

COMPREHENSIVE PLAN  
ACCORDANCE NARRATIVE

OF

*HCE REAMS SOLAR I*

CONDITIONAL USE PERMIT

PREPARED FOR:

DINWIDDIE COUNTY, VA

Prepared by:

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4325 Lake Boone Trail #220

Raleigh, NC 27607

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# Contents

- Project Introduction..... 3
- Comprehensive Plan ..... 3
  - Land Use..... 3
  - Soil..... 3
  - Historical and Cultural Resources ..... 4
  - Construction/Transportation/Traffic..... 4
  - Community Facilities..... 4

## Project Introduction

Reams Solar I is a proposed 5MWac, 6.5MWdc photovoltaic solar facility located near the intersection of Old Vaughan Road and Old Stage Road in Dinwiddie County Virginia. The project will be built on land owned by Rose Smith, Parcel ID 47-74. The property is currently zoned A1 (agriculture) and is requesting to be rezoned to M2 (manufacturing) as directed by Planning Staff. The project will be interconnected to Southside Electric Cooperative's distribution grid and will delivery renewable energy to the neighboring community.

As requested by the Dinwiddie County Planning Commission, Holocene Clean Energy is submitting this Comprehensive Plan accordance narrative in conjunction with a request for Rezoning and Conditional Use Permit.

## Comprehensive Plan

Reams Solar I is specifically designed to be in substantial accord with comprehensive plan and all local ordinances. The project will mitigate impacts to neighbors and adjacent properties. This report will show that the project will have no negative impacts to Dinwiddie County core services such as education, safety, public and private recreational facilities, or any historical landmarks. Rather, Reams Solar I will provide local energy generation and bring low-impact development to Dinwiddie County.

Dinwiddie County's comprehensive plan does not address renewable energy or any related topics. The plan reflects policies which seek to preserve prime agricultural land and the rural character of the County, as well as enhance the County's ability to coordinate a balanced land use program. The applicant seeks to partner with Dinwiddie County in the goal of building a positive image of the County and believes that bringing solar energy online in the county is in accordance with this goal, and moreover, the comprehensive plan in its entirety.

## Land Use

Reams Solar I is requesting to rezone Parcel ID 47-74 to from A1 to M2 in order to adhere to the county's zoning ordinance, which limits utility generating facilities to this zone. The applicant plans to proffer a limitation on the use of the property to be bound to a solar generating facility only, to prevent a more intense industrial use from disturbing the fabric of the community.

Despite the necessity of being delineated as manufacturing to construct the solar farm, the applicant would like to highlight the non-intensive nature of our proposed solar energy farm. Solar will be a passive use of the land, causing little disruption to neighbors after the site is constructed. This protects the rural area of the county from conflicts with more intense forms of land use, while promoting environmentally friendly development. Maintenance teams will maintain vegetative buffers between cleared areas and public roadways in order to preserve the scenic beauty of the County. The operation of the solar farm has a finite lifespan, and the applicant is contractually bound to return the land to predevelopment state after the useful life of the solar facility.

## Soil

The project will sit relatively near the fall line separating the piedmont and coastal plain, in the piedmont region with the Marlboro Craven Association soil designation. Due to the county's

economically diverse forestland, the project will be properly screened using local piedmont Virginia region vegetation, including these County-identified economically valuable species, if possible. There are no known flood plains on the property. Furthermore, no mass grading is planned for this project and the applicant will adhere to VA DEQ Erosion Control requirements.

## Historical and Cultural Resources

Historical and Cultural resources have been evaluated and will be preserved in accordance with the Comprehensive plan, prioritizing Civil War battlefield conservation. Database screening of this proposed project location yielded two historic resources that are potentially eligible for listing in the National Register of Historic Places. The proposed layout of the facility is not within the boundary of these resources. Per VA DEQ regulation, no further investigation is needed for this facility.

## Construction/Transportation/Traffic

The project will be adjacent to minor collector roads (Route 609 and Route 670), with access restrictions similar to those of local streets. Typically, a temporary construction driveway is installed in coordination with VDOT to ensure safe ingress and egress to the site during construction. While there will be a small influx in traffic during the construction period, traffic patterns will not be impacted during the operation of the solar project. In addition, the project will not produce any significant noise.

## Community Facilities

Dinwiddie's governmental and quasi-public services will not be negatively impacted by the permitting of Reams Solar I. The applicant is focused on bringing meaningful benefits to the local hosting community through whatever means possible – be it tax revenue, contributions to emergency services, or training to government and rescue officials regarding solar and storage safety.