

Community Meeting Notes

CUP2021-00005, Springfield Farm Solar, L.L.C.

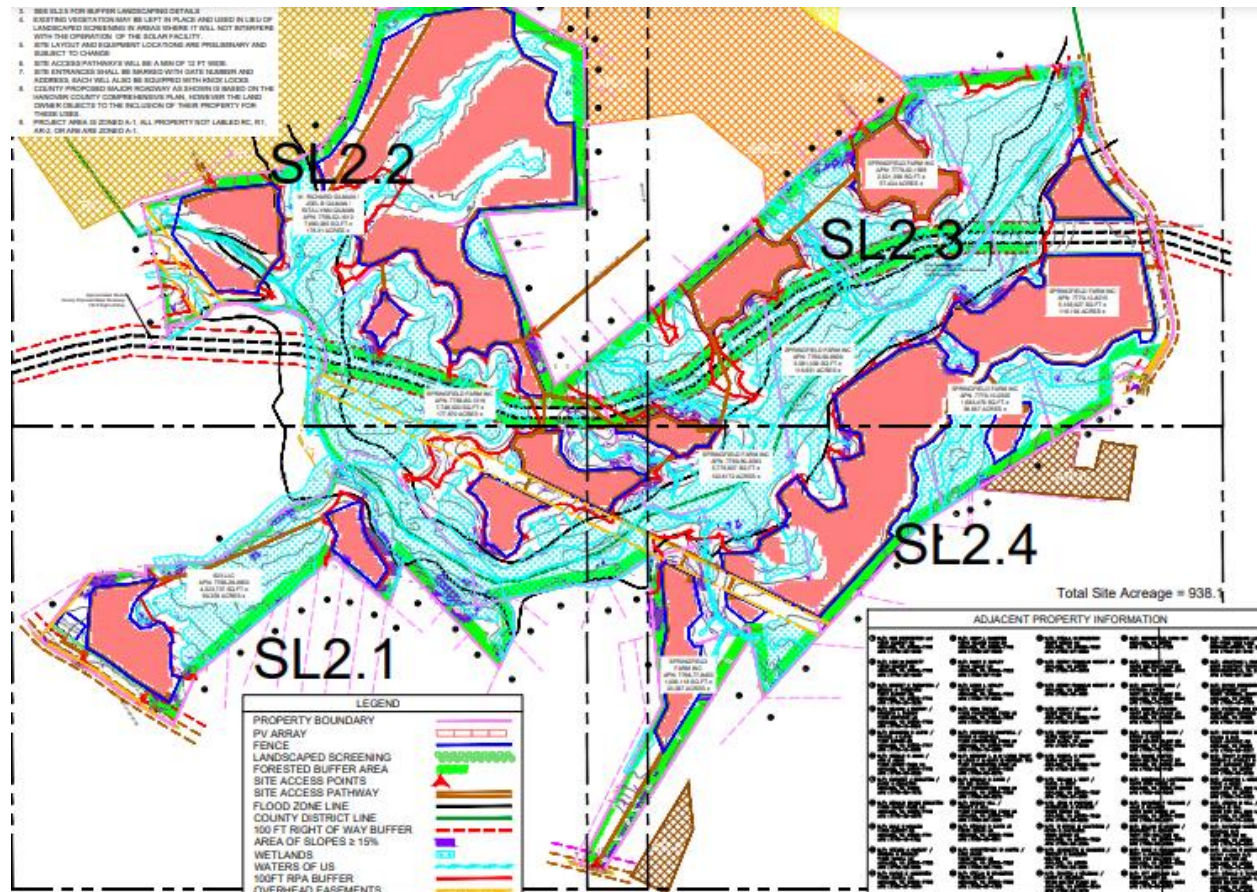
Second Community Meeting

A second community meeting for CUP2021-00005, Springfield Farm Solar, L.L.C. was held on December 6, 2023 at 6:00pm at Patrick Henry High School. The first community meeting was held on August 21, 2023. The applicant is requesting a conditional use permit to develop an 80MW solar facility on 938 acres of land located between Cedar Lane and Elmont Road. Approximately 60 people were in attendance. The following Hanover County representatives were also in attendance:

Board of Supervisors Members: Jeff Stoneman, Sue Dibble, Faye Prichard, and Rob Monolo

Planning Commissioners: Larry Leadbetter and Edmonia Iverson

Hanover County Staff Members: Jo Ann Hunter and Brendan McHugh



The applicant gave a presentation on the case including a history of the company and a detailed analysis of the project. In addition, the applicant addressed some of the unanswered questions and concerns that were raised in the last meeting. The following are questions, concerns, and responses from the applicant that were addressed in the meeting:

- How are the solar panels cleaned?
 - They will be cleaned with water, mostly utilizing the rain. No chemicals will be used to clean the panels.
- Where does the water go after the panels are cleaned?
 - In the ground under the panels.
- How many people will be on site once the facility is running?
 - People will only be on site a few times over the year for monitoring and landscape maintenance.
- How close is the nearest crew for maintenance?
 - Some are in Virginia and some are in North Carolina.
- How wide will the perimeter buffer be?
 - 150 feet
- Are you proposing any berming?
 - No.
- Will you follow the new guidelines of DEQ?
 - Detailed design has not occurred but once it is done, all stormwater regulations will be followed.
- How do you prepare the land before the solar panels are added?
 - Try to avoid grading if possible. Do not typically spray vegetation.
- Why are you not using native pollinators?
 - If County recommends native pollinators, we will use them.
- Is the soil contaminated after the panels are installed?
 - Do not have information on that.
- The landscaping on the Mechanicsville Solar site seems sparse.
 - Mechanicsville Solar did not have the regulations that this project will require.
- What is the anticipated annual income of the facility?
 - Do not know
- Is there a graphic comparison between solar, natural gas, and coal to power the same amount of homes?
 - Do not know.
- Any environmental studies or wildlife studies done?
 - We have coordinated with Natural Heritage Program and have to review the project every 90 days. No endangered species in the project limits. DWR confirmed that there are no endangered species. The Fish and Wildlife Service only identified the northern long eared bat but determined that the project will have no effect on the species.
- Will the power lines running north to south on the property be upgraded?
 - Will not be connecting to those lines.

Additional Comments and Concerns

- Houses will generate a lot more taxes for the County than a solar facility.

- General concern with access points from subdivision roads on the northern portion of the site. Question included how will you control dust and how will you prevent access at night.

This case is expected to be heard at the Planning Commission meeting on January 18, 2024, at 6:00 pm.