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HANOVER COUNTY

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KRISTY MORTON
BUSINESS & OPERATIONS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

April 5, 2021

VIA E-mail: linda.nwadike@sunenergy1.com, project.development@sunenergy1.com
Kenny Habul and Linda Nwadike
192 Raceway Drive
Mooresville, NC 28117

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

Dear Mr. Habul and Ms. Nwadike,

Planning staff has conducted a review of your application materials and provides the comments listed below. Attached, you will also find comments from other reviewing agencies. Please respond to the comments below by April 23, 2021, which is the submittal deadline for the May 20, 2021 Planning Commission meeting. However, please note that this case has not yet been scheduled for the Planning Commission meeting.

The following are Planning staff's comments regarding your request:

1. Please remove the aerial layer on the sketch plan.
2. Please provide a more detailed landscape plan. I have attached an example for reference.
3. Please provide elevations for the proposed substation.
4. Please identify any existing vegetation that will remain on the plan. Additionally, please note comments from the Historical Commission.
5. There is a site access point located along Melton Place Drive. This is a private road. You will need to include the entire road in your Conditional Use Permit boundary if you plan to use that road for access.
6. Cedar Lane and Elmont Road are 100-foot ultimate-right-of-ways. Please identify the ultimate-right-of-way lines on the sketch plan. Please note that the fence will need to be setback 100 feet from the edge of the ultimate-right-of-way.
7. Please add screening on the western side of the substation.
8. Please add interior access roads. The minimum of width of these roads will need to be 12 feet.
9. Please identify the stopping site distances for the entrances on the plan.
10. GPIN 7768-77-6342 is identified on the sketch plan and plat that was submitted. This GPIN is not listed on the application, nor is it listed in the total acreage in the box in the left hand corner of page SL2.0 of the sketch plan. Further, a contract for this property was not submitted. Please address.

11. On the sketch plan, please identify the proposed thoroughfare road that runs through the property as identified in the Comprehensive Plan.
12. Please note Public Utilities comments.
13. Attached are the community meeting guidelines; when planning the meeting, please coordinate the meeting with your district representatives and staff to determine a mutually acceptable date for the meeting. Please schedule this meeting ahead of the resubmittal deadline.
14. Staff may have additional comments depending on the outcome of the community meeting.

If you have any questions, please contact me at (804) 365-6374.

Sincerely,



Brendan McHugh
Planner



HANOVER COUNTY

Office of the Fire Marshal



Office (804) 365-6195
Fax (804) 537-5488

13326 Hanover Courthouse Road
P.O. Box 470 Hanover, VA 23069

fmo@hanovercounty.gov
Dispatch (804) 365-6140

Plans Review

JURISDICTION:	Hanover
FMO FILE #	21-027
TO:	Brendan McHugh
FROM:	Matt Rice, Plan Examiner Office 804-365-4847 Email: mbrice@hanovercounty.gov
SUBJECT:	Springfield Farm Solar, LLC – CUP2021-00005
DATE:	March 22, 2021
TYPE OF REVIEW	1 st . CUP
COMMENTS:	1. Access to the sites 12-foot wide roads throughout sites. 2. Knox locks on access points. 3. Location naming/addressing for sites. 4. Emergency shut off for the sites and training.
TrackIt:	March 22, 2021



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

March 23, 2021

Ms. Donna Bowen
Hanover County Planning
P.O. Box 470
Hanover, VA 23069

Re: Springfield Solar

Ms. Bowen,

VDOT has reviewed the above referenced plan and offers the following comments:

1. VDOT recommends approval of the preliminary plan. However, for site plan, VDOT requires all entrances to meet low volume commercial entrance standards, including stopping sight distance. Further comments may arise with site plan submission.

VDOT will be happy to meet to discuss comments prior to resubmission. If you have any questions or require any additional information, please do not hesitate to contact me at (804) 585-3585.

Sincerely,

Robert Butler P.E.
Area Land Use Engineer-Ashland Residency

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: SPRINGFIELD FARM SOLAR LLC

PROJECT #: CUP2021-00005

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment:

Comments Below: ☒

DATE: 3/18/21

REVIEWED BY: J. Weiler

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced request and has the following comments:

1. This project is within the Suburban Services Area (SSA).
2. It is Public Utilities' (DPU) understanding that public water and sanitary sewer service is not required for this project.
3. Stony Run passes through this site. DPU will require easements to be dedicated as part of the project so that a sewer interceptor can be extended along Stony Run through the site to serve properties upstream of the project. These easements will need to be 50' wide. Additional easements from Stony Run to neighboring properties will be required to provide sewer service to neighboring properties that would naturally drain to Stony Run.
4. DPU will require that easements be dedicated as part of the project along the entire frontages of Elmont Road and Cedar Lane for future waterlines.

Please feel free to contact me if you have any questions or concerns.

Conditional Use Permit

Department of Public Works Comments

CASE NAME: Springfield Solar

TRACKIT PROJECT #: CUP2021-00005

PLEASE MARK THE APPROPRIATE BOX BELOW:

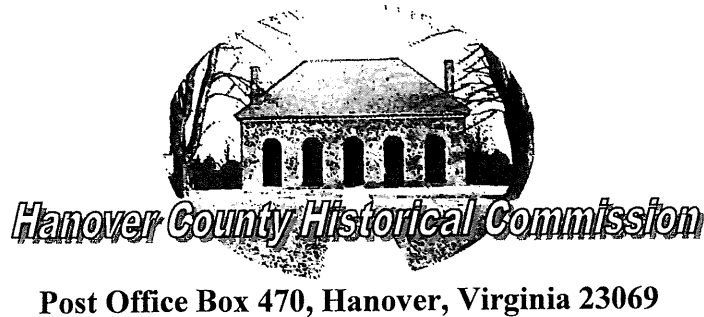
No Comment ☐

Comments Below ☒

DATE: 03/16/2021 REVIEWED BY: MJD

At the time of site plan:

- 1) Additional development subject to runoff reduction and channel protection.
- 2) Residential Runoff Factors will be used post development.
- 3) Evaluation of permissible velocity in natural channels will be required.
- 4) Identify wetlands and RPA, provide WQIA certification of these features. No construction is allowed in these areas without appropriate approvals. Obtain wetlands approval as needed for any impacts.
- 5) Floodplain on site will have to be computed/established.
- 6) Topo may require due consideration of E&S controls.



MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II *CNC*

SUBJECT: Historical Commission Recommendation
CUP2021-00006, Springfield Farm Solar L.L.C.

DATE: March 22, 2021

At the Historical Commission meeting on March 16, 2021, the Commission reviewed the request for a Conditional Use Permit for a solar facility on approximately 780 acres with frontages on Cedar Lane and Elmont Road because that acreage has adjacent and nearby historic resources including: 42-112, South Center Street House, 42-346, Winfred Davis House, 42-420, Sinton House, 42-5205, 11320 Gwathmey Church Road, 42-5209, Mallory House; Civil War maps - Ride Around McClellan.

While this project has no surveyed on-site historic resources, it is surrounded by many surveyed historic resources and is in the area of historic Elmont Village. Those listed above are just those that are the closest. The Commission determined there are no direct historic impacts, but that the aesthetics of the proposed solar field and black chain link fence with evergreen trees space so that they do not screen the solar fields is not appropriate for this area. The Commission recommends that a vegetative screen be provided adjacent to all road frontages and adjacent to all residential areas.

/cdc

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR CONDITIONAL USE PERMIT REVIEW
CUP2021-00005, SPRINGFIELD FARM SOLAR LLC
Due Date: 03/19/2021

REQUESTED REVIEWERS:

- o Public Works
- o Public Utilities
- o GIS Department
- o Fire Marshal
- o VDOT
- o Sheriff's Office
- o Health Department
- o Building Inspections
- o Commissioner of Revenue
- o Current Planning
- o Development Review
- o Code Compliance
- o Assessor

RECEIVED IN
G-1 CONDITION
MAR 05 2021
HANOVER HEALTH DEPT.

FROM: Brendan McHugh

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, March 17, 2021 at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

- Recommend approval; No Further Review Necessary
- Revisions Required/ Comments Attached
- No Comment at this time; please route additional resubmittals
- No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:

DPU:

VDOT:

3/18/21 If onsite well and and septic is needed owner would have to contact an AOSE/PE to evaluate and then submit proposal to Health Dept. If no onsite well and septic then Approver DW Health

3/15/2021- No comment - JH/ML (Good EHS)

McHugh, Brendan R.

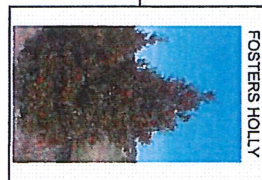
From: Butler, Robert <robert.butler@vdot.virginia.gov>
Sent: Monday, March 15, 2021 9:22 AM
To: McHugh, Brendan R.; Cheely, Claudia
Subject: Zoning

SE2021-00006: Address is on a private road and will not have an impact on traffic. VDOT has no comments.

CUP2021-00005: Entrances must meet stopping sight distance, as they will be low volume commercial. Otherwise, VDOT has no comments.

SE2021-00007: VDOT has no comments on the fence, outside of it cannot be attached to the Limited Access fence.

CUP2021-00005: Entrance must meet stopping sight distance, as it will be a low volume commercial. Otherwise, VDOT has no comments.



NOTES:

1. ALL WARDEN COUNTY PROPERTIES SHOWN HEREIN ARE IN A-1 ZONING.

2. ALL HYDROLOGIC AND PLANT/ANIMAL PATCHES SHOWN HEREIN ARE BASED ON AVAILABLE INFORMATION AND THE BUILTUP CONTAINS ARE THE PRESENT CONDITION. CANNOT BE LOCATED OR CONTACTED BY THESE VALUES.

3. EXCEPT BY THIS REPORT, FOR INFORMATION OF PURCHASER AND APPLICANT, THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.



**SWEETSPIRE SOLAR
FACILITY
PREPARED FOR
ONEENERGY DEVELOPMENT,
LLC**

TYPICAL LANDSCAPE PLAN

KHA PROJECT 116663000
DATE 10/01/2018
SCALE AS SHOWN
DESIGNED BY JAW
DRAWN BY JAW
CHECKED BY JAW

Kimley»»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
11618 FOUNTAIN WAY, SUITE 100, NEWPORT NEWS, VA 23608
PHONE: 757-213-8600 FAX: 757-213-8601
WWW.KIMLEY-HORN.COM

No	REVISIONS	DATE	BY

Community Meeting Guidelines

It is often recommended that applicants who file a zoning application for Rezoning, Conditional Use Permit, Special Exception Permit, or a Comprehensive Plan Amendment arrange a community meeting with surrounding property owners. These meetings are particularly necessary for complex rezoning applications or cases with significant community interest.

What is the purpose of a community meeting?

A community meeting allows the applicant the opportunity to present their case to the community and also obtain feedback from citizens who may have questions, concerns, or comments about the proposal.

When should the meeting be scheduled?

The applicant is responsible for scheduling the meeting. It should be scheduled at least one month prior to the date the application is scheduled to be heard by the Planning Commission or Board. This timeframe should allow the applicant time to make any necessary changes to the application following the meeting and still meet the 21-day Planning Commission or Board deadline. The Planning Staff recommends that applicants schedule the meeting after all agencies have conducted their initial review of the application.

Who should be contacted to arrange for the meeting time?

The applicant should coordinate with their Planning Commissioner, Board of Supervisors representative, and Planning Staff to arrange the meeting time and location. After the meeting has been scheduled, the remaining Planning Commissioners should also be invited and notified of the meeting time and location.

Where and at what time of day should the meeting be held?

The applicant is responsible for finding a location to hold the meeting. Potential locations often include churches, fire stations, and libraries.

The meeting should be held in the evening, Monday through Thursday, beginning around 6:00 pm or 7:00 pm. Meetings typically last from one to two hours, depending on the complexity of the case. It is recommended that applicants prepare an agenda for the meeting, setting aside time for staff comments, a presentation by the applicant, and a question and answer period. A sample agenda is attached.

Who should be notified about the meeting?

The applicant should start by sending written notices to adjacent property owners. At times, it may be appropriate to notify all of the residents within the subdivision (if the property is within a subdivision). The applicant should also ask the assigned planner if he or she has been contacted by other interested parties who may want to attend the meeting. If so, those parties should be notified of the meeting. It is helpful to include a copy of the proposed sketch plan or conceptual plan with the notice. This will allow citizens who may not be able to attend the meeting the opportunity to educate themselves about the nature of the project. Property owner information may be obtained from the County's website. (Directions for using this website are attached). It may also be necessary to notify representatives of nearby communities, such as the president of a homeowners association.