SOUTHAMPTON SOLAR

June 27, 2019

Utility-Scale Solar: A VACO Seminar
Comprehensive Plan amendment, zoning map amendment, and Conditional Use Permit approved by the Board of Supervisors September 26, 2016

- 100 MW
- Limits of Disturbance, 1,437 acres, 1% of agricultural land in County
- Area under panels, 1,288 acres
- Portions of 24 tax parcels, 15 property owners
- 500,000 panels
- Two new substations
- 31 miles of silt fence during construction
- Construction began Spring 2017, still on-going
Proffers

- Use of property limited to solar power generating facility and structures and infrastructure, as well as agriculture
- Teaching kiosks (2) and solar education workshops (4)
- Emergency responder training
- Decommissioning plan, landscape plan, and noxious weed control plan provided prior to issuance of building permits
- $50,000 landscape and fence maintenance bond provided prior to final inspections. Can be used to mitigate future property owners’ glare and visual impacts
- Panel replacements will be silicon crystalline materials such as the original installation
Summary of construction fees vs. expenses

Total Construction Value per permit applications $111,551,056.57
Total building and electrical permit fees collected $285,042.16*
   *plus $25 admin fee per permit and required 2% state levy
Total foreseen staff costs to provide required inspection services $328,286
Summary of E&S and SWM fees vs. expenses

First Land Disturbing Permits Issued March 2017

First 1.5 years – Two environmental inspectors 3 full days plus on-site meetings per week minimum plus after significant rain

Most recent year and on-going – Two environmental inspectors 1.5-2 days per week

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>E&amp;S original permits</td>
<td>$ 6,850</td>
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<tr>
<td>SWM original permits</td>
<td>32,400</td>
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<tr>
<td>Inspection fees</td>
<td>22,950</td>
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<tr>
<td>SWM maintenance</td>
<td>11,250</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$73,450</strong></td>
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Tax information from Commissioner of the Revenue

Total approximate taxes paid in 2018
$ 97,050 in real estate tax
273,361 in personal property tax
$370,411 total, 6/10 of 1% of total revenue of $60,848,823 in 2018
Plus a one-time payment in 2017 of roll-back taxes of $113,921
Comprehensive Plan Support of Solar Development

- Support efforts to integrate alternative energy production with agricultural uses to make fuller and more diverse use of agricultural properties
- Seek green industries to capitalize on both the County’s abundant wood basket and abundance of sunlight
- Encourage opportunities for alternative and renewable energy sources for County properties and private property

However...
Utility Scale Ordinance adopted December 2018

Used DEQ template as starting point

- M-1, Limited Industrial zoning plus Conditional Use Permit
- Community meeting prior to submittal, supply mailing list, sign-in sheet, agenda, summary with application
- Applicant to pay County to hire outside consultant to review application and materials
- Traffic, environmental, historic, and community impact studies with application
- Groundwater testing before, during, and every 5 years after construction
- Emergency responder training within 60 days of commercial operation
- No speculative applications accepted
- 20 acre minimum, 1,000 acre maximum
- Phasing, landscape, and noxious weeds plan with application
- Decommissioning plan provides 50% salvage credit, plan submitted with application
THANK YOU

BETH LEWIS, AICP
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