



BOOK 39
Page 20-29



AMHERST COUNTY
BOARD OF SUPERVISORS

Board of Supervisors

Drew Wade, Chair
District 5
Claudia Tucker, Vice-Chair
District 2
David W. Pugh, Jr., Supervisor
District 4
Tom Martin, Supervisor
District 1
Chris Adams, Supervisor
District 3

MINUTES

February 20, 2024
Administration Building - 153 Washington
Street - Public Meeting Room
Amherst, Virginia 24521
Meeting Convened - 7:00 PM

County Administrator
Jeremy Bryant

County Attorney
Mark Popovich

I. Call to Order

At a regular meeting of the Amherst County Board of Supervisors held on February 20, 2024, at 7:00 p.m., the following members were present:

BOARD OF SUPERVISORS:

Drew Wade, Chair
Claudia D. Tucker, Vice-Chair
David W. Pugh, Jr., Supervisor
Tom Martin, Supervisor
Chris Adams, Supervisor

ABSENT: None

STAFF:

Jeremy S. Bryant, County Administrator
Stacey McBride, Deputy County Administrator/Finance Director
Mark Popovich, County Attorney
Kristen Freeman, Clerk

Chairman Wade called the meeting to order at 7:00 p.m.

NOTE: All Board of Supervisors' meetings are now being streamed live on Facebook and on YouTube.

II. Approval of Agenda

By motion of Vice-Chair Tucker and with the following vote, the Board approved the agenda.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

III. Invocation and Pledge of Allegiance

Supervisor Martin led the Invocation and Supervisor Adams led the Pledge of Allegiance.

IV. Citizen Comment

There was no public comment.

V. 15.2-2232 Comprehensive Plan Review

A. Piney River Solar LLC

Pursuant to Virginia Code § 15.2-2232, Piney River Solar, LLC has appealed the Planning Commission's ruling of Comprehensive Plan Compliance for special exception request 2023-369.

On September 28, 2023, the Amherst County Planning Commission reviewed Special Exception 2023-369 as a non-public hearing as a carryover from their public hearing motion, on August 17, 2023. Catherine Gamble then made the following motion:

I would like to make a motion in accordance with Virginia State Code section 15.2- 2232, that special exception 2023-369 is not consistent with the Amherst County Comprehensive Plan due to Land Use section, Goal # 2, states: To promote the preservation and the use of open space and encourage viable agricultural and forest land uses to protect the County's natural beauty, rural character, wildlife habitats, and water resources. and Land Use section, Goal # 2, Objective # 7 states: Promote retention of agricultural and forest land use in Amherst County.

Motion made by Gamble

Second: Thompson

Motion approved to deny the request carried by a 6-0 vote.

Shawn Hershberger with Energix gave a presentation to the Board. **(See Attachment 1)**

By motion of Supervisor Martin and with the following vote, the Board tabled this matter momentarily to hear the Public Hearing for Special Exception 2023-369, Piney River Solar LLC.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

By motion of Supervisor Martin and with the following vote, the Board brought this matter back to the table and voted to affirm the Planning Commission's decision that Special Exception 2023-369 is inconsistent with the Amherst County Comprehensive Plan.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

VI. Public Hearing

A. Special Exception 2023-369 Piney River Solar LLC

Request by Piney River Solar, LLC for a special exception request in the A-1, Agricultural Residential District for a solar energy system, utility-scale. The parcel has frontage on Patrick Henry Highway and is

located at 2508 Patrick Henry Highway, and is further identified as tax map number 40-A-64.

The Public Hearing was opened.

Proponents: Skylar Zunk, Noel Giles, David Nash, Cheryl Mayers, Debra Durham, Sav Field, Dick Whitehead, Sharon Millspeas, Bill Kershner, Wayne Massie, Mike Dietrich
Opponents: Leslie Gamble, Derin Foor, Sam Bryant, Geri Dokos, Dana Koshmer, Phyllis Riina, Terri Jamerson, Jim Thompson

The Public Hearing was closed.

By motion of Supervisor Martin and with the following vote, the Board tabled the Public Hearing motion and returned to the Comprehensive Plan Review item to vote.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

Supervisor Martin made the following motion:

"I find that such use will be of substantial detriment to adjacent properties, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Therefore, I move to recommend denial of the applicant's request for a special use permit for a solar energy system, utility-scale."

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

B. Utility Scale Solar Siting Agreement - 2024-041

In accordance with the provisions of Sections 15.2-2204 and 15.2-2316.8 of the Code of Virginia, as amended, the Amherst County Board of Supervisors is conducting a public hearing for the consideration of the Utility Scale Solar Siting Agreement presented by Piney River Solar, LLC. This siting agreement is in association with a proposed solar energy system, utility-scale at 2508 Patrick Henry Highway, and is further identified as tax map number 40-A-64.

The Public Hearing was opened.

Proponents: Wayne Massie, Dick Whitehead
Opponents: Leslie Gamble, Derin Foor, Sam Bryant

The Public Hearing was closed.

Supervisor Martin made the following motion:

"I would like to make a motion in accordance with provisions of sections 15.2-2204 and 15.2-2316.8 of the Code of Virginia, as amended, to not approve utility-scale solar siting agreement 2024-041."

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

C. Special Exception 2023-595 - Laura Pezzulo

Request by Laura Pezzulo for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a kennel (Dog Training Business). The property is located at 1181 Cedar Gate Road and is further identified as tax map number 123-A-10A.

Recommended Conditions

1. Entrance: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Transportation and receive a proper entrance permit, if required.
2. Sewage: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Health and/or the Department of Environmental Quality to determine if the septic system is adequate.
3. Number of dogs: No more than five (5) dogs shall be kept at the facility at any one time.
4. Noise: No animal shall howl, bark, whine, meow, or make other such noises that are plainly audible on the property of another person and which occur repeatedly or continuously for a period of thirty (30) minutes or more in duration.
5. Inspection: The facility shall be inspected and approved by Amherst County Animal Control and issued a Certificate of Compliance (Amherst County Kennel Ordinance) prior to the issuance of a zoning permit.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Pugh and with the following vote, the Board approved Special Exception 2023-595 with the Planning Commission's recommended conditions.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

D. Conditional Rezoning 2023-601 South Amherst Investments LLC

Request by South Amherst Investments LLC for a rezoning request of 0.386 acres from the R-1, Limited Residential District to the B-2, General Commercial District. The property is identified as tax map number(s) 155C-1-F-1B

Submitted Proffer

1. The developer shall provide screening between Tax Map Number 155C-1-F-1B and 155C-1-F-1A

The Public Hearing was opened.

Proponents: Russell Nixon, Stephen Revis (applicant)

Opponents: None

The Public Hearing was closed.

By motion of Chairman Wade and with the following vote, the Board approved Conditional Rezoning 2023-601 with the submitted proffer.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

E. Special Exception 2023-571 Stephen Revis

Request by Stephen Revis for a special exception in the B-2 General Commercial District. The purpose of the special exception is to allow an automotive repair garage. The property is located at 4728 South Amherst Highway and is identified as tax map number(s) 155C-A-1, 155B-1-2, 155C-1-F-1B, and 155C-A-1A.

Recommended Conditions

1. Parking: All vehicles shall be parked in a designated parking area that is 9' x18' in size. The parking lot shall have an aisle width of at least twenty-two (22) feet.
2. Lighting: All proposed lighting shall be glare-shielded and directed so as to prevent illumination across the property line. No light shall be installed that the zoning administrator finds will adversely affect traffic on Route 29 Business or any neighboring property.
3. Outdoor storage: No miscellaneous items shall be stored outside the building other than vehicles that are waiting for repair.
4. Entrances: Prior to the issuance of a zoning permit, the applicant will be responsible to ensure that the Virginia Department of Transportation (VDOT) minimum standards are met.
5. Trash Disposal: If an outdoor trash disposal facility is used, it shall be fully screened from view.
6. Equipment: All equipment associated with the proposed use shall be installed and used inside the building.
7. Landscaping: A landscaping plan shall be submitted as part of the site plan and approved by the Zoning Administrator.
8. Repair Vehicle Parking: All vehicles waiting for repair shall be placed in a designated parking area that is in general conformance with the submitted site sketch as determined by the Zoning Administrator. The maximum time any vehicle can be on the parcel is 10 days.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Chairman Wade and with the following vote, the Board approved Special Exception 2023-571 with the Planning Commission's recommended conditions.

AYE: Mr. Wade, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: Mrs. Tucker

F. Special Exception 2023-562 Russell Nixon

Request by Russell Nixon for a special exception in the B-2, General Commercial District. The purpose of the special exception is to allow a truck business. The property is located at 3713 S. Amherst Highway and is further identified as tax map number 148-1-2.

Recommended Conditions:

1. Parking: All vehicles shall be parked in a designated parking area that is 9' x18' in size. The parking lot shall have an aisle width of at least twenty-two (22) feet.
2. Lighting: All proposed lighting shall be glare-shielded and directed so as to prevent illumination across the property line. No light shall be installed that the zoning administrator finds will adversely affect traffic on South Amherst Hwy and Coleman Road or any neighboring property.
3. Outdoor storage: No miscellaneous items shall be stored outside the building.
4. Entrances: Prior to the issuance of a zoning permit, the applicant will be responsible to ensure that the Virginia Department of Transportation (VDOT) minimum standards are met.
5. Trash Disposal: If an outdoor trash disposal facility is used, it shall be fully screened from view.
6. Landscaping: A landscaping plan shall be submitted as part of the site plan and shall meet all requirements of Article XVI – Landscaping Ordinance.

Added Conditions:

1. Trucks are to be parked in the rear North East corner of lot.
2. No on-site maintenance.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Martin and with the following vote, the Board approved Special Exception 2023-562 with the Planning Commission's recommended conditions and added conditions.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

G. Conditional Rezoning 2023-559 Russell Nixon

Request by Russell Nixon for a conditional rezoning of 0.263 acres from the B-2, General Commercial District to the R-2, General Residential District. The purpose of the conditional zoning is to allow for a single-family dwelling to be placed on the property. This request is to also amend the proffers and conceptual development plan associated with conditional rezoning 2023-034. The property is identified as tax map number 155-A-103 (portion of).

The request includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from commercial to medium density residential in the area identified on the proposed rezoning map.

Submitted Proffer(s)

1. Site shall be built to substantial compliance with the conceptual plan date 10/01/2023 and signed 10/1/2023.

2. Utilities shall be underground.
3. Tax Map Number 155-A-103 shall be reconfigured as shown on the conceptual plan dated 10/01/2023.
4. A double-staggered row of evergreen trees shall be planted between Tax Map Number 155-A-104 and Tax Map Number 155-A-103.

The Public Hearing was opened.

Proponents: David Singleton

Opponents: None

The Public Hearing was closed.

By motion of Chairman Wade and with the following vote, the Board approved Conditional Rezoning 2023-559 with the submitted voluntary proffers, and amended the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from commercial to medium density residential in the area identified on the proposed rezoning map, and amended the proffers and conceptual development plan associated with Conditional Rezoning 2023-034.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

H. Conditional Rezoning 2023-561 Russell Nixon

Request by Russell Nixon for a conditional rezoning of 2.013 acres from the B-2, General Commercial District to the R-3, Multi-Family Residential District. The purpose of the conditional zoning is to allow high-density residential. This request is to also amend the proffers and conceptual development plan associated with conditional rezoning 2023-034. The property is identified as tax map number 155-A-106 (portion of).

The request includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from commercial to high-density residential in the area identified on the proposed rezoning map.

Submitted Proffer(s)

1. The developer shall take full responsibility for upgrading from the entrance of Coleman Road and S. Amherst Highway intersection to the proposed emergency access at the rear of the townhouse development, this will ensure that Coleman Road will meet Amherst County fire access requirements as provided by the Director of Public Safety, as shown on the conceptual plan dated 10/01/2023.
2. The developer shall purchase and install a gated entrance at the back of the townhouse development as shown on the conceptual plan dated 10/01/2023. The gated entrance shall only be used by emergency personnel.
3. The site shall be built to substantial compliance with the plan dated 10/01/2023.
4. When screening is required, increase vegetative screening from 20' to 25' in width, where applicable.
5. Utilities shall be underground.
6. The developer shall provide a double-staggered row of evergreen trees between townhouses and existing single-family residential structures.
7. The developer shall reconfigure the property lines to match the property lines shown on the conceptual plan dated 10/01/2023.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Vice-Chair Tucker and with the following vote, the Board approved Conditional Rezoning 2023-561 with the submitted voluntary proffers and the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from commercial to medium density residential in the area identified on the proposed rezoning map and amended the proffers and conceptual development plan associated with Conditional Rezoning 2023-034.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

I. Conditional Rezoning 2023-600 Russell Nixon

Request by Russell Nixon for an amendment to the proffers and conceptual development plan associated with conditional rezoning 2023-038. The property is identified as tax map number(s) 155-A-109 and 155-A-110.

Submitted Proffers

1. The developer shall provide a right turn lane into the townhouse development on Dillard Road.
2. Utilities shall be underground.
3. The developer shall provide a double-staggered row of evergreen trees between townhouses and existing single-family residential structures.
4. The site shall be built to substantial compliance with the plan dated 10/01/2023.
5. The developer shall reconfigure the property lines to match the property lines shown on the conceptual plan dated 10/01/2023.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Chairman Wade and with the following vote, the Board approved Conditional Rezoning amendment 2023-600 that amends the proffers and conceptual development plan associated with Conditional Rezoning 2023-038.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: None

VII. Consent Agenda

By motion of Supervisor Martin and with the following vote, the Board approved the Consent Agenda for February 20, 2024.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams
NAY: None
ABSENT: None

A. Minutes - February 6, 2024

It was moved that the Board adopt the minutes of February 6, 2024.

B. Minutes - February 6, 2024 Budget Workshop

It was moved that the Board adopt the minutes of the February 6, 2024, Budget Workshop.

C. Minutes - February 7, 2024 Special Meeting

It was moved that the Board adopt the minutes of the February 7, 2024, Special Meeting.

D. Resolution - Proposed Rezoning of Parcel 161-A-146

It was moved that the Board adopt the resolution supporting the proposed rezoning, as requested by the Economic Development Authority of Amherst County, of Parcel ID 161-A-146.

VIII. New Business

A. FY2025 Employee Medical Insurance Vendor Selection

By motion of Vice-Chair Tucker and with the following vote, the Board directed staff to contract with Anthem for FY2025 employee medical insurance coverage.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams
NAY: None
ABSENT: None

IX. County Administrator's Report

A. Project Status Report

For the Board's information only.

X. County Attorney's Report

The County Attorney had no matter to discuss.

XI. Liaison and Committee Reports

A. Parks, Recreation & Cultural Development Board- Tom Martin

Supervisor Martin stated that the Parks and Recreation Board continue to meet regularly and their Master Plan is underway.

B. Agriculture Committee - Claudia Tucker

Vice-Chair Tucker stated there are two vacancies on the Agriculture Committee Board and that planning for the 2024 County Fair is taking place now.

XII. Departmental Reports

A. Treasurer's Report - Quarter Ending 12/31/2023

For the Board's information only.

XIII. Citizen Comment

There was no public comment.

XIV. Matters from Members of the Board of Supervisors

Chair Wade had no matter to discuss.

Vice-Chair Tucker had no matter to discuss.

Supervisor Pugh had no matter to discuss.

Supervisor Martin stated he appreciates the way the Board works together and keeps things cordial and professional.

Supervisor Adams had no matter to discuss.

XV. Closed Session

- A. A closed session pursuant to § 2.2-3711 (A)(8) of the Code of Virginia, 1950, as amended, for the purpose of consultation with legal counsel employed or retained by the County regarding specific legal matters requiring the provision of legal advice by such counsel regarding the Winton Country Club.

Supervisor Pugh recommended moving this item to the March 5, 2024 meeting and all Board members were in agreeance.

XVI. Certification of Closed Session

XVII. Adjournment

By motion of Supervisor Martin and with the following vote, the Board adjourned at 11:20 pm.

AYE: Mr. Wade, Mrs. Tucker, Mr. Pugh, Mr. Martin, and Mr. Adams

NAY: None

ABSENT: None



Drew Wade, Chair

Amherst County Board of Supervisors



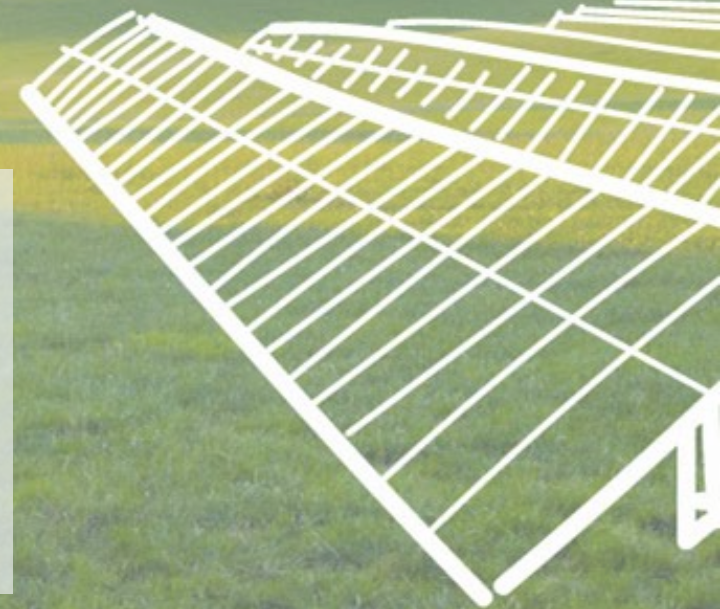
Jeremy Bryant, County Administrator

Attachment 1



PINEY RIVER SOLAR

*Board of Supervisors Meeting
February 20th, 2023*



WHO WE ARE



90+

EMPLOYEES ACROSS
VIRGINIA

\$1
BILLION

INVESTED IN THE
UNITED STATES

637_{MW}

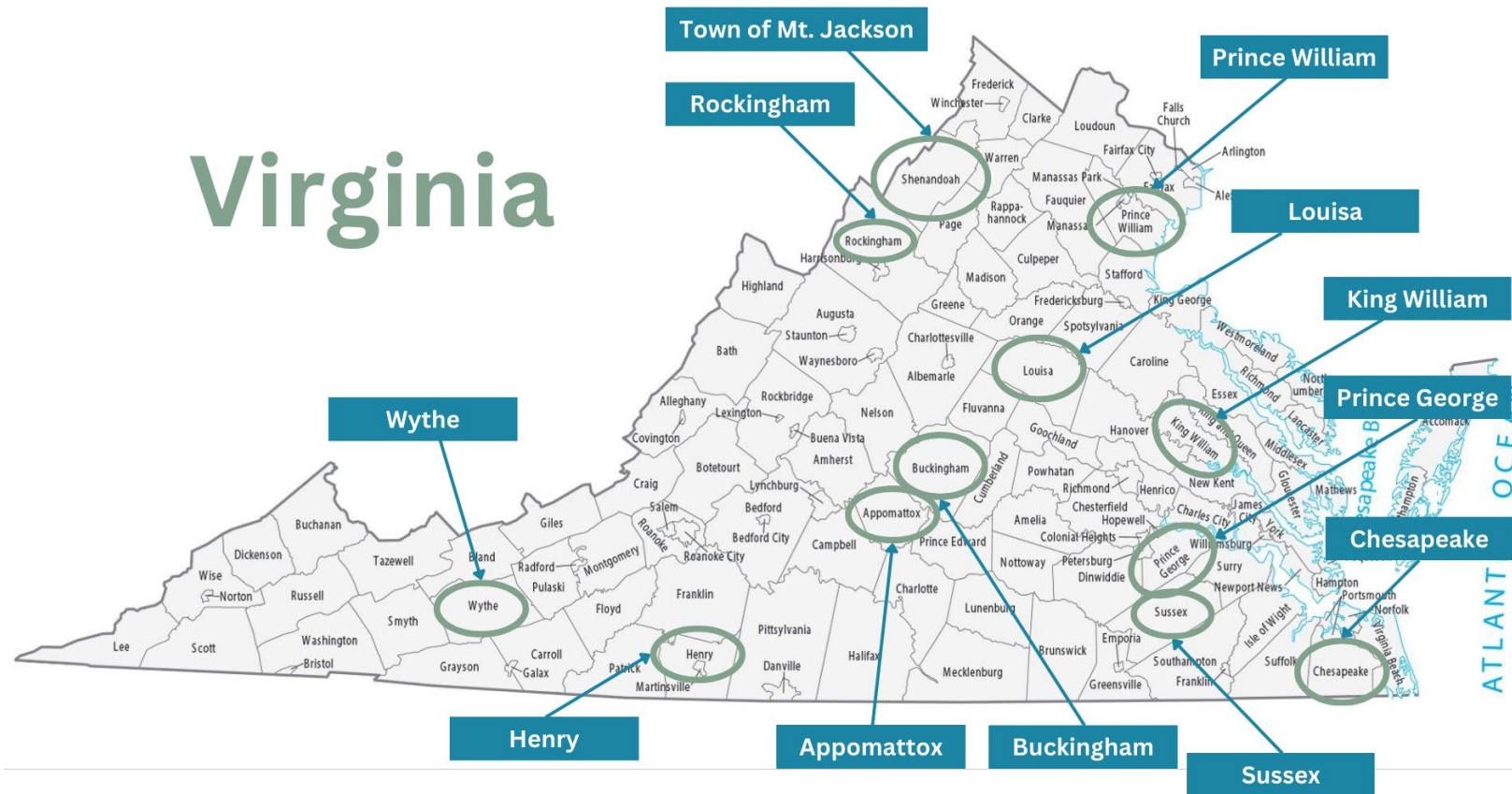
IN COMMERCIAL
OPERATIONS

+5.4_{GW}

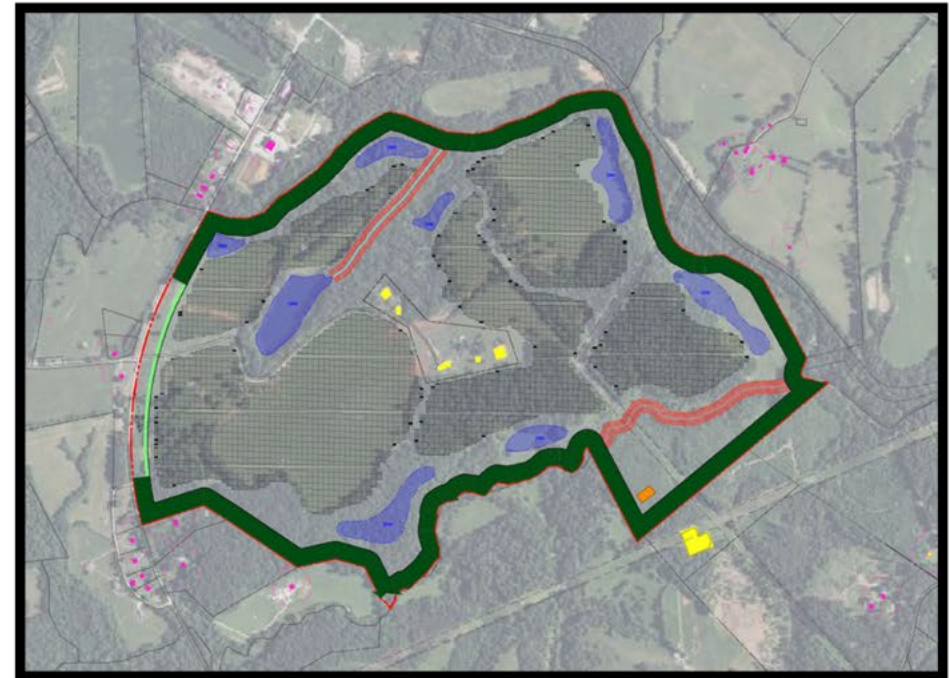
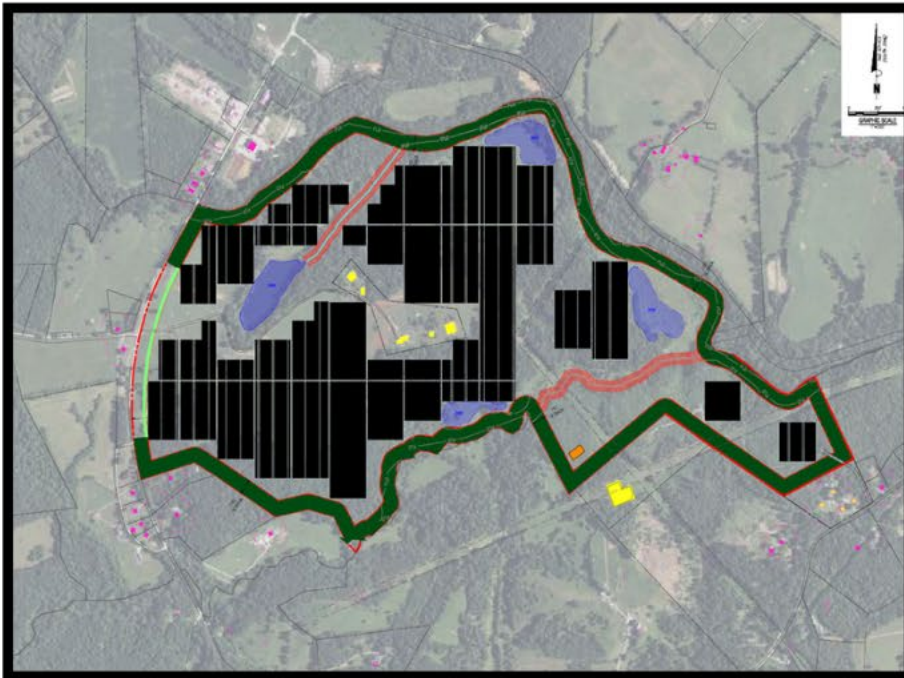
IN DEVELOPMENT
PIPELINE

- Headquartered in **Arlington, VA**
- **Long-term owner** of all projects
- **14 operational** projects across the Commonwealth
- **4 projects** under construction in Virginia in 2024
- Commitment to **American Made** equipment

WHERE WE ARE



PROJECT CHANGES



1. Reduced Project Size
2. Increased Setbacks
3. Phased Grading
4. Early Vegetation Planting

5. Completed Phase I&II ESA
6. More Direct Community Benefits
7. Introduction to Agrivoltaics

AGRIVOLTAICS



- Partnership with Marvin Coblentz
- St. Croix Long Hair Sheep
- Allows manageable growth of a local agricultural business

Agrivoltaics is twice more as land use efficient than providing sheep and PV services separately



Sheep agrivoltaics on one of our operational sites in Virginia.

PROJECT OVERVIEW



Piney River Solar will be located on private property and will:



Have a capacity of **50 megawatts**—enough to power approximately 7,763* homes a year.



Generate **no pollution, noise, or traffic after construction** and will not place any strain on existing infrastructure.



Contribute nearly **\$10 million in tax revenue** over the life of the project.



Creation of \$30,000 annual community benefit fund



Have a useful **lifespan of approximately 45 years.**



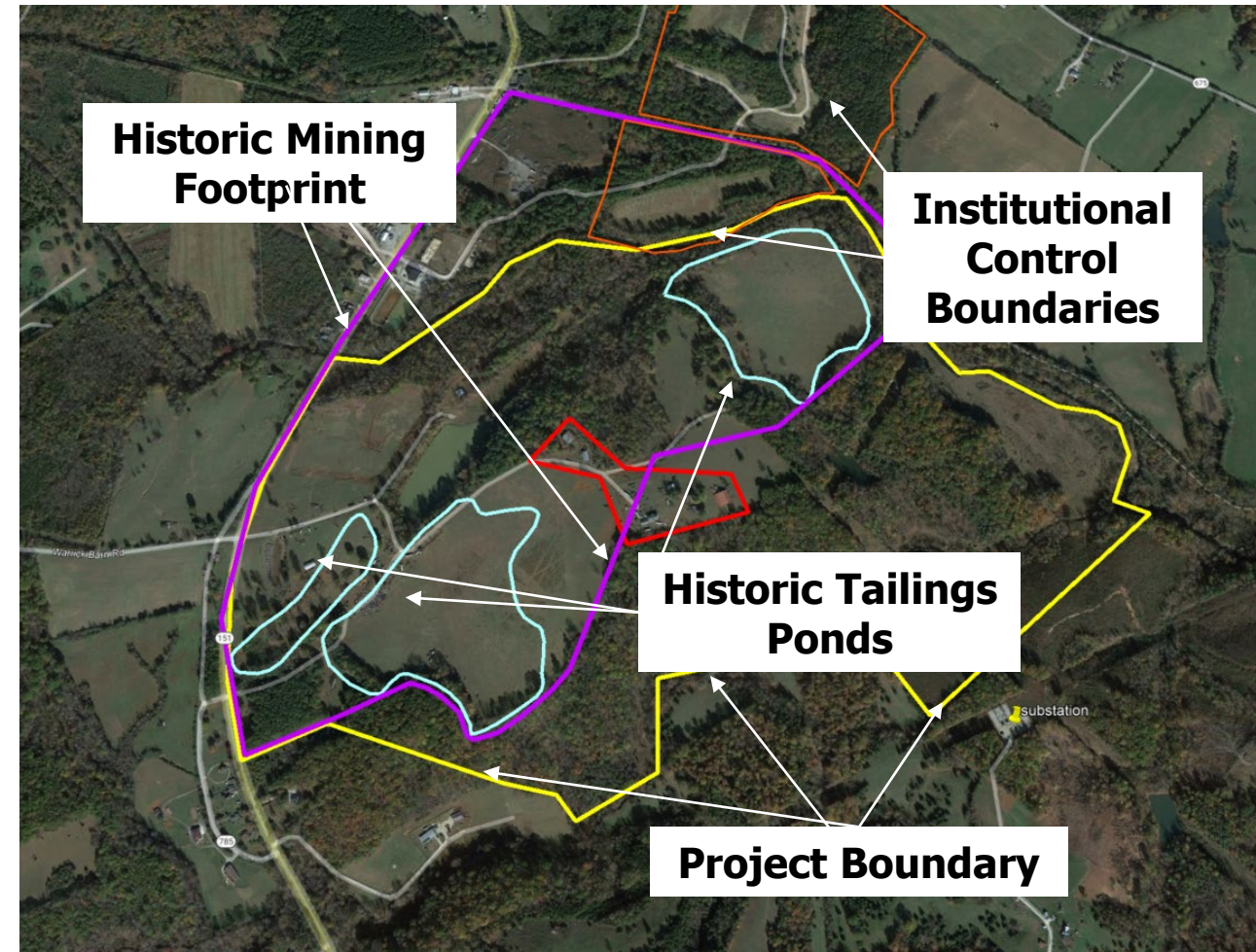
American-made equipment, designed to highest safety and quality standards.

* According to the United States Environmental Protection Agency's Avoided Emissions and Generation Tool (AVERT) and Greenhouse Gas Equivalencies Calculator

PROJECT SITE OVERVIEW



- Piney River Solar is proposed on a **brownfield site**
- **VA DEQ's and Federal EPA's best practices** for reuse of brownfield sites for renewable energy projects
- Site will be enrolled in **VA DEQ's voluntary remediation program**
- **Third-party monitors** will oversee all components of the project.



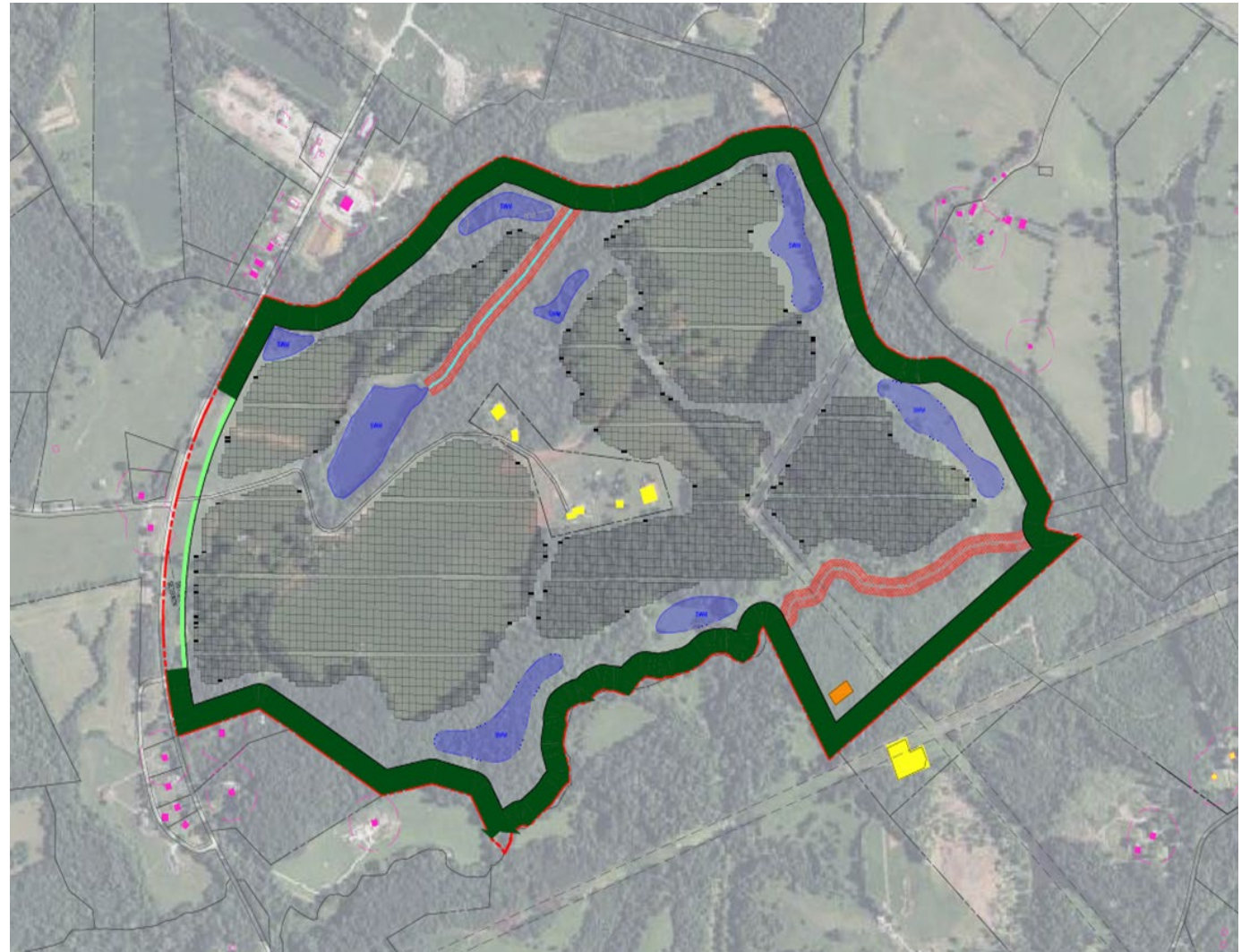


VIEWSHED CONSIDERATIONS

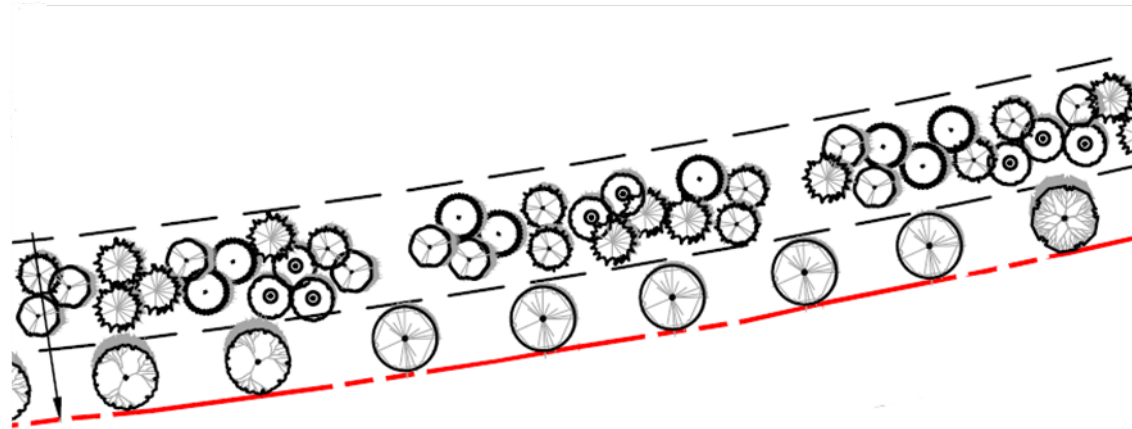
LANDSCAPE AND VEGETATION



- Piney River Solar focused site concept changes that would eliminate perceptions of viewshed impacts.
- Site benefits from natural topography changes surrounding it and **85% of the site shielded by dense, existing tree line**. Planned vegetative buffer will be **planted prior to construction** at a height **exceeding Amherst County standards**
- Entire project will **meet or exceed 150' setback**

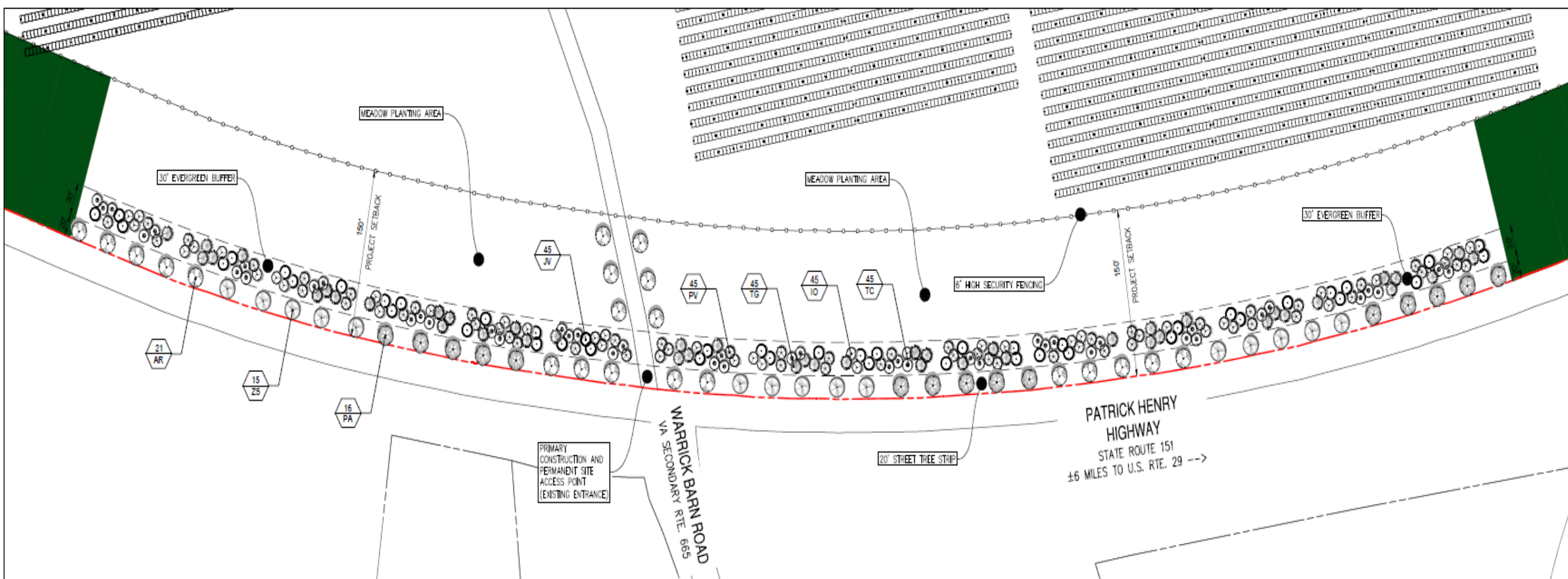


The logo for Piney River Solar is a circular emblem. It features a stylized landscape with a large orange sun setting or rising behind a row of green pine trees. The scene is framed by concentric blue and white arcs. Below the circular graphic, the words "PINEY RIVER" are written in a bold, blue, sans-serif font, and "SOLAR" is written below it in a smaller, green, sans-serif font. The entire text is contained within a white rectangular box with a blue border.



- **Fast growing** evergreens will be planted, as well as mixture of species to prevent monoculture
 - Staggered Double Row of Evergreen Trees
 - Example - Green Giant Arborvitae
 - Decorative Row of Deciduous Trees
 - Example - Red Maple
- In the area where proposed landscaping is shown, a mixture of non-invasive trees and shrubbery will be planted in accordance with the **VA Pollinator-Smart Solar Program**.
 - Spiked Blazing Star, Milkweed, and Monkey Flower
 - Intend to partner with **local beekeeper** to install beehives on the perimeter of the project.

VIEW ALONG PATRICK HENRY HIGHWAY



VIEW FROM 201 BLUE LEDGE LOOP



- One adjoining residential property **does not** have an existing vegetative buffer
 - 201 Blue Ledge Loop directly west of the project entrance
- Property is roughly at the same grade as the site and 300' from panels
- We are **proposing an extensive vegetative buffer** be planted that will benefit the property at 201 Blue Ledge Loop
- Proposed plantings **will also provide an effective and attractive buffer** for those traveling along Patrick Henry Highway



VIEW FROM 201 BLUE LEDGE LOOP



Proposed Landscaping at Planting

VIEW FROM 201 BLUE LEDGE LOOP



Proposed Landscaping at 3-5 Years of Planting

VIEW ALONG PATRICK HENRY HIGHWAY

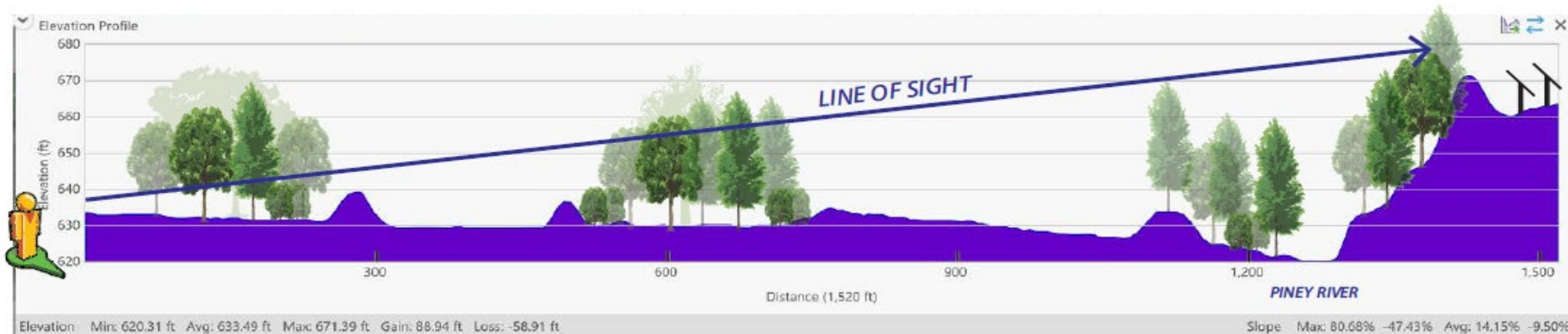


Proposed Landscaping at 3-5 Years of Planting

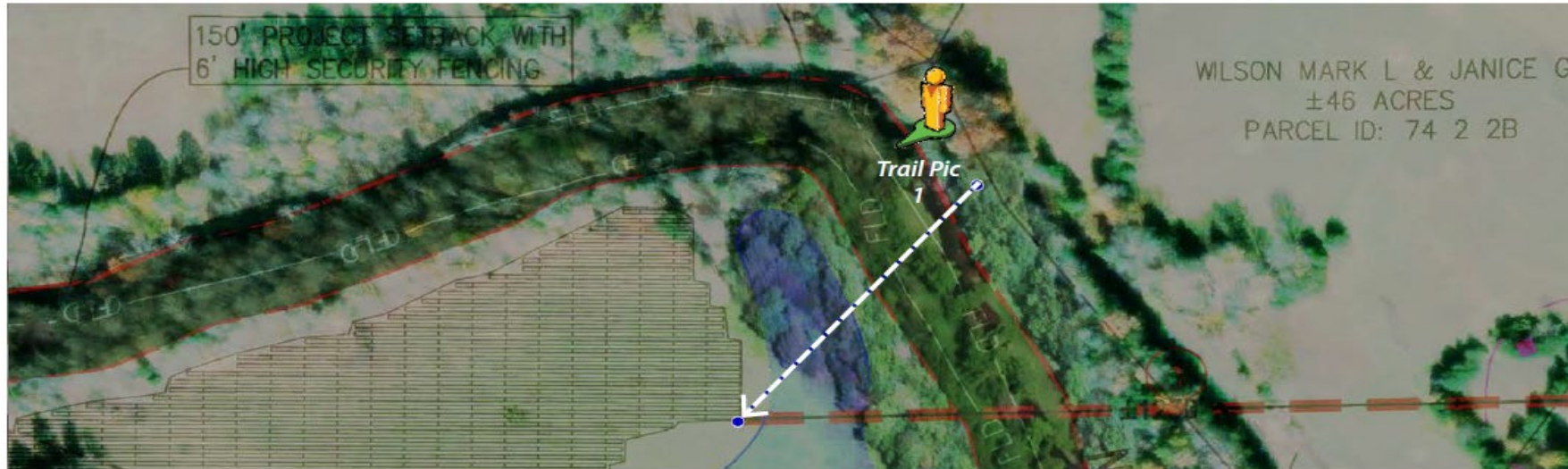
VIEW FROM BLUE RIDGE RAILWAY TRAIL



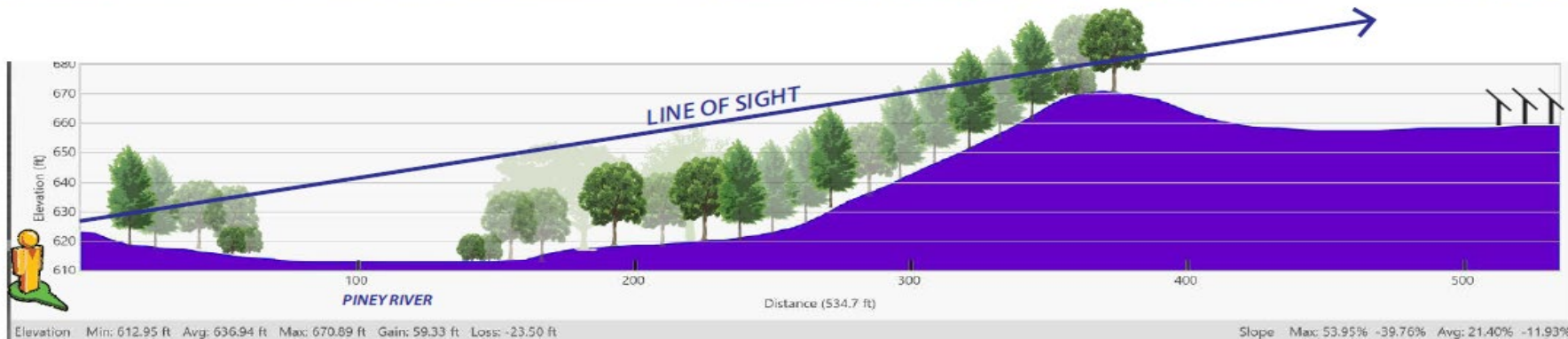
- 35' elevation change from the Blue Ridge Railway Trail to the site
- Panels behind a 10' berm with mature vegetation



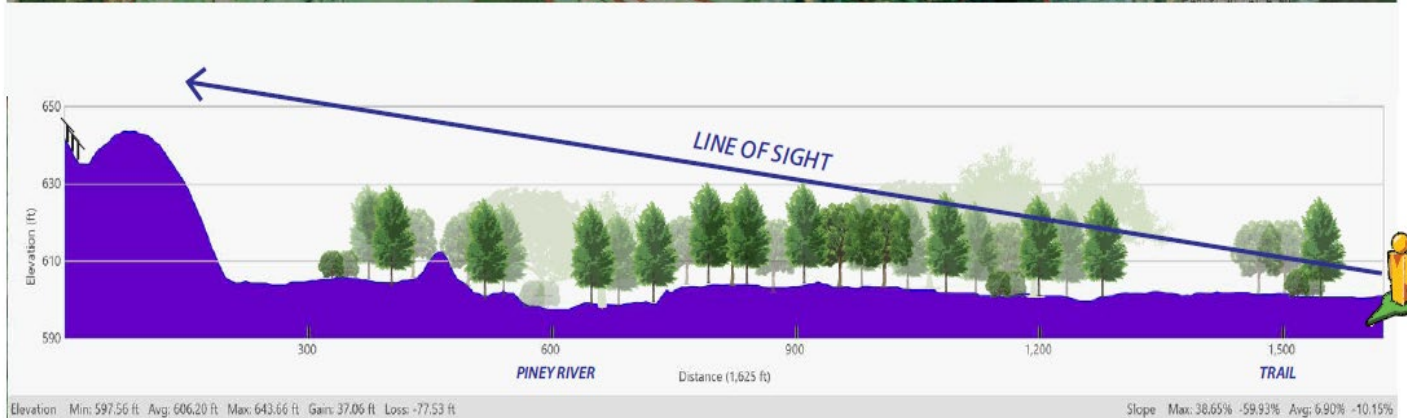
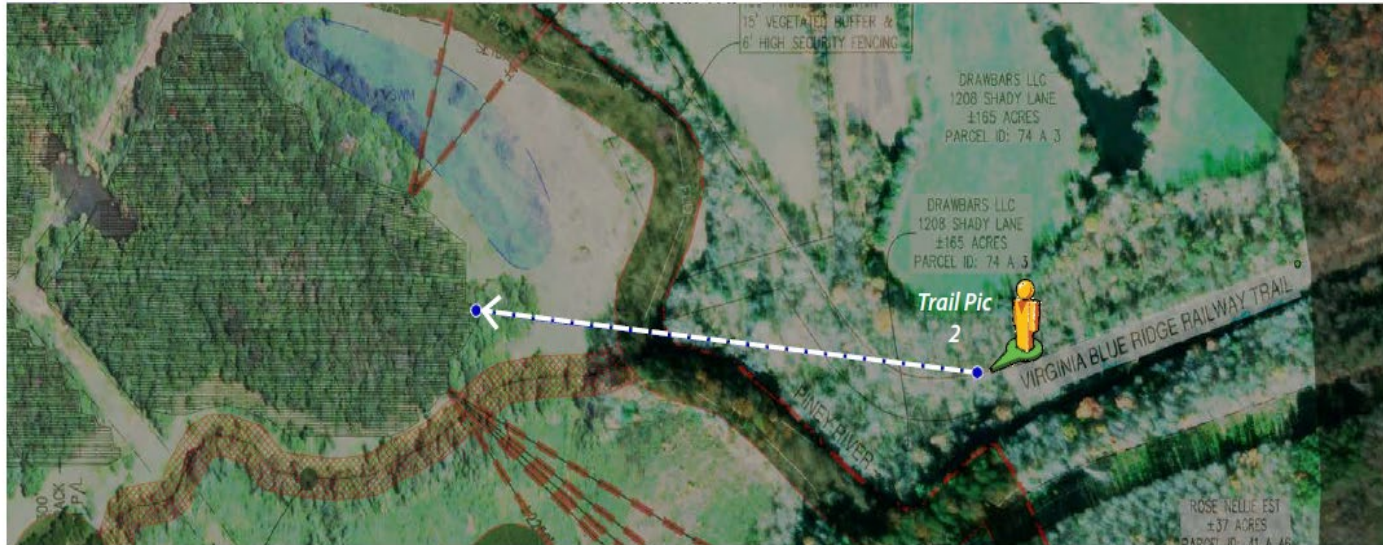
VIEW FROM BLUE RIDGE RAILWAY TRAIL



- 43' elevation change from the Blue Ridge Railway Trail to the site
- Panels behind a berm exceeding 10' in height with mature vegetation

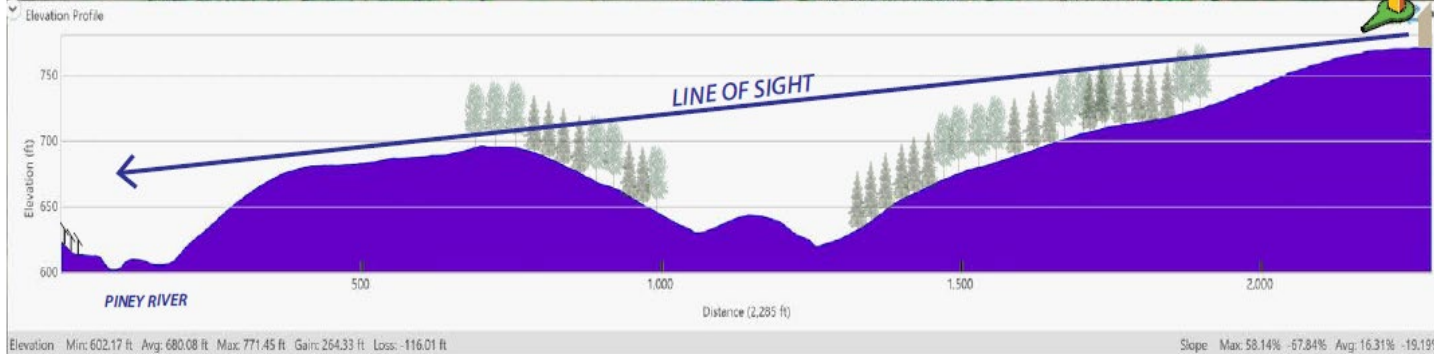
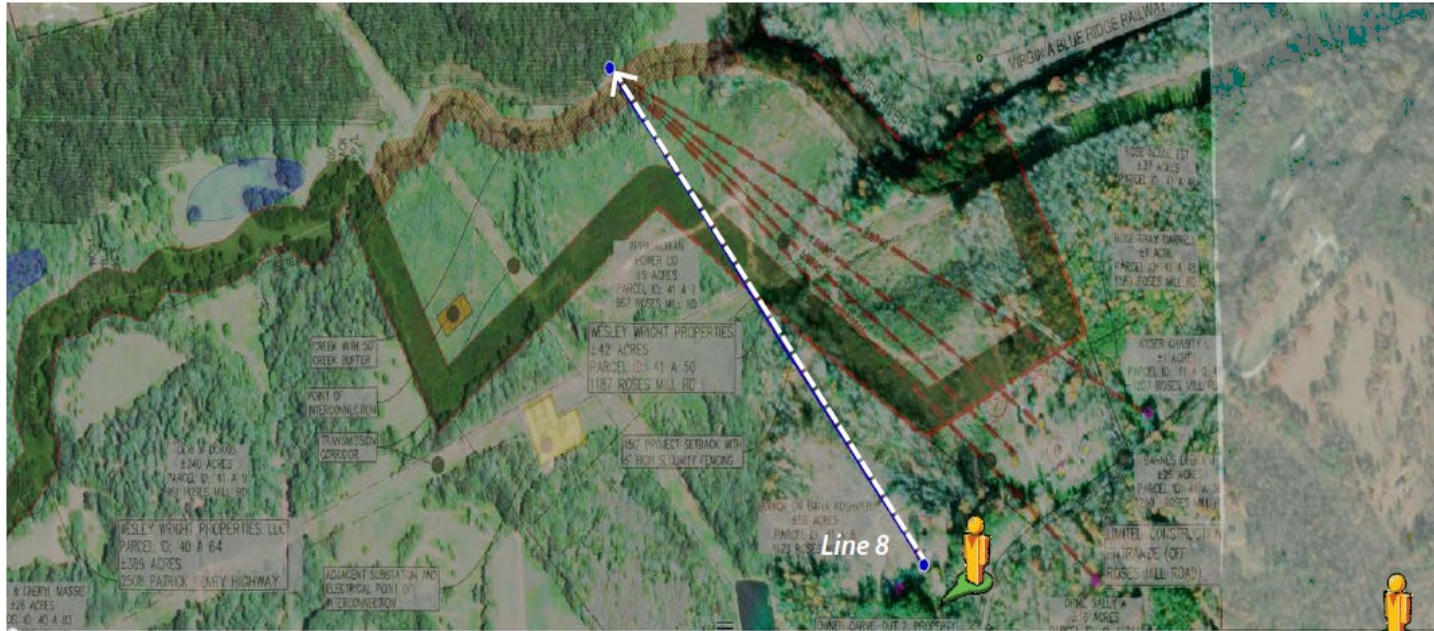


VIEW FROM BLUE RIDGE RAILWAY TRAIL



- 43' elevation change from the Blue Ridge Railway Trail to the site
- Panels behind mature vegetation

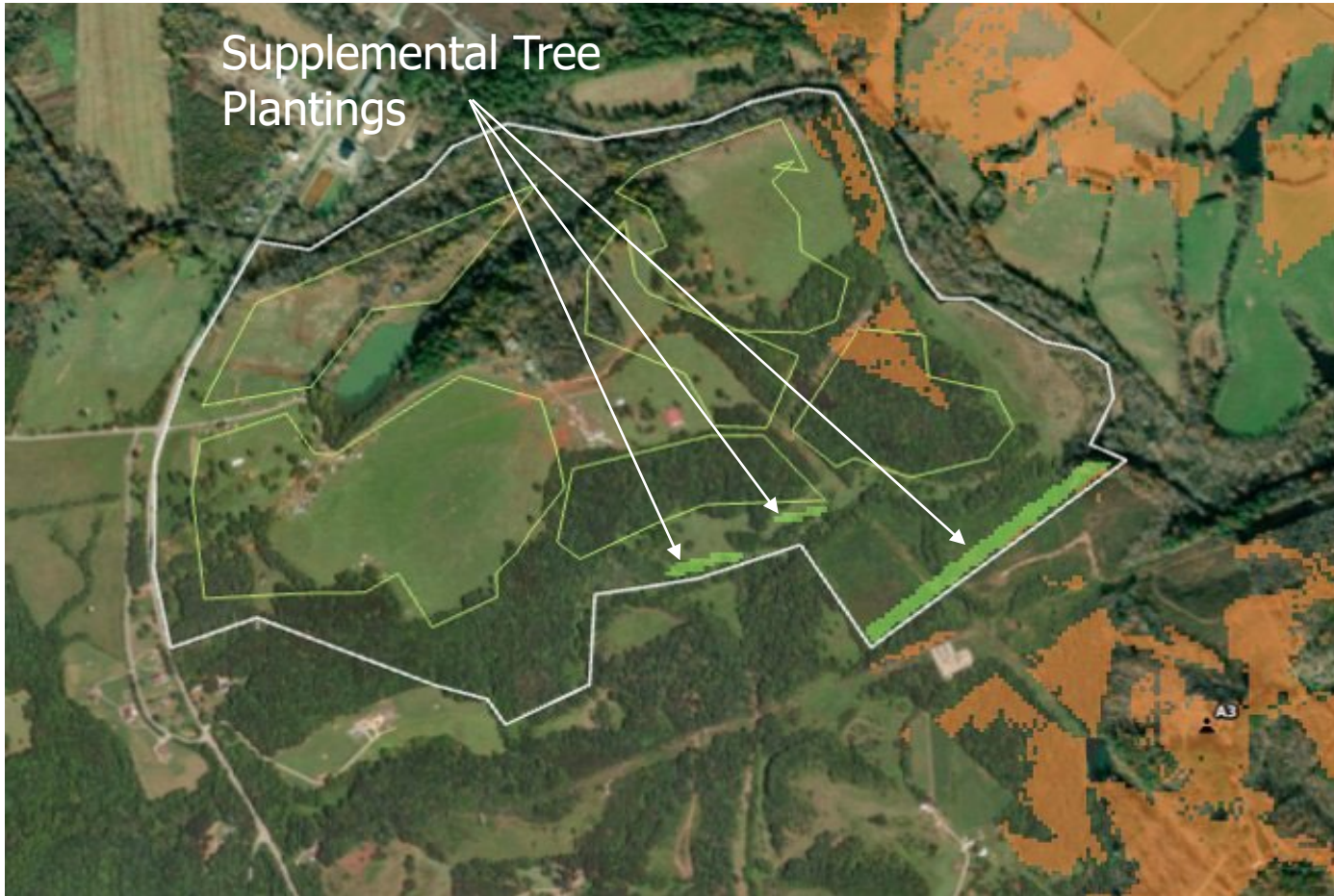
VIEW FROM NEIGHBORING RESIDENTIAL



2,285' from



VIEW FROM 1125 ROSES MILL ROAD



- Viewshed analysis depicts potential visibility from a defined point of reference
- Viewshed analysis performed assuming supplemental tree plantings
- Supplemental trees assumed at between 8'-10' of height after construction completion
- Visibility analysis depicts visible area highlighted in orange
- Visibility point roughly 3,200'

VIEW FROM 1125 ROSES MILL ROAD



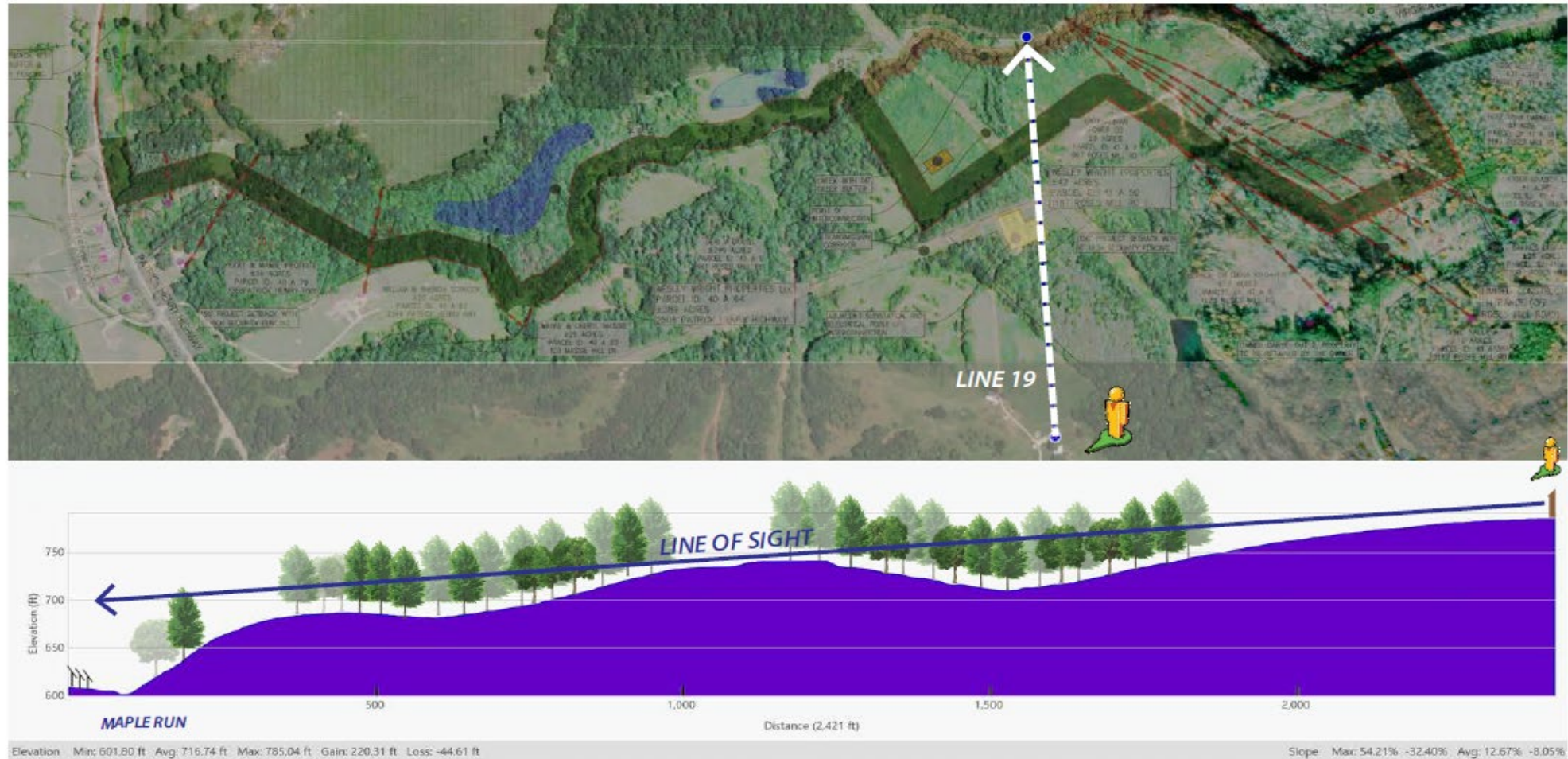
- Viewshed analysis depicts potential visibility from a defined point of reference
- Viewshed analysis performed assuming supplemental tree plantings
- Supplemental trees assumed at between 14'-15' of height 3 years after construction completion
- Visibility analysis depicts visible area highlighted in orange
- Visibility point roughly 3,200'

VIEW FROM 1125 ROSES MILL ROAD



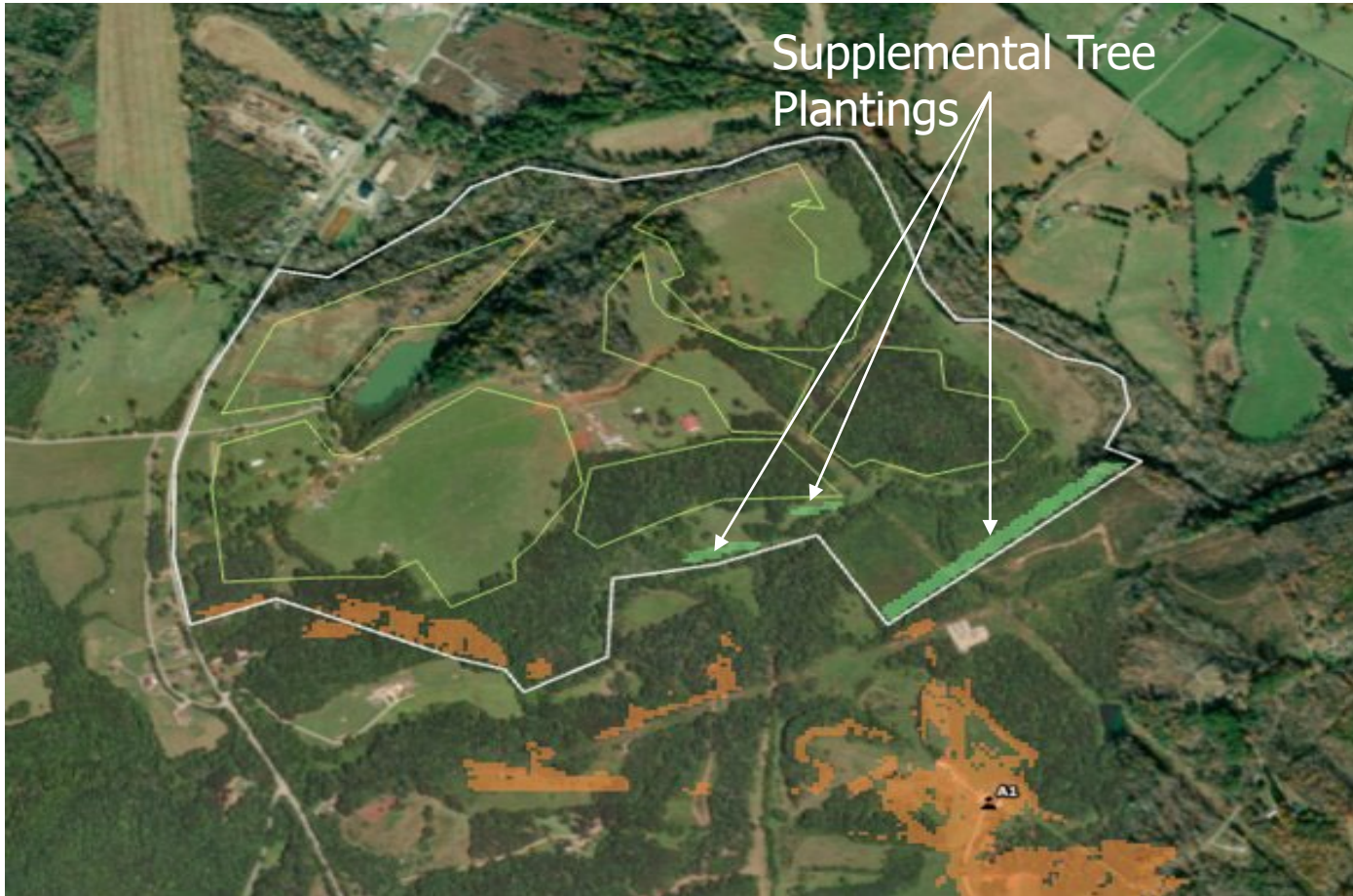
- Viewshed analysis depicts potential visibility from a defined point of reference
- Viewshed analysis performed assuming supplemental tree plantings
- Supplemental trees assumed at between 18'-20' of height 5 years after construction completion
- Visibility analysis depicts visible area highlighted in orange
- Additional growth will further reduce visibility
- **Conclusion:** Impacts Fully Mitigated Beyond Year 5

VIEW FROM NEIGHBORING RESIDENTIAL



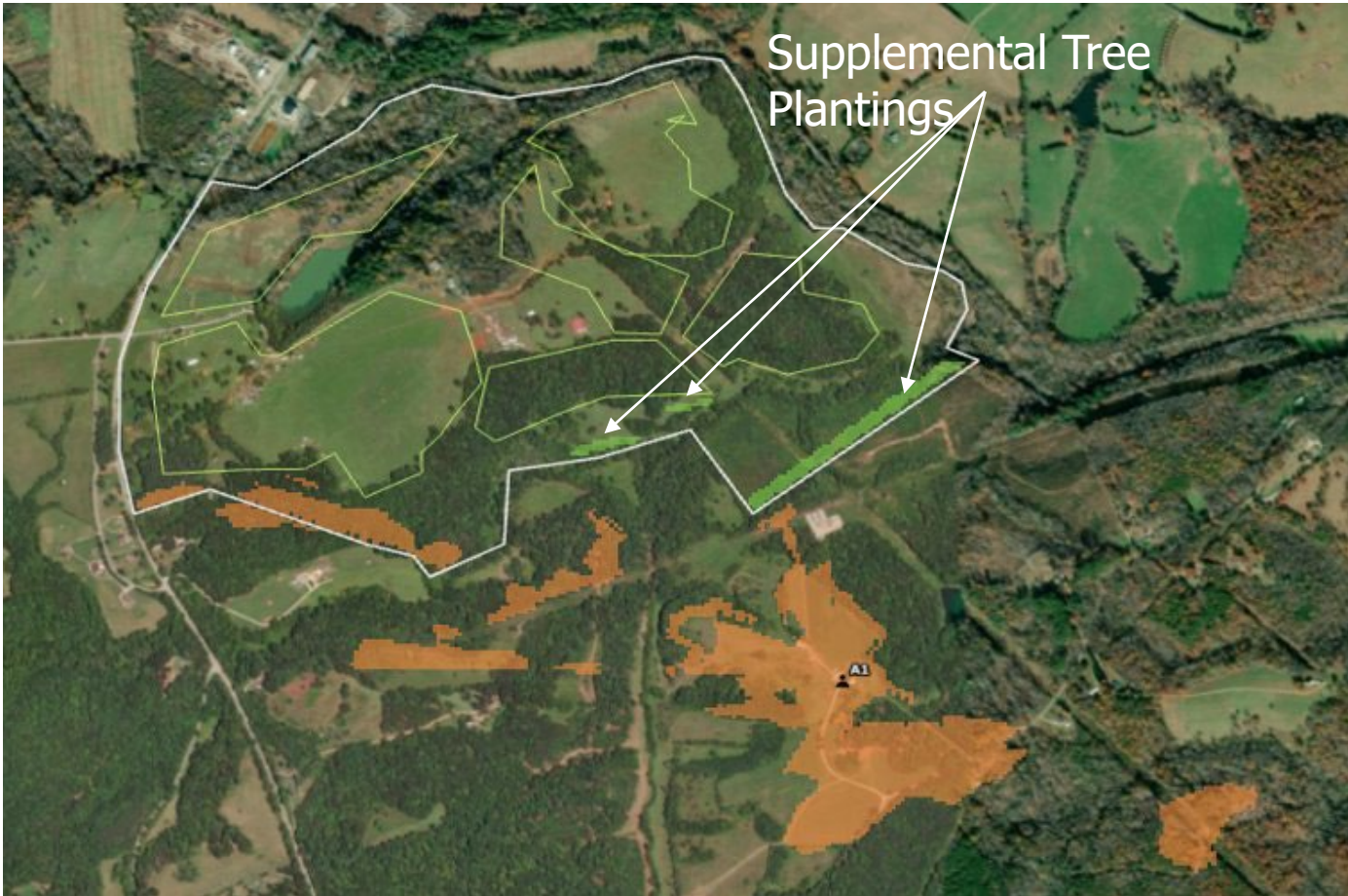
Distance to panels: 2,241'

VIEW FROM 961 ROSES MILL ROAD



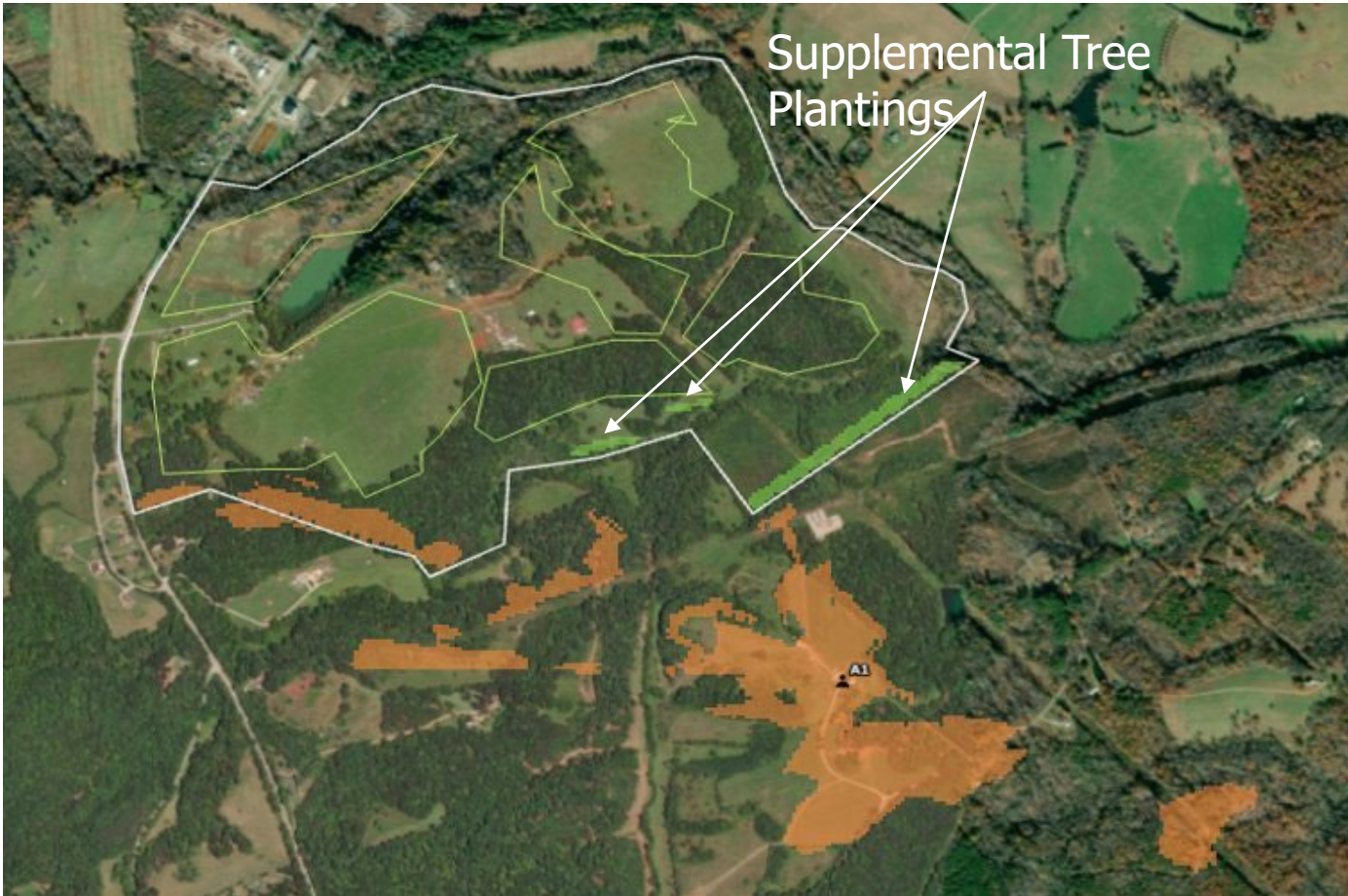
- Viewshed analysis depicts potential visibility from a defined point of reference
- Viewshed analysis performed assuming supplemental tree plantings
- Supplemental trees assumed at between 8'-10' after completion of construction
- Visibility analysis depicts visible area highlighted in orange

VIEW FROM 961 ROSES MILL ROAD



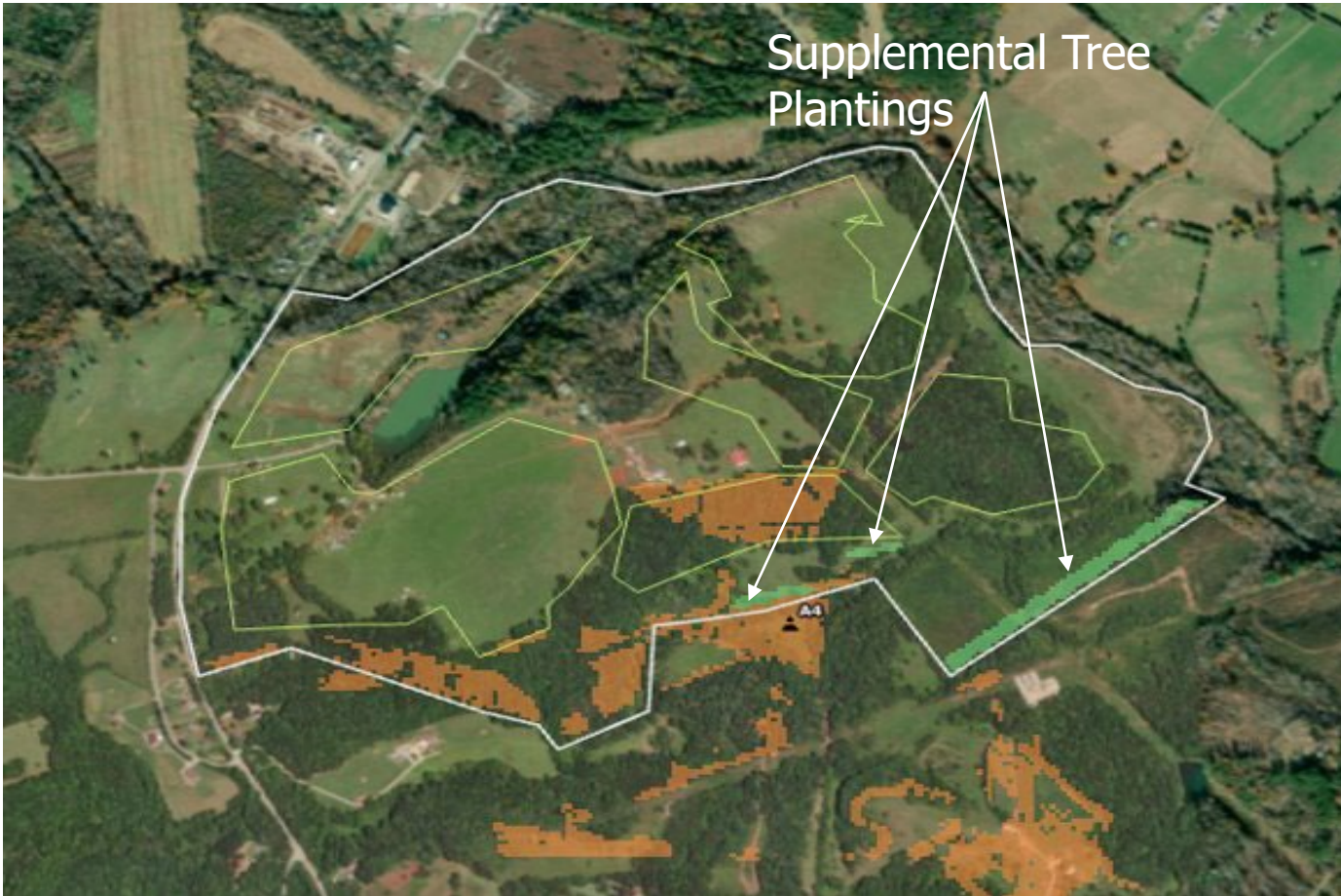
- **Viewshed analysis depicts potential visibility from a defined point of reference**
- **Viewshed analysis performed assuming supplemental tree plantings**
- **Supplemental trees assumed at between 14'-15' of height 3 years after construction completion**
- **Visibility analysis depicts visible area highlighted in orange**

VIEW FROM 961 ROSES MILL ROAD



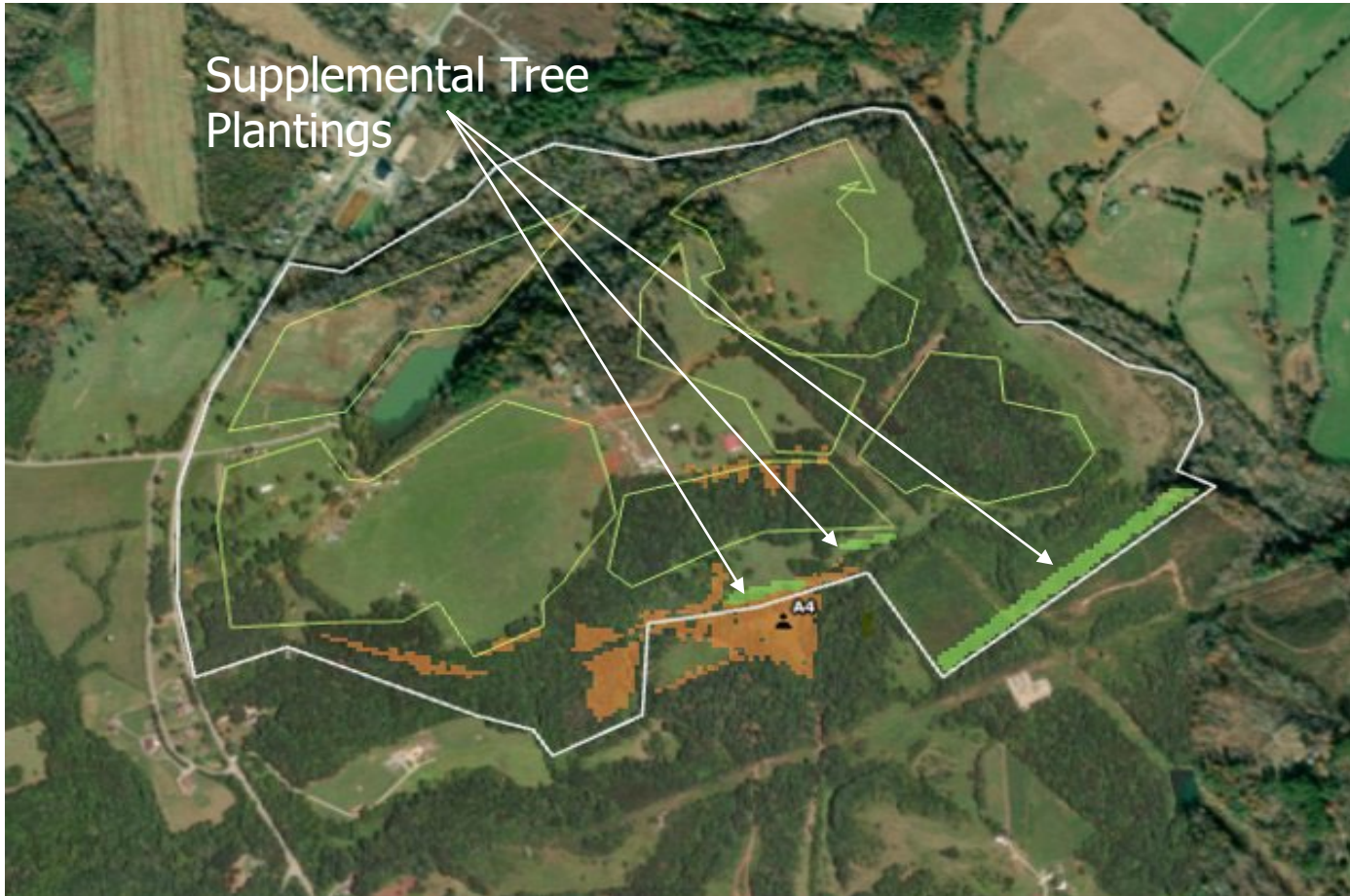
- Viewshed analysis depicts potential visibility from a defined point of reference
- Viewshed analysis performed assuming supplemental tree plantings
- Supplemental trees assumed at between 18'-20' of height 5 years after construction completion
- Visibility analysis depicts visible area highlighted in orange
- **Conclusion:** No Viewshed Impacts

VIEW FROM MAPLE RUN



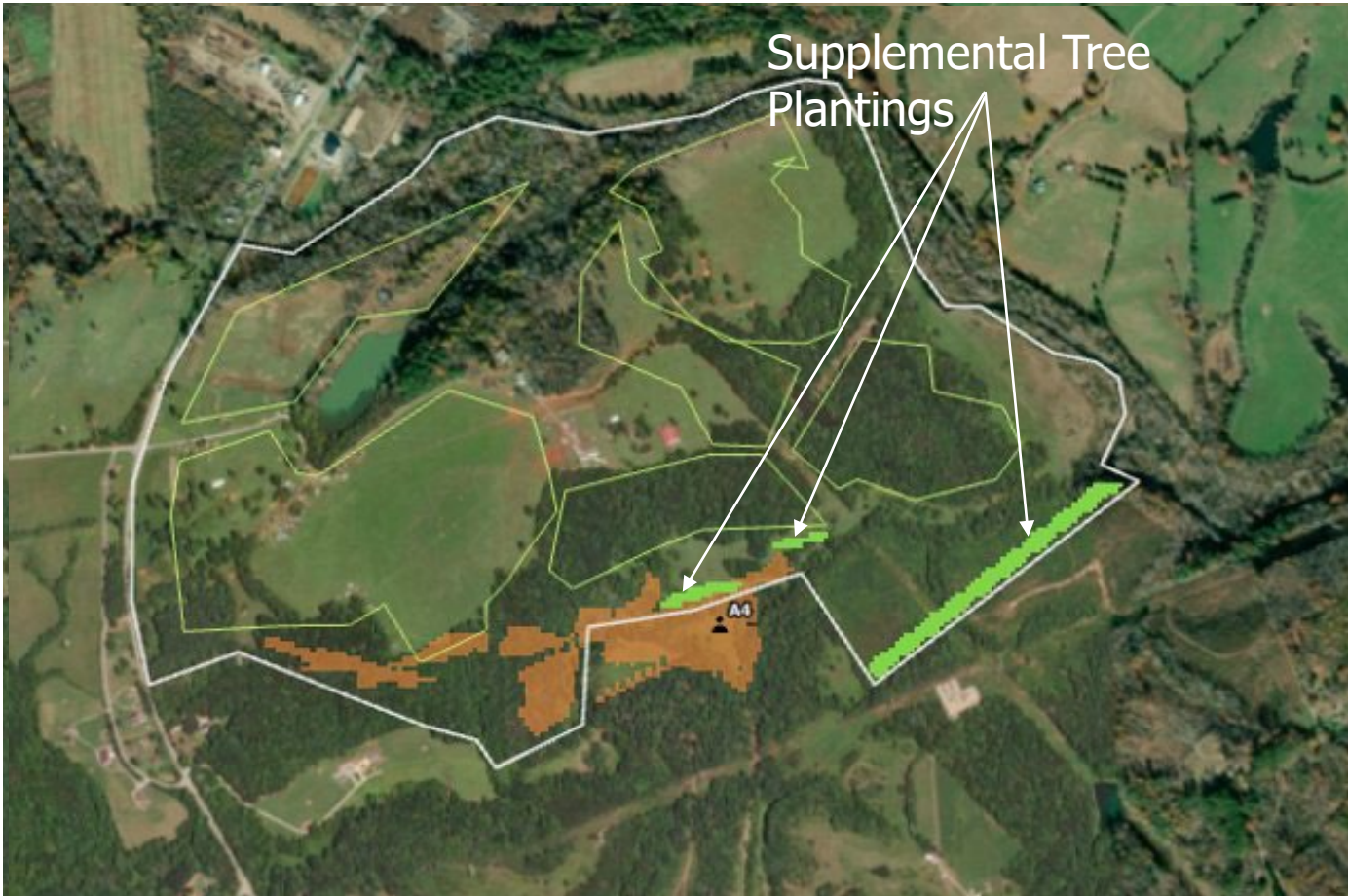
- Viewshed analysis depicts potential visibility from a defined point of reference
- Viewshed analysis performed assuming supplemental tree plantings
- Supplemental trees assumed at between 8'-10' of height after construction completion
- Visibility analysis depicts visible area highlighted in orange

VIEW FROM MAPLE RUN



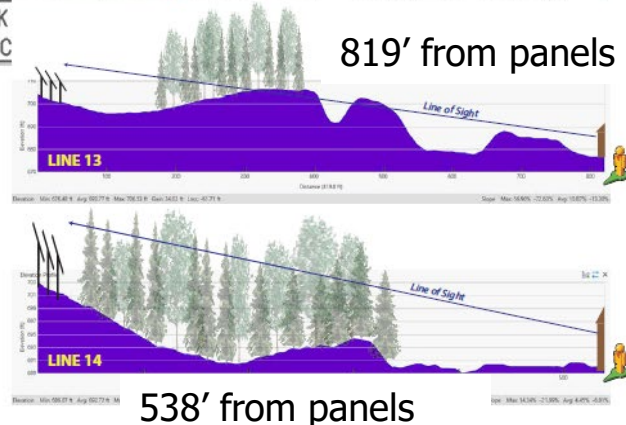
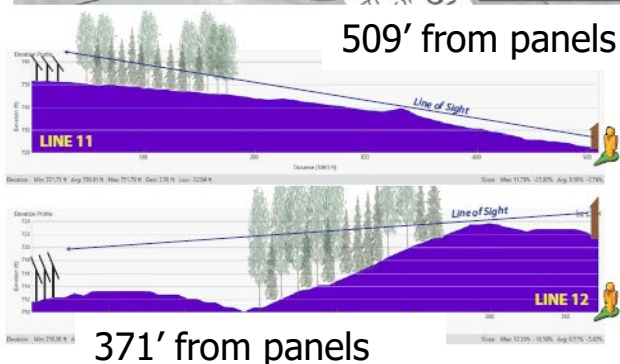
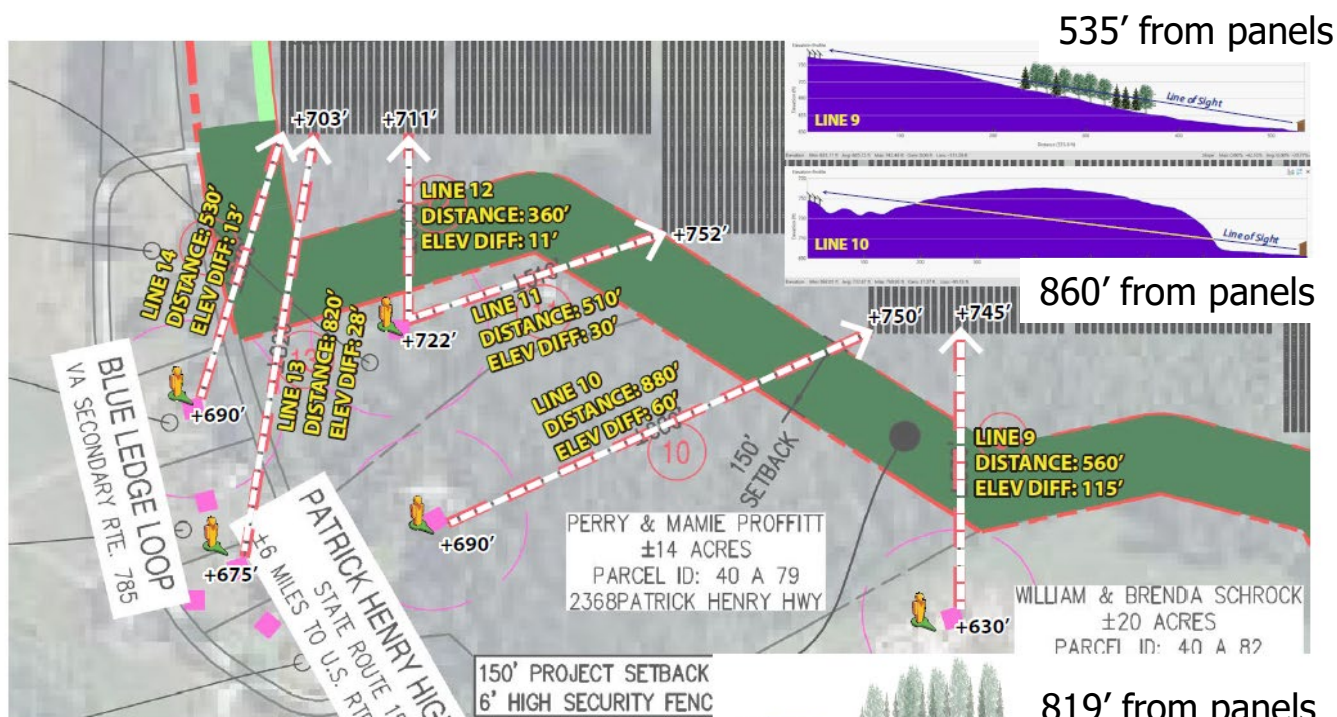
- Viewshed analysis depicts potential visibility from a defined point of reference
- Viewshed analysis performed assuming supplemental tree plantings
- Supplemental trees assumed at between 14'-15' of height 3 years after construction completion
- Visibility analysis depicts visible area highlighted in orange

VIEW FROM MAPLE RUN



- Viewshed analysis depicts potential visibility from a defined point of reference
- Viewshed analysis performed assuming supplemental tree plantings
- Supplemental trees assumed at between 18'-20' of height 5 years after construction completion
- Visibility analysis depicts visible area highlighted in orange
- **Conclusion:** Impacts Fully Mitigated by Year 5

VIEW FROM NEIGHBORING RESIDENTIAL

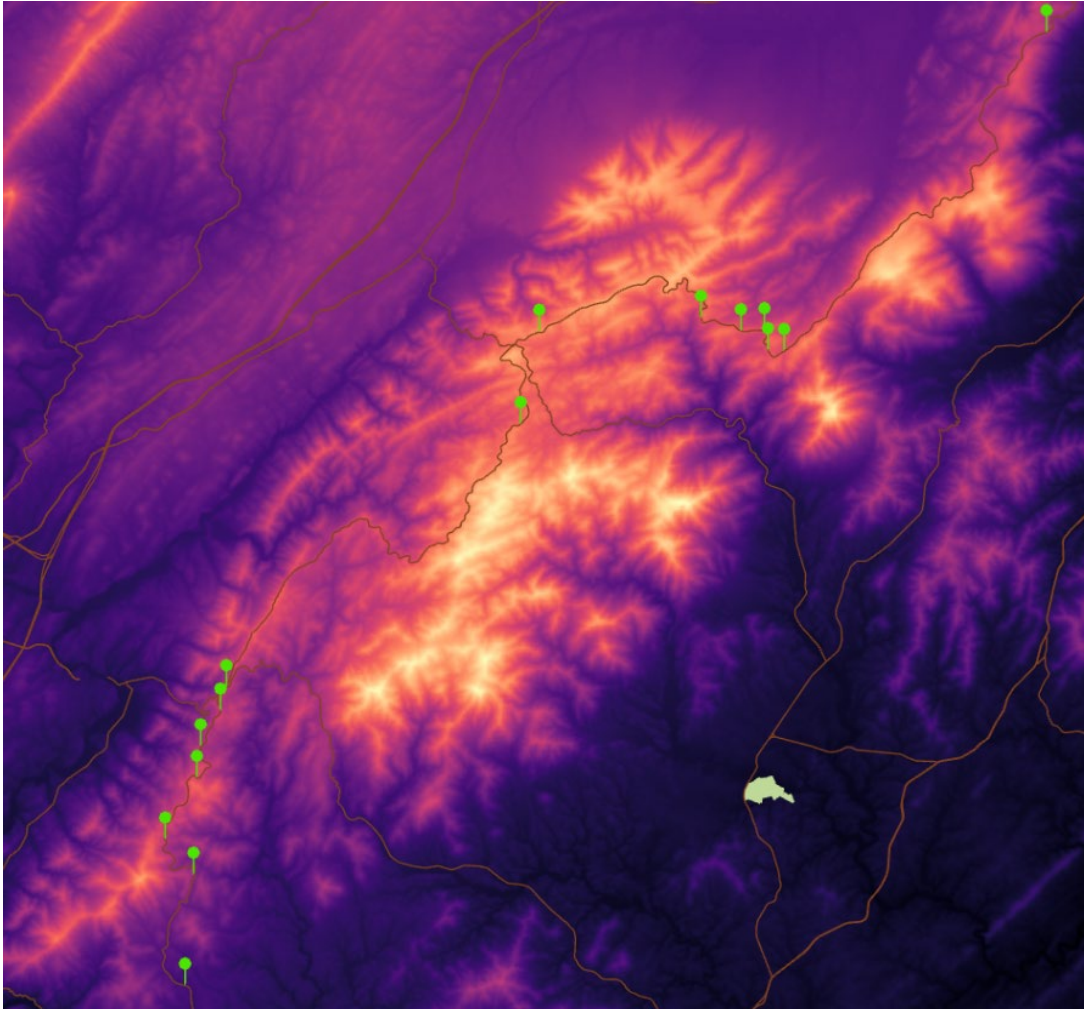


BLUE RIDGE PARKWAY



Piney River Solar is over **15 miles** from the Blue Ridge Parkway

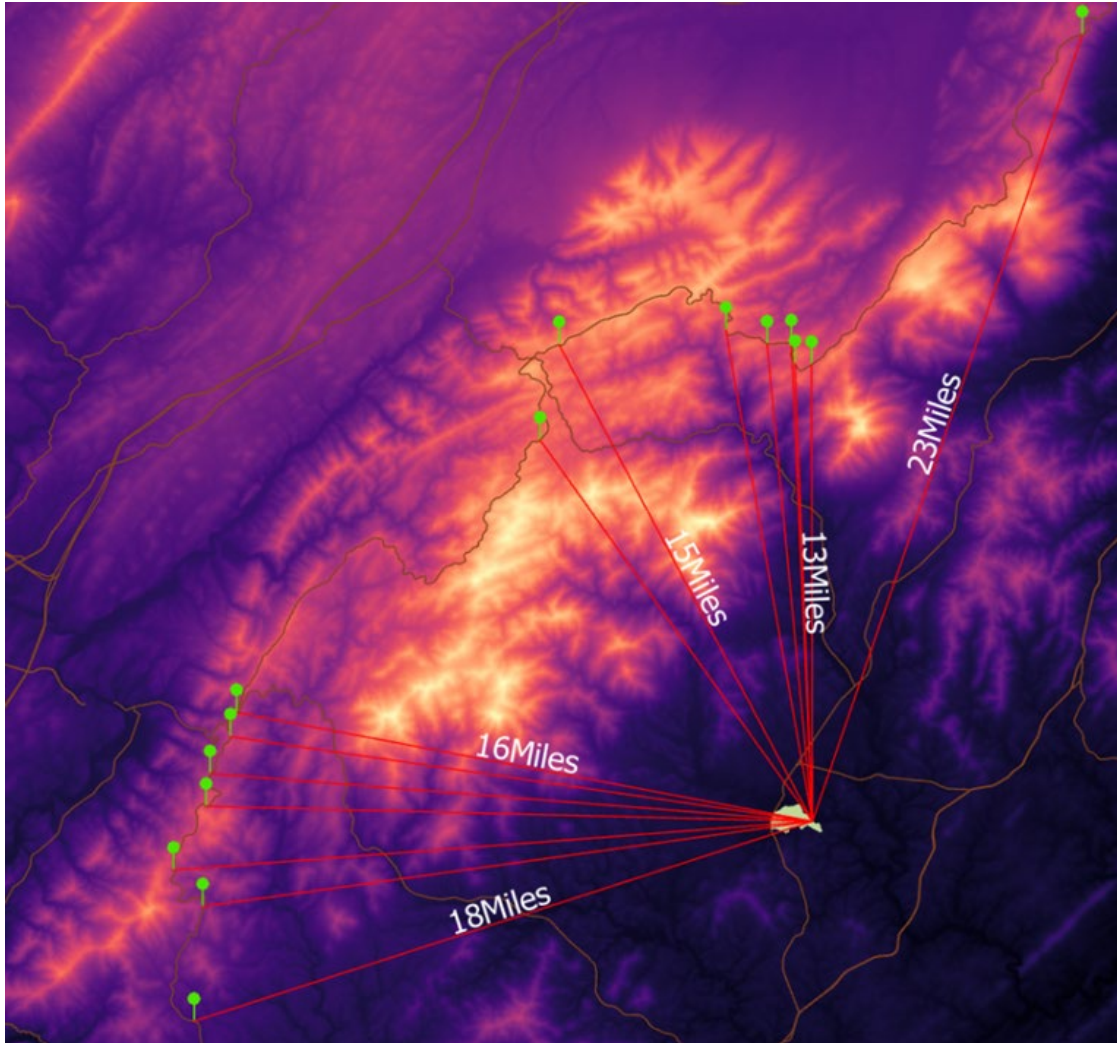
BLUE RIDGE PARKWAY



15 Viewshed Consideration Points

- Topographically oriented to the site
- Excludes Western and Northern facing slopes
- Include established lookout point

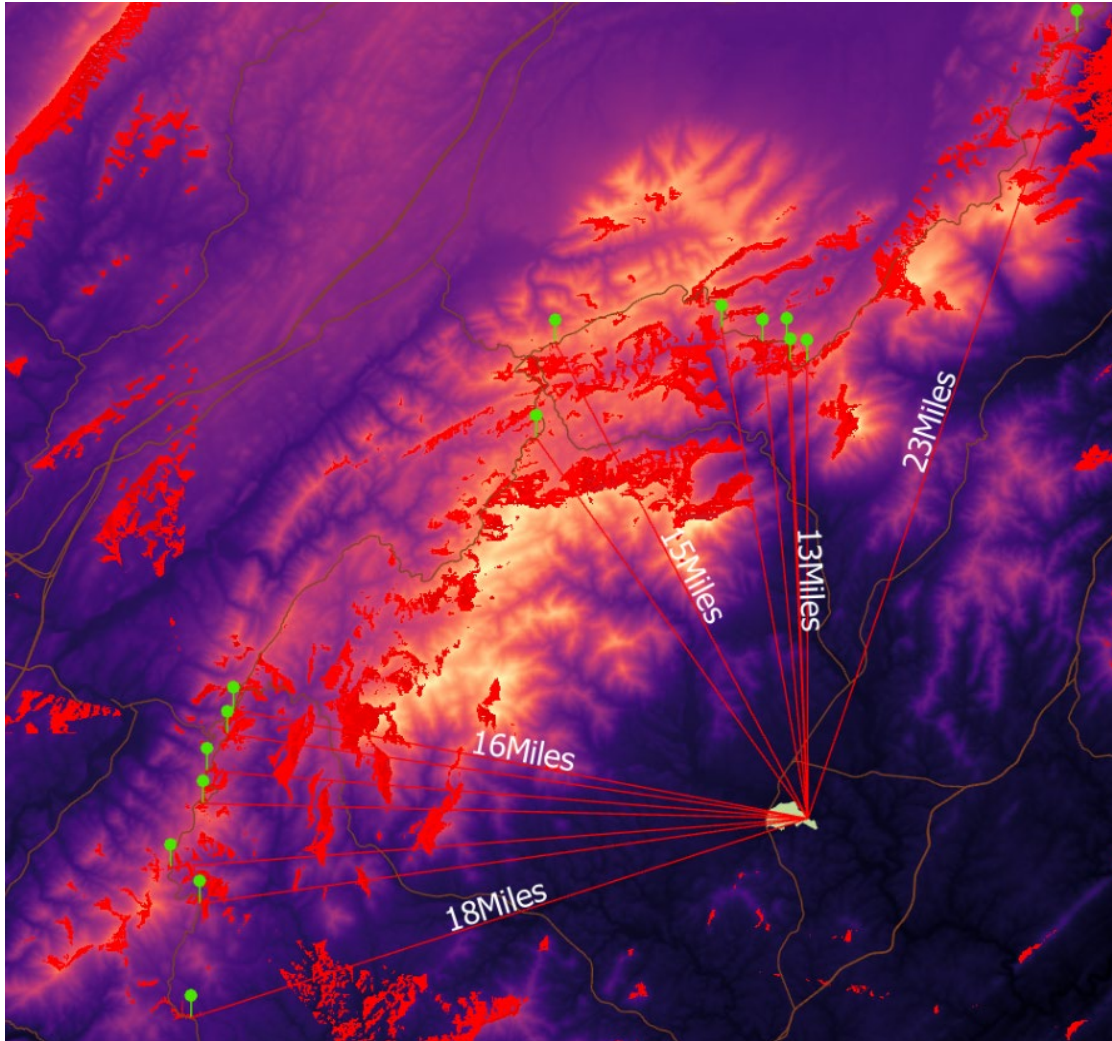
BLUE RIDGE PARKWAY



15 Viewshed Consideration Points

- Topographically oriented to the site
- Excludes Western and Northern facing slopes
- Include established lookout point
- Line of Site analysis performed on each point based on 15' panel height

BLUE RIDGE PARKWAY



15 Viewshed Consideration Points

- Topographically oriented to the site
- Excludes Western and Northern facing slopes
- Include established lookout point
- Line of Site analysis performed on each point based on 15' panel height

Mt PLEASANT SUMMIT



- **Mt Pleasant Eastern Summit Overlook elevation does not directly obstruct the Piney River Solar site**
- **Eastern facing summit is roughly 8.2 miles away from the Piney River site**

Mt PLEASANT SUMMIT



831,000 Square Foot
Thomasville
Industrial Facility

Pamplin
Solar

Viewshed directly facing Pamplin Solar, taken 8.12 miles away and reflecting the same elevation change from Mt Pleasant Summit to Piney River Solar



ENVIRONMENTAL PROTECTION

ENVIRONMENTAL SITE ASSESSMENT: PHASE I



PROJECT SUMMARY TABLE

Piney River Solar Project
Amherst County, Virginia

- The purpose of a Phase I Environmental Site Assessment is to identify the presence of pre-existing contamination.
- The Phase I was prepared in accordance with objectives outlined by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- The two RECs identified in this study were the **former mining and quarrying operations** and a **junkyard**.

Report Section	None	REC	CREC	HREC	DMC	Comments
3.0 Subject Property and Vicinity Descriptions	✓					
4.0 User Provided Information	✓					
5.0 Historical Review		✓				REC #1: Former use of the Subject Property for mining and quarrying operations. REC #2: Junkyard in the western and southwestern portions of parcel 40-A-64 and eastern portion of parcel 41-A-51.
6.0 Regulatory Database Review		✓				REC #1: see above.
7.0 Regulatory Agency Records Review		✓				REC #1: see above.
8.0 Interviews	✓					REC #1: see above. REC #2: see above.
9.2 Observed Hazardous Substances and/or Petroleum Products		✓				REC #2: see above.
9.3 Aboveground Storage Tanks		✓				REC #2: see above.
9.4 Underground Storage Tanks		✓				REC #2: see above.
9.5 Unidentified Substance Containers		✓				REC #2: see above. DMC #1: Scattered debris areas.
9.6 Electrical or Hydraulic Equipment Likely to Contain Fluids	✓					
9.7 Stained Soil or Pavement		✓				REC #2: see above.
9.8 Pits, Ponds, Ditches, Streams, or Lagoons	✓					
9.9 Solid Waste Disposal, Fill Materials, or Debris		✓				REC #2: see above. DMC #1: see above.
9.10 Wells	✓					
9.11 Septic Systems	✓					
9.12 Other Field Observations		✓				DMC #1: see above.

ENVIRONMENTAL SITE ASSESSMENT



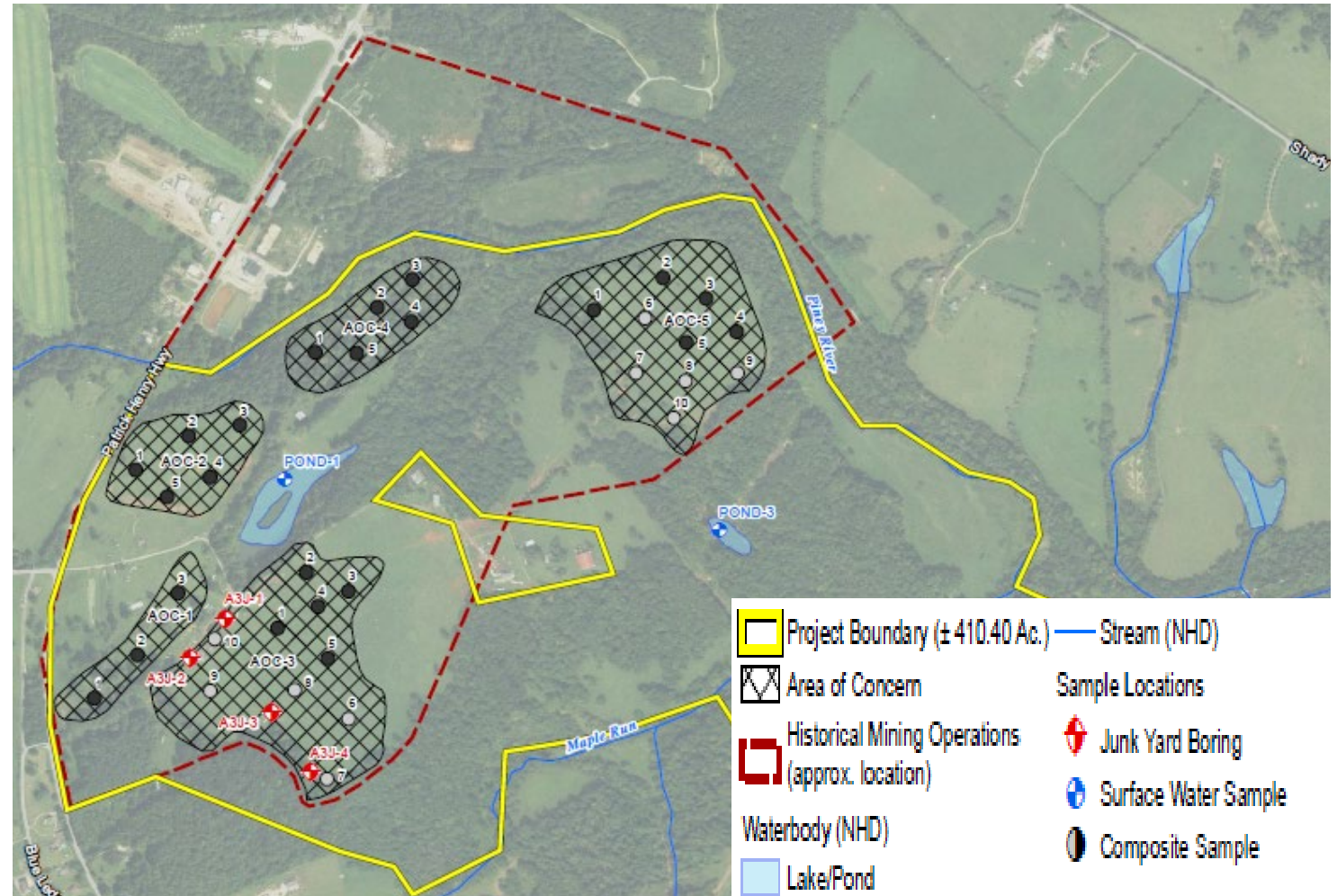
Phase II Assessments test soil and surface water samples in specific areas of concern identified during the Phase I ESA.



37 soil borings to a max depth of 8 feet and 2 surface water samples were collected.



Analyzed for 13 Priority Pollutant Metals and pH to evaluate the most likely contaminants based on the former use of the Project area.

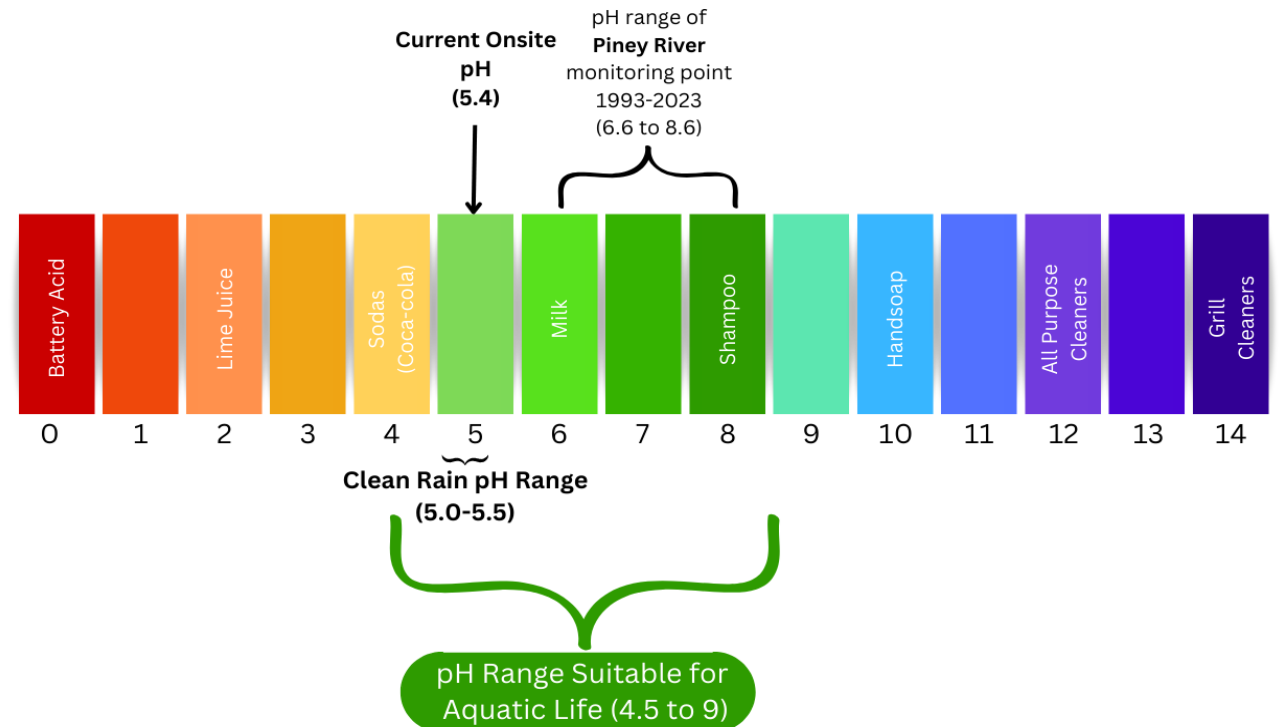


ENVIRONMENTAL SAMPLING



What is environmental sampling and how does it work?

- Sampling of soil and water to compare these numbers to “levels” established by Virginia Department of Environmental and Quality
- Commercial vs. residential property acceptable “levels”
- What is the DEQ-approved remediation plan?
- Piney River and upholding environmental quality

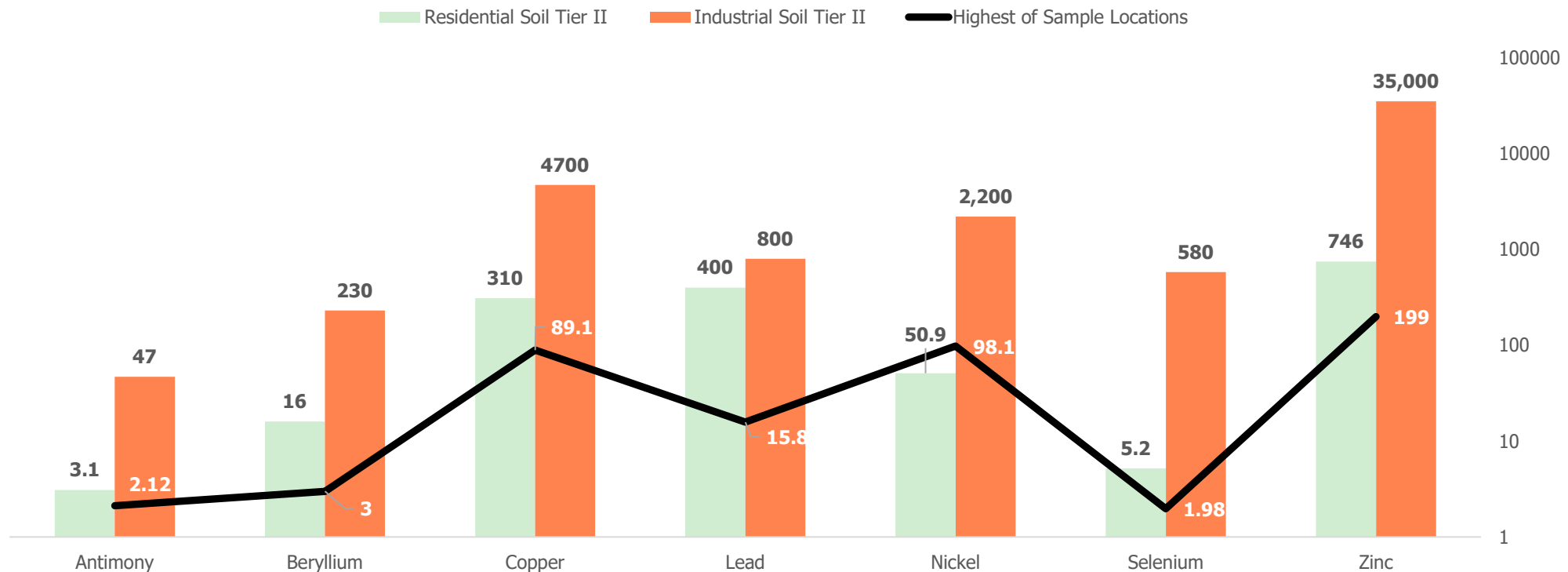


ENVIRONMENTAL SITE ASSESSMENT



Analytical results were compared to the Virginia Voluntary Remediation Program screening levels for residential and industrial properties. **Seven metals (represented below) were detected in soil samples.** Nickel exceeded the screening level in two samples for residential standards, however **it is well below** industrial screening levels.

Sample vs Residential and Industrial Measurements*



*Chromium is not depicted in the graph

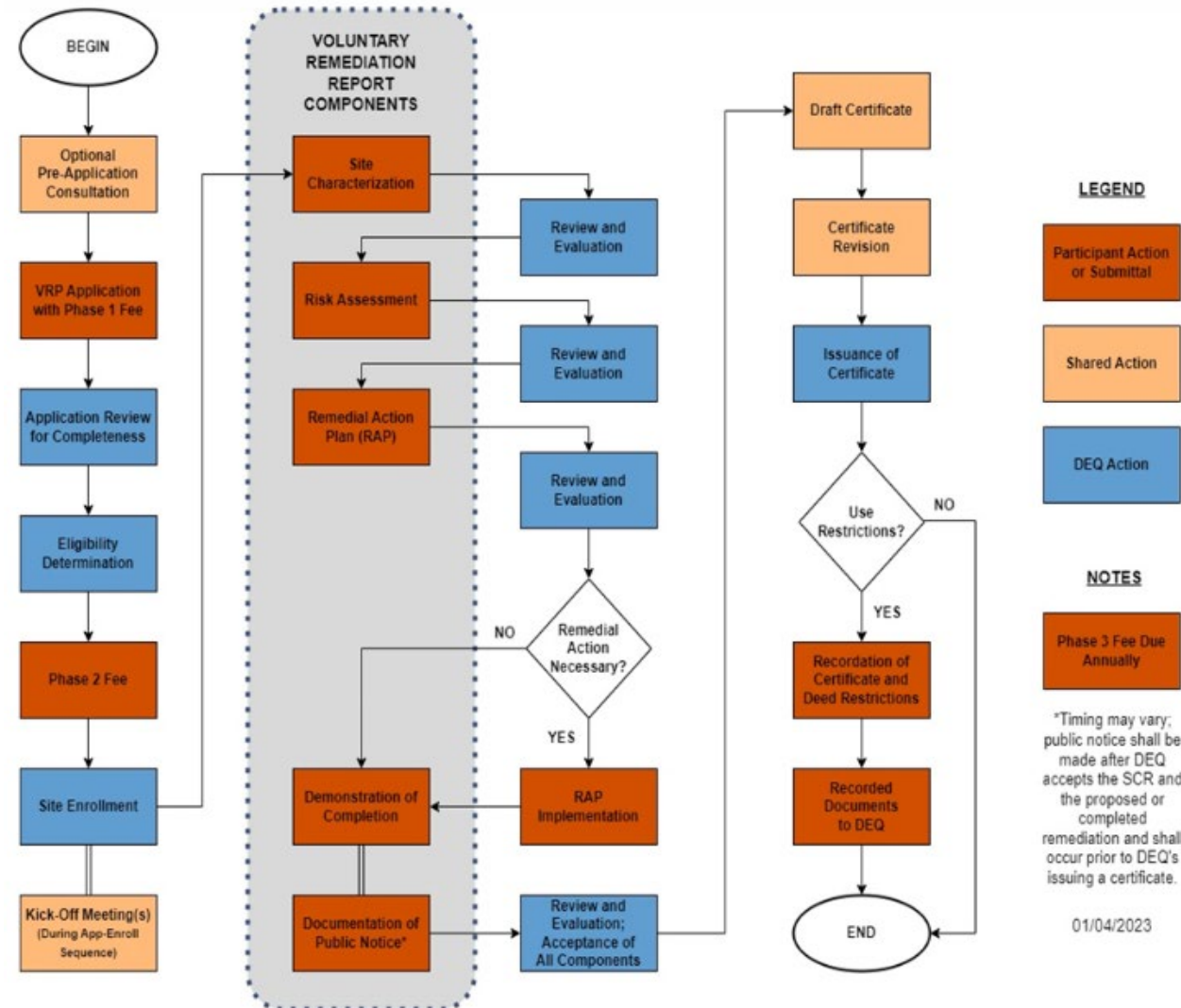
VOLUNTARY REMEDIATION PROGRAM



The Voluntary Remediation Program is a comprehensive and streamlined mechanism for site owners or operators to voluntarily address contamination sites with support from DEQ.

The main goals of both the Department of Environmental Quality and the applicant are:

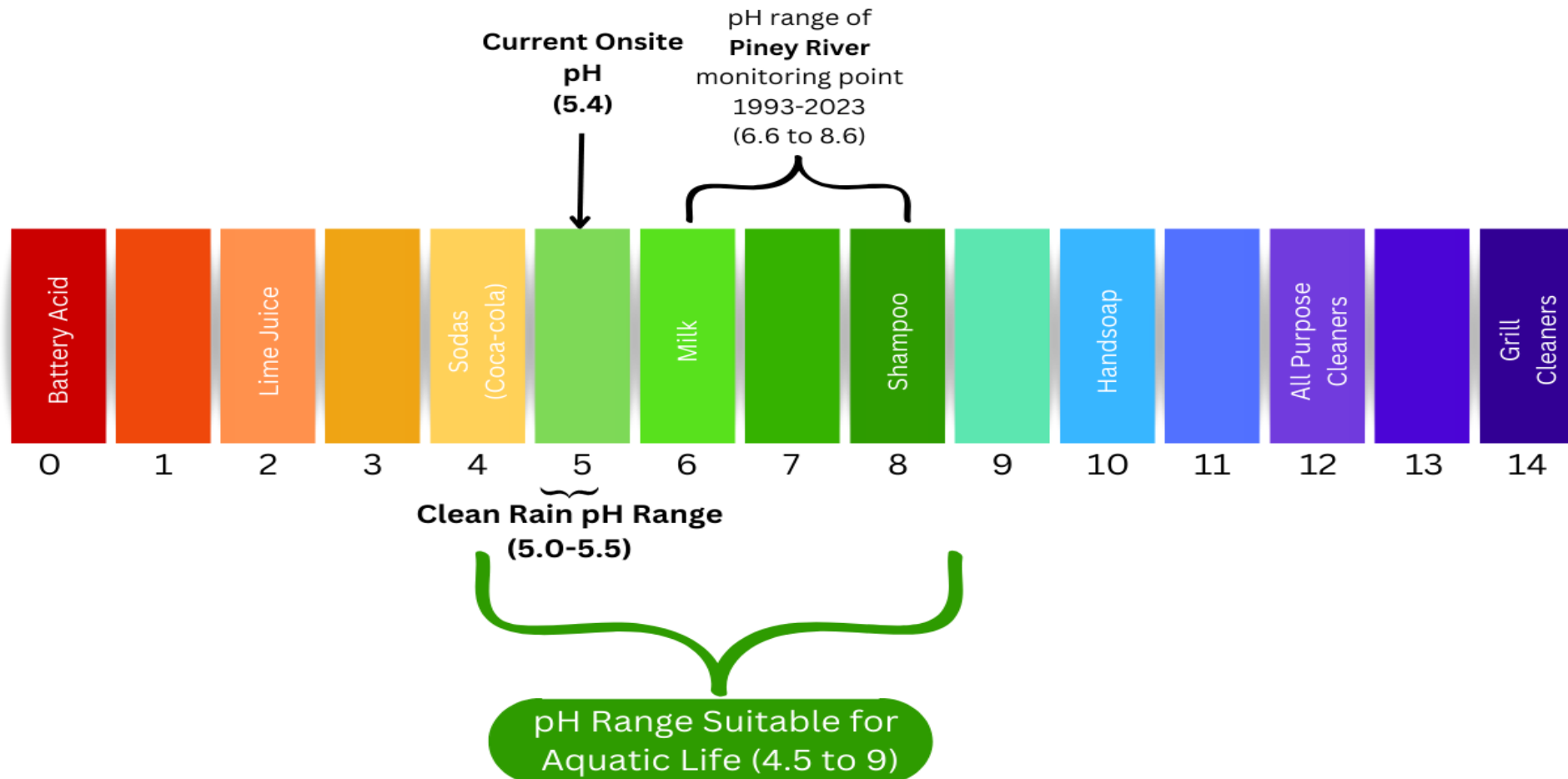
- Site redevelopment with enhanced environmental outcomes
- Site remediation to achieve satisfactory level of human health and environmental protection



ENVIRONMENTAL SAMPLING



What does all of this mean?



STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL



Standard measures to achieve ESC and SWM compliance:

- ☒ Silt Fences
- ☒ Diversion Ditches
- ☒ Sediment Basins
- ☒ Soil Stabilization (seeding, straw/hay, mulch)
- ☒ Retention Ponds

Additional voluntary measures to exceed design requirements:

- ☒ Design of ditches upstream of ponds
- ☒ Use of filter socks
- ☒ Ditching through panels
- ☒ Stockpiling and redistribution topsoil after grading
- ☒ On-site ESC and SWM manager

STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL



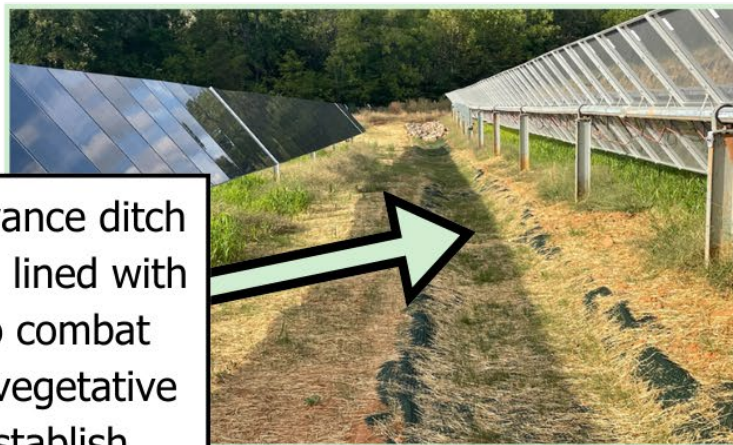
Ditch graded and lined with matting and installed with check dams/silt socks



Flexamat added to further stabilize ditch feeding stormwater basin



Stormwater conveyance ditch graded/seeded and lined with PP5XT matting to combat erosion and allow vegetative stabilization to establish.



Rip rap installed slowing down velocity of stormwater flows to prevent erosion in downslope arrays



ENVIRONMENTAL CONDITIONS



1. All necessary environmental approvals shall be obtained prior to the issuance of the zoning permit. These approvals, if required include the following but are not limited to:
 - a. Wetland Disturbance/Impacts – US Army Corps of Engineers, Department of Environmental Quality and any other applicable agencies.
 - b. Storm water – Department of Environmental Quality
 - c. Erosion and Sediment Control – Department of Environmental Quality
2. The applicant shall hire and retain a certified third-party building plan reviewer and inspector throughout the construction of the project.
3. The applicant shall hire and retain a certified third-party erosion and sediment control inspector throughout the construction of the project.
4. Prior to the issuance of the zoning permit, the applicant shall enroll both parcels 40-A-64 and 41-A50 into the Department of Environmental Quality Voluntary Remediation Program and submit for approval a soil management plan to the Department of the Environmental Quality.



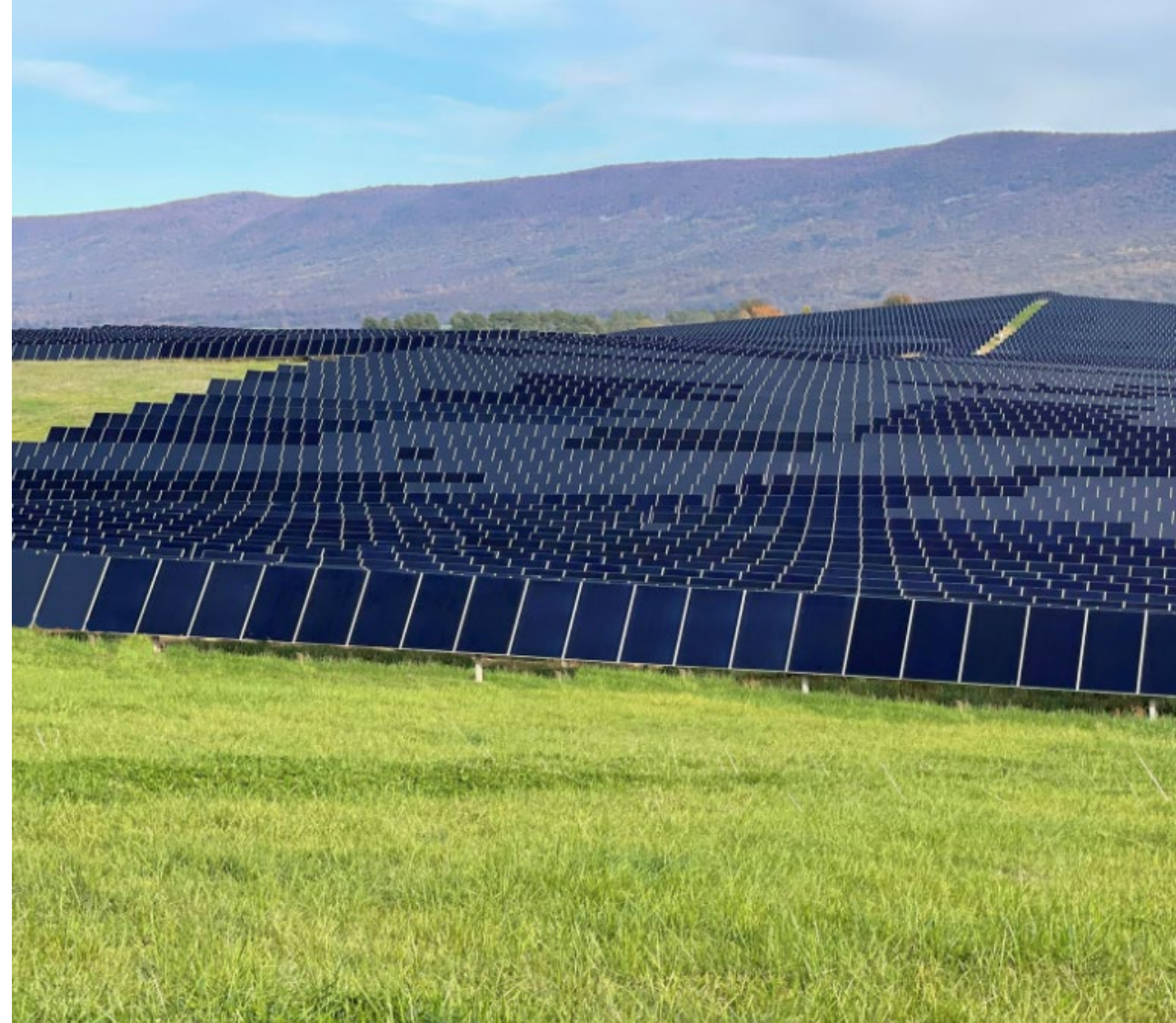
DECOMMISSIONING OF THE SITE

DECOMMISSIONING & RECYCLING



All equipment will be removed and disconnected.

- The land will be **returned the land to its pre-existing conditions.**
- Unlike many other types of development, **once decommissioned, the area will be suitable for other types of development,** including its pre-solar uses.
- This is a **high value, non-permanent** land use that does not impact or limit future uses of the land, such as agriculture.



RECYCLING



CIRCULAR ECONOMY: BEYOND WASTE

TYPICAL RECYCLING RATES



AUTOMOTIVE

~75%



INFORMATION
TECHNOLOGY

~45%

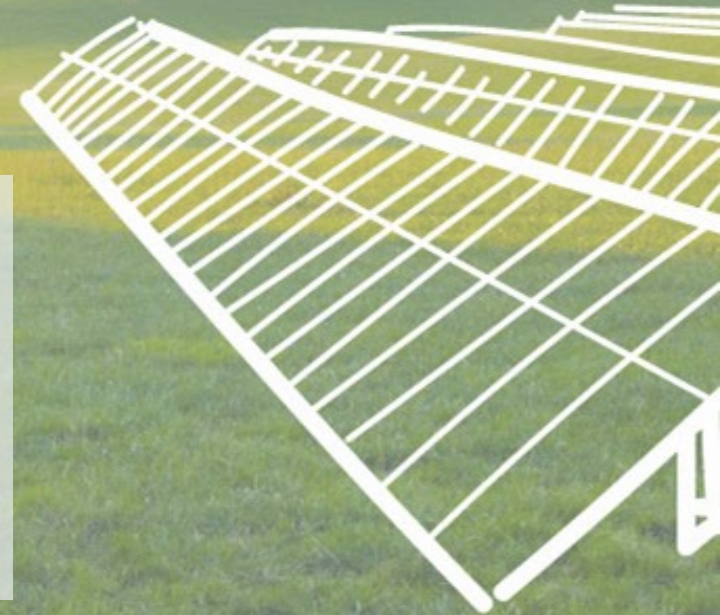


FIRST SOLAR
MODULES

~90%



PANEL TECHNOLOGY



FIRST SOLAR CADMIUM TELLURIDE (CdTe) PANELS

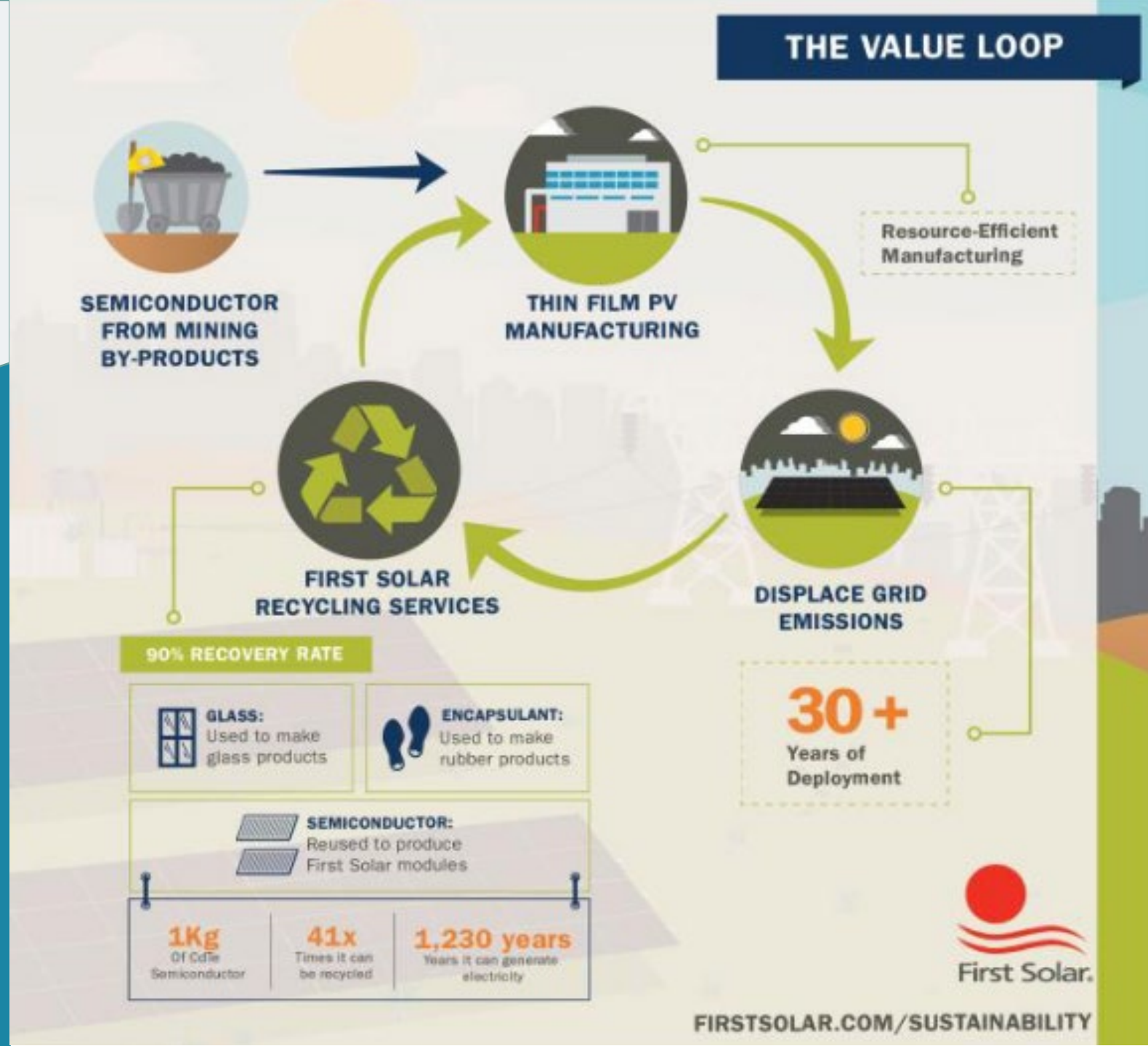


Cadmium Telluride (CdTe) is the chosen technology for nearly half of all utility scale solar projects in the US

-  The panels are manufactured in the United States by First Solar, a company with a 30+ year track record of product safety and reliability. The technology is backed by research done by over 50 researchers in more than 10 countries, including a study done by Virginia Tech.
-  Upon being decommissioned, **over 90% of the components of First Solar CdTe panels can be recycled and reused.** This includes the cadmium component, which can be stabilized and reused as a source of renewable energy for a virtually infinite length of time.
-  First Solar panels utilize CdTe thin film, a **solid and stable semiconductor** compound that is **insoluble in water.**



- Once the site is decommissioned, the used panels will be disposed of **properly**.
- The panels will **NOT** end up in county landfills.
- Recycled materials will further the “green” energy cycle:





COMMUNITY BENEFITS

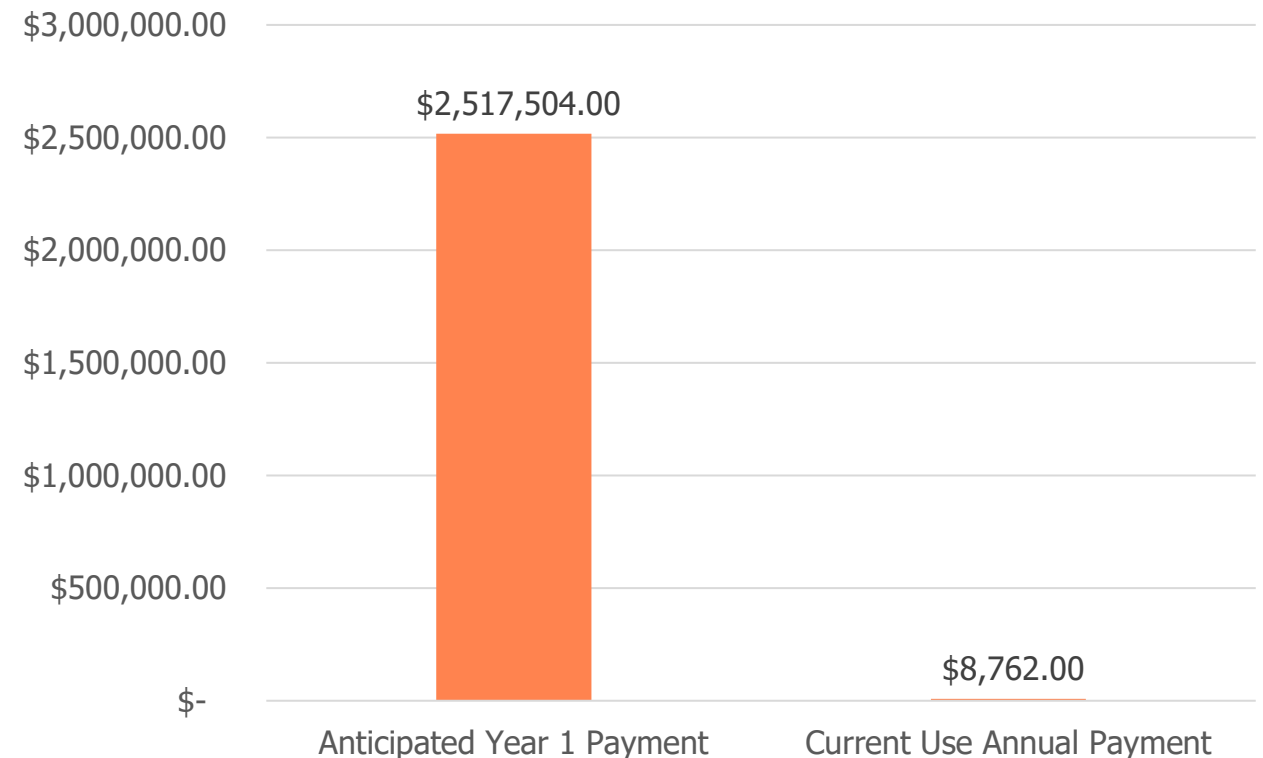
COMMUNITY FISCAL BENEFITS



Piney River Solar will deliver significant economic and tax benefits to Amherst County.

- Amherst County stands to collect nearly **\$10 million** over the lifetime of the project.
- **25x** increase in revenue
- Year 1 revenue equivalent of a one time 10-cent tax increase
- Annual revenue equivalent of 1-cent tax increase

Piney River Solar Year 1 Anticipated Payments



COMMUNITY BENEFITS



Energix is a member of the Amherst County Chamber of Commerce and always prioritizes hiring local and focusing on community betterment.

Piney River Solar community benefits include:



Generating approximately 200 well-paying jobs and helping stimulate the local hospitality business. Priority will be placed on hiring local contractors in construction, mechanical, electrical, fencing, and inspections.



Creating an annual community fund of \$30,000 focused on providing grants to non-profit entities in Amherst County such as youth and community development.



Resulting in site cleanup by clearing debris before construction, following VA DEQ Voluntary Remediation Program, a soil management plan, and installing required and voluntary ESC & SWM measures.



COMMUNITY OUTREACH

COMMUNITY OUTREACH



As a long-term owner of our projects, we care about the community where we operate. Piney River Solar is proud of our community outreach to ensure neighbors and property owners have all the information they need, as well as a direct contact to

- ✓ Piney River Solar has launched a website and Facebook page to relay important information www.pineyiversolarproject.com
- ✓ Door – to – Door to residents owning land adjacent to the site, as well as along Roses Mill Rd, Patrick Henry Highway, Warrick Barn Rd, and Blue Ledge Loop.
- ✓ Three Community Meetings.
- ✓ Installation of 15' wind flags for site line assistance
- ✓ Site Tours of the Project Site
- ✓ Tours of neighboring properties
- ✓ Held Community Event at the Blue Ridge Railway Trail Trailhead
- ✓ Have delivered over 85 letters of support from members of the Amherst County community



THANK YOU!

