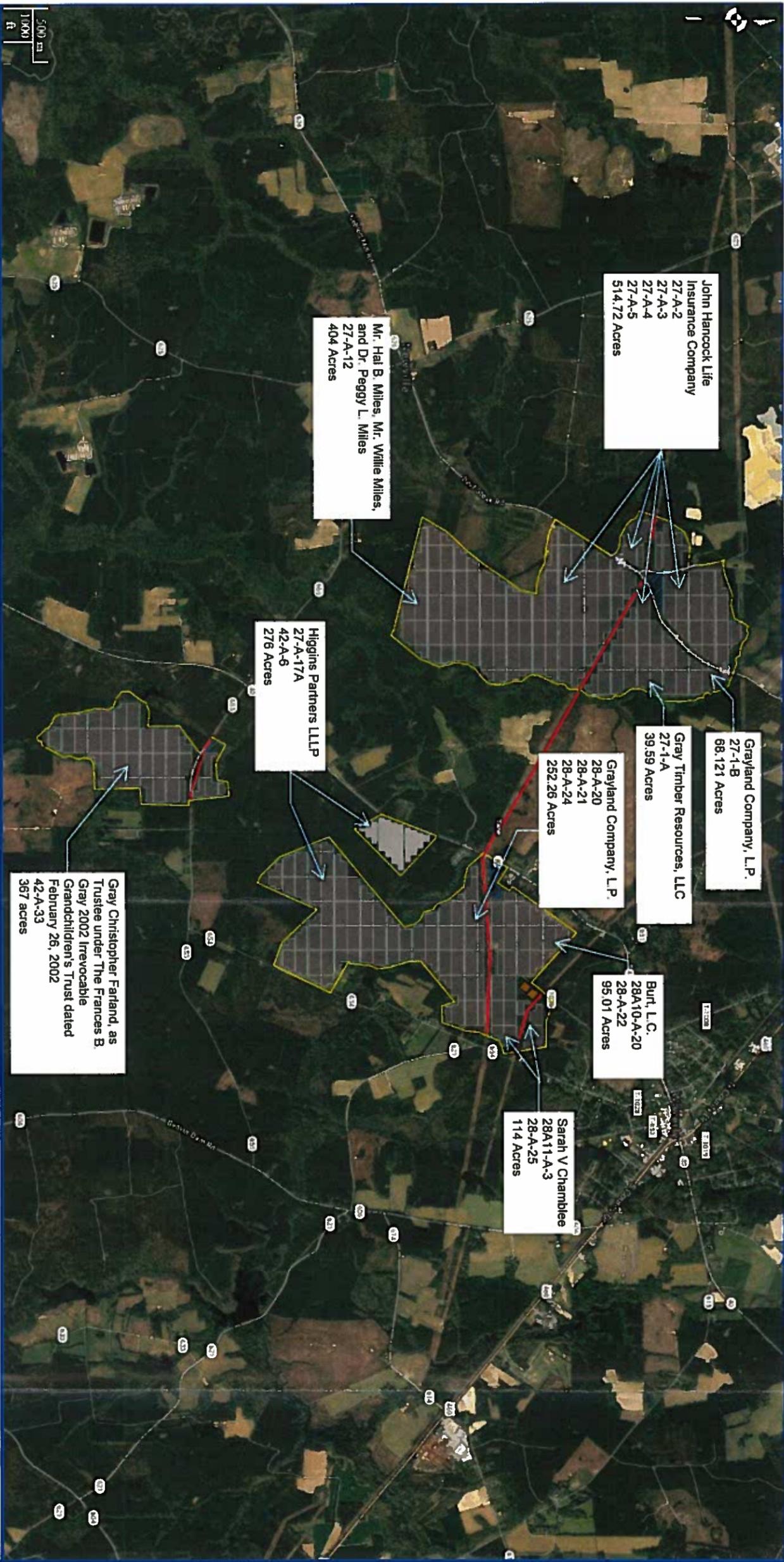
Election District: _____
Subdivision: _____
Lot Number: _____
Square Footage: _____

Please answer the following:

1. When was property acquired by applicant? 10 / 6 / 2017
2. Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
3. What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Solar photovoltaic (PV) ground mounted electric generation facility
4. What is the Fair market value of improvements \$ To be provided
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).
5. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
The solar photovoltaic electricity generation system consisting of the photovoltaic panels, racking systems, inverters, breakers, switches, cabling, power transformers, electric substation and generator tie-line and associated materials and equipment will be installed on the site.
6. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood. Proposed solar facility is passive in nature, will not cause a nuisance to the neighborhood or surrounding community, does not have any air emissions, will not produce glare, loud noises or any odor. Noise and traffic impacts will be minor and temporary during construction. The proposed use is consistent with the Comprehensive Plan Chapter X Goal - Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.
7. Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.
See attached
8. I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-22 (17.2) of the Zoning Ordinance.

Owner Signature: By: [Signature] General Counsel Date: 6/26/18

Applicant Signature: [Signature] Date: 6/28/18



Location Map Scale NTS

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Project Developer

First Solar Development, LLC

Project Site Description

1919.94 +/- Acre Site
 1563.82 +/- Acre Array
 Latitude 37.012
 Longitude -77.131
 Elevation 34.13 meters

Legend

- Internal Road
- External Public Road
- Transmission Line
- Site Access
- PV Modules
- Proposed Laydown Yard
- Proposed Project Substation
- Interconnection Substation
- Site Boundary

THIS PRINT IS DESIGNED FOR 11" X 17" PRINTING
 THIS PLANTDESIGN LAYOUT IS PRELIMINARY AND SUBJECT TO REVISION BASED ON AMONG OTHER THINGS, CHANGES IN PROJECT SCHEDULE, TECHNOLOGY, CAPACITY, AND/OR SITE SPECIFIC CONSTRAINTS.
THIS PRINT IS NOT TO BE USED FOR CONSTRUCTION

First Solar, LLC
 350 W WASHINGTON ST #600
 TEMPE, AZ 85281
 PHONE: (602) 414-9300
 WWW.FIRSTSOLAR.COM

Waverly Solar LLC
 CUP Preliminary Site Plan
 Sussex County
 VA
 North America
 118 MWac Net Capacity

CREATED BY:	
SCALE: NTS (NOT TO SCALE)	
SHEET TITLE:	PlantDesign Layout
	PLT-1000
	Printed: 7/20/2018 ID: a0Y1Y00000DlGhWUAD