

**Community Meeting Notes:
CUP2021-00005, SPRINGFIELD FARM SOLAR, L.L.C.**

A community meeting for CUP2021-00005, Springfield Farm Solar, L.L.C., was held by the applicant, on August 21, 2023, at 6:00 p.m. at Elmont Elementary School located at 12007 Cedar Lane. The applicant is requesting a conditional use permit to develop a solar facility.

Approximately 250 citizens attended the meeting, which was held in the Elmont Elementary School Cafeteria. The following Hanover County representatives were in attendance:

- Board of Supervisor representatives Sue Dibble, Sean Davis, and Rob Monolo
- Planning Commission members Larry Leadbetter, Randy Whittaker, and Edmonia Iverson
- Planning staff members Jo Ann Hunter and Brendan McHugh

The applicant's representative provided an overview of the project. The following are questions raised by the public and responses from the applicant:

- How much sound do the solar panels make?
 - The panels make a low humming sound
- When are the detailed environmental studies conducted?
 - They will be done following the Conditional Use Permit process.
- Are environmental studies contracted out?
 - They hire an outside contractor to conduct those studies.
- What species are looked at during the environmental studies?
 - The applicant was unable to answer the question because his environmental expert was not at the meeting
- How will the proposal affect property values in the area?
 - Studies that they have done show no negative effect on property values.
- How many jobs will it provide?
 - The proposal will create 500-600 jobs.
- Will there be any new transmission lines?
 - No, they will connect to an existing Dominion line.
- What happens if the panels are abandoned?
 - A decommissioning plan will be submitted with the applicant which identifies the process should the facility be abandoned.
- What happens to the panels after the end of life?
 - They are recycled.
- How is de-icing handled?
 - They just let the ice melt.
- What is the disaster plan for the development?
 - Following the CUP process, the applicant will conduct a training session with Fire/EMS
- How long will construction take?
 - Construction will take 6-12 months.
- What are the panels made of?
 - The panels are made of silicone, glass, and aluminum.
- Where are the solar panels manufactured?

- The panels are manufactured all over the world, but applicant was not sure exactly where the panels they were using would be manufactured.
- Does the plan identify the panels as impervious or pervious?
 - They will follow any state mandated criteria regarding environmental regulations.
- How many substations will there be
 - There will be one substation.

The following concerns were raised:

- General concerns from residents along Fox Mill Run
- Concern that the panels will be manufactured in China
- Entrance locations
- Environmental concerns
- How the panels will affect property values

With approximately 250 attendees, the cafeteria was full. Due to the size of the space, number of attendees, and lack of microphones, it was difficult to hear the applicant. Numerous times during the meeting, citizens shouted out to the applicant to speak louder and there was general complaints that they could not hear questions being asked or the responses. The applicant was unable to answer several questions including road names of where the site access would be located. Mrs. Dibble suggested the applicant have another community meeting in a location that has microphones in order to assure residents were able to adequately hear all comments.

Staff is working with the applicant to schedule another community meeting at an appropriate location for the number of attendees in early October.

This case is expected to be heard at the Planning Commission meeting on November 16, 2023, at 6:00 pm.