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November 5, 2024

Springfield Farm Solar, L.L.C.
Attn: Cody Jannise
6750 NC Highway 30 E
Bathel, NC 27812

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

Dear Mr. Jannise:

This letter is to inform you that the application for CUP2021-0005, originally accepted for review on March 2, 2021, has been deemed incomplete. Multiple extensions were requested and accepted by the Board of Supervisors between 2022 and 2024, with the latest exception requiring a decision by the Board of Supervisors no later than December 26, 2024. The following application requirements, including ordinance requirements, were not satisfied by the close of business on November 4, 2024, making the application incomplete:

- *Outdated Contracts*

Sec. 26-322(a) states that an application for a conditional use permit may be made by any property owner, attorney in- fact of the owner, or tenant, and by any legal entity authorized by the Commonwealth of Virginia or the United States to acquire land through eminent domain. The application indicates that you are the contract purchaser, and p. 1 of the application requires contract purchasers to attach appropriate contracts as verification. While appropriate contracts were submitted with the original application, due to the amount of time that has passed, some of these contracts are outdated and/or incomplete. The most recent purchase agreement documents submitted have the following discrepancies, which have not been addressed:

- The Gilman property option is from 2022 which has a 12-month expiration unless an extension is granted. An extension document was not submitted.

- The Springfield Farm Inc./LLC. Property option does not have the day filled in on the contract.
- The 623, LLC. property option is not complete or signed.

Without the submittal of valid purchase agreements or contracts, Springfield Farm Solar, LLC does not have the documentation necessary to ensure that the requirements of Sec. 26-322(a) are met. Additionally, the requirements of Sec. 26-322(c) are not met, as the application does not include information required by the Zoning Administrator.

- *Outdated Application*

Since the application was originally accepted, additional properties have been added to the request. The most recent comment letter, dated December 1, 2023, stated that the application should be amended or a new application submitted that includes the total acreage of all parcels, including the most recently-added parcel. This information has not been provided, so the requirements of Sec. 26-322(c) are not met.

- *Requirements for Solar Facilities Not Met*

Sec. 26-292.5 establishes specific regulations for *solar energy facilities, principal*. The application does not include documents required per the section:

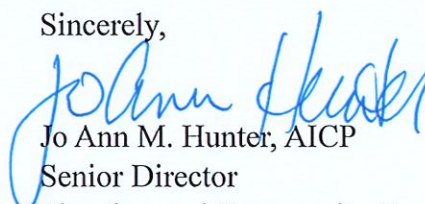
- No decommissioning plan has been provided. Sec. 26-292.5(12) states that all applications for solar facilities must be accompanied by a comprehensive decommissioning plan, and this requirement has not been met.
- No phasing plan has been submitted. Sec. 26-292.5(11) states that all applications for solar facilities must include a phasing plan if the project is to be phased, and this requirement has not been met.

The Hanover County Solar and Energy Storage Policy establishes guidelines regarding applications for solar energy facilities, and the following documents suggested per that policy have not been submitted:

- Operations and Maintenance Plan
- Threatened and Endangered Species Screen

Since the application is incomplete and cannot be processed within state-required time limits, it will no longer be reviewed and will be returned. Please coordinate with Jessica Crews (Applicant Liaison) if you would like to submit a new application with the required information. She can be reached at jrcrews@hanovercounty.gov or (804) 365-6303.

Sincerely,



Jo Ann M. Hunter, AICP

Senior Director

Planning and Community Development