SRE Solar Origination 2, LLC
c/o Summit Ridge Energy, LLC
1000 Wilson Blvd #2400
Arlington, VA 22209

April 14, 2026

Augusta County Department of Community Development
18 Government Center Lane
Verona, VA 24482

RE: Special Use Permit Application — Small Solar Energy System South River Farms Solar Array Tax Map Parcel 028-72, Middle River District

Dear Zoning Administrator:

SRE Solar Origination 2, LLC is pleased to submit this application for a Special Use Permit to construct and operate a Small Solar Energy System on the above-referenced parcel, pursuant to Section 25-70.4 of the Augusta County Code.

The proposed South River Farms Solar Array is a 3.5 MW AC community solar facility that will participate in Virginia's Shared Solar 2.0 program, providing clean energy benefits to residents and businesses throughout Augusta County. The project occupies not more than 21 acres on land owned by South River Farms, L.L.C., and has been designed to comply with all applicable requirements of the Augusta County Code and Comprehensive Plan.

Please find the following documents enclosed:

1. Special Use Permit Application Form
2. Site Plan (Conceptual Site Plan C 01, Rev 1, dated 03/20/2026)
3. Project Description Narrative
4. Comprehensive Plan Compliance Narrative (Objective 6.3)
5. Fiscal Impact Analysis
6. Traffic Impact Statement
7. Decommissioning Plan
8. Proof of Site Control (Memorandum of Option)
9. Landowner Consent Letter
10. Bonding Commitment Letter

We welcome the opportunity to discuss this application with County staff. Please contact me to schedule a pre-application meeting or if any additional information is required.

Best regards,

Benjamin Gillespie

SUMMIT RIDGE ENERGY
bgillespie@srenergy.com
(412) 651-3420

ATTACHMENT 1

Special Use Permit Application Form

[included on following page]

AUGUSTA COUNTY

BOARD OF ZONING APPEALS APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: _____ PERMIT NUMBER: _____

DATE: _____ RECEIPT NUMBER: _____

FEE PAID: _____

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: South River Farms, L.L.C.
2. Land Owner's Address: 1749 Weyers Cave Road, Grottoes, Virginia 24441
3. Occupant or User's Name: Summit Ridge Energy, LLC
4. Occupant or User's Address: 1000 Wilson Blvd Suite 2400 Arlington, VA 22209
5. Location of Property: 1749 Weyers Cave Road, Grottoes, Virginia 24441
6. Real Estate Map & Parcel #: 028-72 7. Zoning: GA 8. Acreage: 20.08
9. Subdivision: Middle River 10. Present Use: Agriculture
11. Section(s) of the Zoning Ordinance that permit is being applied for: Small Scale Solar
12. Describe request: Application for Special Use Permit, Small Scale Solar.

I hereby authorize appropriate County Officials to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:

Benjamin Gillespie
(Signature of Applicant or Agent)

412-651-3420
(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: _____ Disapproved: _____

Stipulations: _____

Date of Final Action: _____ Signed: _____
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

NOTICE

PRE-CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain "pre-conditions" which must be satisfied before your permit is issued.

OPERATING CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain "operating conditions" with which you must comply so long as you operate your special use. If you fail to comply with one (1) or more of the operating conditions, your permit may be revoked by the Board of Zoning Appeals after a public hearing and advance written notice to you as required by law.

ABANDONMENT - If you should cease the use authorized by your Special Use Permit for two (2) years or more, the Zoning Administrator shall seek revocation of the permit by the Board of Zoning Appeals.

The Augusta County Zoning Ordinance establishes the following requirements of all Special Use Permits:

"Section 25-584. Requirements of Special Use Permits.

A. A Special Use Permit shall not be issued until all **pre-conditions**, if any, imposed by the Board of Zoning Appeals have been met. Commencement of a Special Use Permit prior to the issuance of the Permit shall be a violation of this chapter. Whenever the Board of Zoning Appeals has required pre-conditions, the pre-conditions shall be established, constructed or diligently pursued within a reasonable time as determined by the Board of Zoning Appeals. If in the opinion of the Zoning Administrator, compliance with the pre-conditions is not diligently pursued within one year or other time as specified by the Board of Zoning Appeals, the approval of the Special Use Permit shall automatically expire without notice and the Special Use Permit will not be issued.

B. Any BZA review plan submitted to and approved by the Board of Zoning Appeals shall be followed.

C. Unless otherwise provided by the Board of Zoning Appeals, the Special Use Permit shall be issued to the applicant and shall be non-transferable

D. All Special Use Permits are subject to and conditioned upon compliance with any applicable federal, state or local licensing or regulatory requirements, and may be revoked upon failure to so comply."

ATTACHMENT 2

Site Plan

[provided on following page]

AUGUSTA - SOUTH RIVER FARMS 1 SOLAR ARRAY
OCCUPIED FACILITY AREA ~20.08 ACRES

PROPOSED TEMPORARY CONSTRUCTION LAYDOWN AREAS

WEYERS CAVE RD

PROPOSED CULVERT BENEATH ROAD

PROPOSED TAP POINT AT EXISTING FEEDER POLE
LAT/LONG: 38.265310, -78.849316

PROPOSED STORM WATER MANAGEMENT BASIN

MAINTAINING 50' SETBACK FROM BASIN

PROPOSED PRIVACY FENCE WITH 10' GRASS BUFFER PER ARTICLE VI.D § 25-70.4 FENCED-IN SYSTEM AREA TO REMAIN BELOW 24 ACRES

PROPOSED 16' WIDE GRAVEL ACCESS DRIVEWAY WITH VDOT COMPLIANT ENTRANCE

LANDOWNER TO BE CONTACTED IN REGARD TO MAKING AN EXCEPTION FOR PRIVACY FENCE ALONG WOODED AREA

PROPOSED TREE LINE
~3.57 ACRES OF CLEARING

PROPOSED SILT FENCE

FOUNTAIN CAVE RD

APPROXIMATE LOCATION OF RIGHT-OF-WAY LINE

PROPOSED CHANNEL TO REDIRECT FLOW TO BASIN (TYP)

20.04'
R50.00'
R28.00'
R28.00'
94.02'
16.83'
8.75'
275.05'
184.49'
10.20'
16.67'

NOTES:

1. THE PROPOSED SITE PLAN IS CONCEPTUAL. FINAL EQUIPMENT SELECTION MAY CHANGE DEPENDING ON AVAILABILITY.
2. PARCEL BOUNDARY LINE IS BASED ON GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE AND IS BEING SHOWN FOR REFERENCE PURPOSES ONLY.
3. WETLAND DELINEATION HAVE BEEN REFERENCED FROM THE NATIONAL WETLANDS INVENTORY AND IS BEING SHOWN FOR REFERENCE PURPOSES.
4. TAP LOCATION IS APPROXIMATE AND WILL BE DETERMINED FOLLOWING A SITE SURVEY BY THE ELECTRICAL UTILITY. PROJECT POLE SERIES TO BE DESIGNED IN ACCORDANCE WITH ELECTRICAL UTILITY STANDARDS.
5. LOCATIONS OF WIRING WITHIN THE SOLAR ARRAY FOR REFERENCE PURPOSES ONLY. ACTUAL ROUTINGS TO BE DETERMINED IN 30% DESIGN STAGE.
6. POLE LINEUP: P0 - TAP POINT, P1 - TURNING POLE, P2 - UTILITY DISCONNECT, P3 - UTILITY SECONDARY XFMR, P4 - UTILITY RECLOSER, P5 - UTILITY METER, P6 - UTILITY GOAB, P7 - CUSTOMER GOAB, P8 - CUSTOMER RECLOSER, P9 - CUSTOMER RISER W/ UNFUSED CUTOUTS.
7. THE BUILDING AND STRUCTURES ASSOCIATED WITH THE PROPOSED SOLAR PROJECT ADHERE TO APPLICABLE THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) (13VAC5-63).

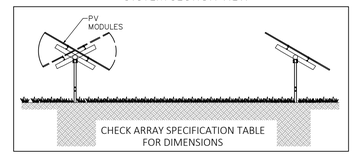
SETBACKS

MINIMUM YARD SETBACK	REQUIRED	PROPOSED
FRONT:	50'	MIN 50'
REAR:	50'	MIN 50'
SIDE:	50'	MIN 50'
FROM RESIDENCE:	150'	MIN 150'
MAXIMUM BUILDING HEIGHT	25'	~12'

*SETBACKS ARE BASED ON LOCAL ORDINANCE AND/OR ZONING CODE

ARRAY SPECIFICATIONS	
DC SYSTEM SIZE (kW)	5196.72 kW
AC SYSTEM SIZE (kW)	3500 kW
DC/AC RATIO	1.48
MODULE MODEL	Q.PEAK DUO XL-G11S.3/BFG
MODULE POWER	590 W
MODULE COUNT	8,808
RACKING MANUFACTURER	FLEXRACK FLEXTRACK S-SERIES
RACKING QUANTITY	(102) 1x72; (20) 1x48; (21) 1x24; SAT
STRING LENGTH	24
STRING QUANTITY	367
INVERTER TYPE	KACO BLUEPLANET 125-TL3-INT-XL
INVERTER QUANTITY	(28) 125 kW
AZIMUTH	180°
TILT ANGLE / PHI LIMITS	±50°
NOMINAL PITCH (FEET)	16.83
INTER-ROW SPACING (FEET)	8.75
GROUND COVERAGE RATIO	0.480
TORQUE TUBE HEIGHT (FEET)	5.1 MIN; 5.6 DESIGN
TRACKER LEADING EDGE (FEET)	2 MIN; 2.5 DESIGN

SYSTEM SECTION VIEW



LEGEND

- PROPERTY LINE
- LEASE LINE
- FENCE LINE
- SOLAR MODULES
- EQUIPMENT PAD
- 1 FT CONTOURS (580)
- FENCE GATE
- OVERHEAD ELECTRIC LINE (OE)
- UNDERGROUND AC ELECTRIC LINE (UE AC)
- UNDERGROUND DC ELECTRICAL LINE (UE DC)
- UTILITY POLE
- STORAGE SHED

70 0 70 140 210
FEET
Scale: 1"=70'

REV	BY	DESCRIPTION	DATE
0	TJH	PRELIMINARY SITE LAYOUT	05/16/2025
1	WKD	REVISED SITE LAYOUT	03/20/2026

DRAWING ISSUE: ☑ PRELIMINARY ☐ PERMITTING ☐ BID ☐ CONSTRUCTION ☐ AS-BUILT ☐ OTHER

SUMMIT RIDGE ENERGY
1000 WILSON BLVD, SUITE 2400
ARLINGTON, VA 22209
WWW.SRENERGY.COM

PE SEAL/CONSULTANT:
NOT FOR CONSTRUCTION

PROJECT:
SOLAR PROJECT
VA - AUGUSTA - SOUTH RIVER FARMS
11987 WEYERS CAVE RD,
GROTTOES, VA 24441
LAT/LONG: 38.263789, -78.849964
UTILITY: DOMINION
LOCAL AHJ: AUGUSTA COUNTY
STATE: VIRGINIA

DRAWING TITLE:
CONCEPTUAL SITE PLAN

DWG NO.
C 01

C:\USERS\WILLIAMKSBROOKES\SUMMIT RIDGE ENERGY\SRE - PROJECTS #WORKING FOLDERS\VA-24-0013 ---- VA-AUGUSTA-SOUTH RIVER FARMS 1\04 - ENGINEERING\CAD\SHEET FILES\DESIGN\PV SITE PLAN.DWG

ATTACHMENT 3

PROJECT DESCRIPTION NARRATIVE

Small Solar Energy System Application

Project Name: South River Farms Solar Array
Date: April 14, 2026
Parcel: 028-72, Middle River District, Augusta County, Virginia

1. Applicant and Project Overview

Applicant/Developer

SRE Solar Origination 2, LLC
1000 Wilson Boulevard, Suite 2400
Arlington, Virginia 22209

Landowner

South River Farms, L.L.C.
Warren Edward Wilkerson Jr. and Donna W. Miller, Managers
11987 Weyers Cave Road, Grottoes, Virginia 24441

SRE Solar Origination 2, LLC (the "Applicant") proposes to develop a small solar energy system on approximately 21 acres of an approximately 170-acre parcel owned by South River Farms, L.L.C. The project will be known as the South River Farms Solar Array. The Applicant has secured site control through an executed Option to Ground Lease Agreement effective March 11, 2025.

2. Project Location

The project is located on Tax Map Parcel 028-72 in the Middle River District of Augusta County, Virginia. The property address is 1749 Weyers Cave Road, Grottoes, Virginia 24441. The project site is situated in the General Agriculture (GA) zoning district and is outside of any Urban Service Area, Community Development Area, or Surface Water Protection Overlay district.

The project area occupies the southwestern portion of the larger parcel, with access from Fountain Cave Road via a new commercial entrance to be permitted by VDOT. The property has been used for row crop agriculture (corn and soybeans) for over 30 years. The landowner has identified this portion of the property as the least productive agricultural land on the farm due to challenging topography and lack of irrigation infrastructure, making it well-suited for solar energy production while preserving the farm's more productive fields for continued agricultural use.

3. Approximate Rated Capacity

Parameter	Value
DC System Capacity	5,196.72 kW (approximately 5.2 MW)
AC System Capacity	3,500 kW (3.5 MW)
DC/AC Ratio	1.48

The system is designed to generate clean, renewable electricity for delivery to the wholesale electricity grid via interconnection with Dominion Energy facilities.

4. Solar Equipment and Project Footprint

Photovoltaic Modules

The project will utilize 8,808 Q.PEAK DUO XL-G11S.3/BFG photovoltaic modules, each rated at 590 watts. These are high-efficiency bifacial modules manufactured by Q CELLS, a leading global solar manufacturer. The modules are designed to capture sunlight from both sides, increasing energy production.

Racking System

Modules will be mounted on FlexRack FlexTrack S-Series single-axis tracking systems. The trackers rotate east to west throughout the day to follow the sun, maximizing energy production. The system operates at an azimuth of 180° with a tilt range of ±50°. The torque tube height ranges from 5.1 to 5.6 feet, with a maximum equipment height of approximately 12 feet when panels are at maximum tilt, which is below the 15-foot height limit established in Section 25-70.4.C.3 of the Augusta County Code.

Project Footprint

Area	Acreage
Fenced-in System Area	Less than 24 acres
Occupied Facility Area	Not more than 21 acres
Tree Clearing Required	Approximately 3.57 acres

The fenced-in area is less than 25 acres, qualifying this project as a Small Solar Energy System under Section 25-70.1 of the Augusta County Code.

5. Ancillary Facilities

Inverters

The project will include 28 KACO BLUEPLANET 125-TL3-INT-XL string inverters, each rated at 125 kW. These inverters convert the direct current (DC) electricity produced by the solar modules into alternating current (AC) electricity suitable for delivery to the grid.

The inverters will be mounted on concrete equipment pads distributed throughout the project area as shown on the site plan.

Electrical Infrastructure

Underground electrical cabling will connect the inverters to a utility tap point at an existing Dominion Energy feeder pole located at approximate coordinates 38.265310, -78.849316. All electrical infrastructure will comply with the National Electric Code and applicable provisions of the Virginia Uniform Statewide Building Code.

Access and Circulation

A 16-foot-wide gravel access driveway will provide vehicular access to the project from Fountain Cave Road. The entrance will be constructed as a commercial entrance in accordance with VDOT requirements. Internal access roads will allow for maintenance vehicle circulation throughout the site.

Stormwater Management

A stormwater management basin is included in the project design to manage runoff in accordance with Virginia Stormwater Management Program requirements. The basin is located outside the fenced solar equipment area with appropriate setbacks as shown on the site plan.

Security Fencing

The solar equipment area will be enclosed by security fencing as required by the National Electric Code. The security fence will be located inside the buffer yard.

6. Buffering

The project incorporates buffering in accordance with Alternative 1 of Section 25-70.4.C.10 of the Augusta County Code. A ten-foot (10') wide buffer strip will be provided and maintained adjacent to all exterior property lines. Within this buffer, a six-foot (6') tall opaque privacy fence will be installed, constructed of good quality materials such as vinyl or pressure-treated lumber as approved by the Zoning Administrator.

The buffer areas will be seeded or sodded with lawn and maintained at a height of no more than 15 inches in accordance with Section 25-70.4.C.10.B. The decorative side of all fencing will face the adjacent properties in accordance with Section 25-70.4.C.10.C.

The site plan identifies one area along a wooded property boundary where the Applicant may request alternative compliance under Section 25-70.4.C.10.F, on the basis that existing vegetation on the adjacent lot provides the required buffer benefits. This request, if pursued, will be presented to the Board of Zoning Appeals for consideration as part of the Special Use Permit application.

The proposed buffering, combined with the project's setbacks (minimum 50 feet from all property lines, exceeding the 25-foot requirement for side and rear lines), will effectively screen the solar facility from view and minimize visual impacts on neighboring properties.

Section 7. Virginia Uniform Statewide Building Code Compliance

The buildings and structures associated with the South River Farms Solar Array, including all electrical components, are designed to comply with applicable sections of the Virginia Uniform Statewide Building Code (USBC) (13VAC5-63), as required by Augusta County Code §25-70.4.C.7. The Applicant's Conceptual Site Plan (Drawing C 01, Rev 1, dated 03/20/2026) confirms this commitment at Note 7. Full USBC compliance documentation will be submitted to the Augusta County Building Official in connection with the building permit application.

Section 8. Federal and State Standards Compliance

The South River Farms Solar Array will be designed, constructed, and operated in compliance with all applicable federal and state standards and regulations, including but not limited to the National Electrical Code (NEC/NFPA 70), the Virginia Uniform Statewide Building Code (13VAC5-63), applicable OSHA construction and workplace safety standards, Virginia Department of Environmental Quality stormwater and erosion and sediment control requirements, and all applicable Virginia Department of Transportation requirements for site access. The Applicant will obtain all required federal, state, and local permits prior to commencement of construction per Ordinance §25-70.4.C.5.

Section 9. Glare Mitigation

The intended photovoltaic modules selected for this project (Q CELLS Q.PEAK DUO XL-G11S.3/BFG) are manufactured with anti-reflective coatings designed to maximize light absorption and minimize surface reflectivity. Modern photovoltaic panels are engineered to absorb sunlight rather than reflect it, and therefore produce substantially less glare than conventional glass, metal roofing, or standing water surfaces. The single-axis tracking system further reduces the potential for sustained glare to any fixed point, as the panels continuously adjust orientation throughout the day to follow the sun rather than maintaining a fixed angle. The project's setbacks (minimum 50 feet from all property lines), perimeter buffering, and existing vegetation provide additional screening. Based on these design characteristics, the project is not anticipated to produce glare that would create a nuisance or safety hazard to adjoining properties or roads. If operational experience identifies a localized glare concern, the Applicant will work with affected parties and County staff to implement additional mitigation measures per Ordinance §25-70.4.C.8.

Section 10. Signage

No advertising signs, flags, streamers, or similar items will be placed on the solar equipment or within the project area. Signage will be limited to the following, as permitted by the Augusta County Code: (a) manufacturer's or installer's identification; (b) appropriate warning signs and placards, including electrical hazard and restricted access notices; (c) any signs required by a state or federal agency; and (d) signage providing a 24-

hour emergency contact phone number. The Applicant will comply with all signage restrictions set forth in §25-70.4.C.6 of the Augusta County Code Ordinance.

ATTACHMENT 4

COMPREHENSIVE PLAN COMPLIANCE NARRATIVE

Small Solar Energy System Application

Project Name: South River Farms Solar Array
Date: April 2026
Parcel: 028-72, Middle River District, Augusta County, Virginia
Applicant: SRE Solar Origination 2, LLC

Introduction

This narrative demonstrates the South River Farms Solar Array project's compliance with the Augusta County Comprehensive Plan, specifically Objective 6.3 and its associated policies regarding the siting of solar energy projects. Objective 6.3 states:

> *"Ensure the siting of solar projects demonstrates a balance between renewable energy and environmental resources, while minimizing impacts on community resources and current and future residents and businesses."*

The Applicant has designed this project to satisfy each of the policies enumerated under Objective 6.3, as detailed below.

Policy 6.3.A

Discourage the siting of solar projects in USAs and CDAs.

Compliance Status: COMPLIANT

The project site on Parcel 028-72 is located outside of any Urban Service Area (USA) or Community Development Area (CDA) as mapped on December 13, 2023. The site is situated in a rural agricultural area of the Middle River District, consistent with the County's policy of directing solar development away from areas planned for urban-density growth and community development.

Policy 6.3.B

Consider existing and planned water and sewer infrastructure.

Compliance Status: COMPLIANT

The project site is not served by and does not require public water or sewer infrastructure. There is no planned water or sewer infrastructure on the site. Solar energy systems do not generate wastewater or require potable water for operation. The project will not interfere with any existing water or sewer lines, nor will it impede any planned infrastructure extensions by the Augusta County Service Authority.

Policy 6.3.C

Discourage solar project footprints where more than 10% of the fenced project area, including any supportive infrastructure outside of the fenced area, occupies prime farmland and/or where there is an adjacent Agricultural and Forestal District.

Compliance Status: COMPLIANT

Prime Farmland Analysis

While portions of Parcel 028-72 may be classified as prime farmland soils according to USDA mapping, the Applicant respectfully submits that USDA soil classifications do not reflect the actual agricultural productivity of this specific site. The landowner, South River Farms, L.L.C., has farmed this property for over 30 years and provides the following firsthand testimony regarding the project area:

- **Lowest-Yield Field:** The approximately 21-acre project area has consistently been the lowest-yielding corn and soybean field on the farm's 170+ acre operation. Despite decades of cultivation, crop yields have remained below those of other fields on the property.
- **Scattered, Non-Uniform Soils:** The prime soils on this portion of the property are scattered and not uniformly distributed throughout the project area. This inconsistent soil distribution creates variable growing conditions that limit overall productivity and make efficient farming operations difficult.
- **Challenging Topography:** The project area features diverse and irregular topography that creates difficulties for efficient row crop farming, including uneven drainage patterns and slopes that complicate planting, cultivation, and harvest operations.
- **No Irrigation Infrastructure:** Unlike other productive fields on the farm, this area is not served by irrigation infrastructure. The landowner has not extended irrigation to this field because the anticipated return on investment does not justify the capital expenditure given the field's inherent limitations.
- **Landowner's Deliberate Selection:** The landowner specifically selected this portion of the property for solar development precisely because it is the least productive agricultural land on the farm. This decision preserves the farm's more productive, irrigated fields for continued agricultural use.

The purpose of Policy 6.3.C is to protect productive agricultural land. Siting solar on demonstrably marginal farmland—land that has underperformed for three decades despite consistent cultivation—advances this policy objective. The project allows the landowner to derive economic value from otherwise unproductive acreage while maintaining active farming operations on the remainder of the property.

Agricultural and Forestal District Analysis

The project site is not directly adjacent to any Agricultural and Forestal District. This project satisfies the policy regarding AFD adjacency.

Policy 6.3.D

Projects should protect the area's rural viewshed and make use of existing vegetation and be shielded or screened from view to minimize visual impacts on neighboring properties and developments and public rights-of-way.

Compliance Status: COMPLIANT

The project incorporates comprehensive visual screening measures in accordance with Alternative 1 of Section 25-70.4.C.10 of the Augusta County Code:

- **Buffering:** A ten-foot (10') wide buffer strip with a six-foot (6') tall opaque privacy fence will be installed along exterior property lines as shown on the site plan.
- **Use of Existing Vegetation:** The site contains existing mature vegetation along a wooded gulley area that provides natural screening. The Applicant will preserve this existing vegetation and will request alternative compliance under Section 25-70.4.C.10.F for this portion of the buffer, on the basis that the existing vegetation provides equal or greater buffer benefits than a constructed fence. This approach aligns with the Comprehensive Plan's direction to "make use of existing vegetation."
- **Exceeds Minimum Setbacks:** The project maintains a minimum 50-foot setback from all property lines, exceeding the 25-foot side and rear setback requirement. This additional distance further reduces visual impact.
- **Low Profile:** The maximum equipment height of approximately 12 feet is below the 15-foot ordinance limit and is comparable to or lower than typical agricultural structures such as barns and silos.
- **Rural Setting:** The project is surrounded by agricultural land and wooded areas, with no direct line of sight from major public roadways or scenic corridors.

These measures collectively ensure the project protects the rural viewshed and minimizes visual impacts on neighboring properties.

Policy 6.3.E

The County strongly discourages projects that are more than 200 acres within the fenced project area, including any supportive infrastructure outside of the fenced area.

Compliance Status: COMPLIANT

The occupied project area is not more than 21 acres, which is approximately 10.5% of the 200-acre threshold that triggers the County's strong discouragement. This is a modest, appropriately-scaled small solar energy system that is consistent with the County's preference for smaller installations.

Policy 6.3.F

The County strongly discourages projects that are located in SWPO districts.

Compliance Status: COMPLIANT

The project site on Parcel 028-72 is not located within a Surface Water Protection Overlay (SWPO) district. The Applicant has verified this through review of County mapping and GIS data.

Policy 6.3.G

Projects should be designed, sited, and constructed to protect and preserve the County's valuable resources, including streams, rivers, wetlands, habitats, native vegetation, forests, and historic and archaeological sites. Projects should enhance natural resource benefits by incorporating native vegetation and creating wildlife corridors. Projects are encouraged to actively create opportunities and partnerships for natural open spaces, greenways, and wildlife observation areas, especially when in close proximity to publicly accessible lands and rights-of-way.

Compliance Status: COMPLIANT

Wetlands and Water Resources

The site plan identifies potential wetland areas based on National Wetlands Inventory (NWI) mapping. The project will comply with all applicable wetland setback requirements, including the County's requirement for a 35-foot buffer from wetlands. A Preliminary Jurisdictional Determination (PJD) will be obtained to verify wetland boundaries and ensure final site design maintains required setbacks from any jurisdictional wetlands.

Streams and Rivers

The project area does not contain perennial streams. Any intermittent drainage features will be protected with appropriate setbacks and erosion and sediment control measures during construction.

Historic and Archaeological Sites

The Applicant is not aware of any historic or archaeological sites within the project area. If required by County staff, the Applicant will coordinate with the Virginia Department of Historic Resources to confirm no significant cultural resources are present.

Native Vegetation, Wildlife Corridors, and Natural Resource Enhancement

The Applicant commits to generating a natural resource enhancement statement and plan that will incorporate the following measures:

- Buffer areas will be seeded with native groundcover species appropriate to the Shenandoah Valley region.
- Existing wooded areas and the vegetated gulley will be preserved as natural habitat, maintaining connectivity for wildlife movement.
- The project's low-profile, ground-mounted design allows continued wildlife movement beneath and around the solar arrays.
- Stormwater management facilities will be designed to incorporate native vegetation where practicable.
- Tree clearing will be limited to approximately 3.57 acres, with remaining wooded areas preserved.
- The Applicant will explore opportunities for pollinator-friendly plantings within the project area, which can provide habitat benefits while supporting local agricultural operations through enhanced pollination services.

The Applicant is committed to participating in natural resource enhancement efforts consistent with this policy and will work with County staff to identify appropriate measures for this site.

Policy 6.3.H

Projects should be sited at least two (2) miles from existing or approved solar facilities and no less than 1,000 feet from a platted residential subdivision to avoid significantly altering the character of the community.

Compliance Status: COMPLIANT

Two-Mile Separation from Solar Facilities

The project site is located more than two miles from any existing or approved small or large solar energy system, in compliance with both the Comprehensive Plan policy and the ordinance requirement in Section 25-70.4.C.1.

1,000-Foot Separation from Platted Residential Subdivisions

There are no platted residential subdivisions within 1,000 feet of the project site. The surrounding area consists of agricultural parcels and rural residential properties that are not part of platted subdivisions.

The project satisfies both separation requirements of this policy.

Policy 6.3.I

Projects should not be submitted in phases and are discouraged from being applied for incrementally. Future adjoining projects will be considered independently by staff and reviewed as separate requests.

Compliance Status: COMPLIANT

The South River Farms Solar Array is a single, standalone project. It is not being submitted in phases and is not part of an incremental development strategy. The project as proposed represents the complete scope of the Applicant's planned solar development on this parcel. There are no plans for any additional solar projects on this property or adjoining parcels.

Summary

The South River Farms Solar Array has been carefully designed to comply with the letter and spirit of Objective 6.3 of the Augusta County Comprehensive Plan. The project:

- Is located outside of USAs, CDAs, and SWPO districts
- Does not conflict with existing or planned water or sewer infrastructure
- Is sited on marginal agricultural land with 30+ years of documented low productivity and scattered, non-uniform soils
- Is not adjacent to any Agricultural and Forestal District
- Incorporates comprehensive visual screening using both constructed buffers and preserved existing vegetation
- Is appropriately scaled at not more than 21 occupied acres
- Protects wetlands and natural resources and commits to native vegetation and wildlife enhancement measures
- Maintains required separation distances from both platted subdivisions (1,000 feet) and other solar facilities (2 miles)
- Is a single, non-phased project with no plans for additional development

The Applicant respectfully requests that the Board of Zoning Appeals find this project consistent with the Comprehensive Plan.

ATTACHMENT 5

FISCAL IMPACT ANALYSIS

Summary:

The South River Farms Solar Array will generate substantial new tax revenue for Augusta County while preserving the majority of the parcel for continued agricultural use and existing real estate taxation. Based on current assessed values and the applicable Machinery & Tools tax under Virginia Code §58.1-2606.1, the project will increase total annual tax revenue from this parcel by approximately 580% in Year 1, rising to approximately 1,060% by Year 11.

Metric	Annual Amount
Current total real estate tax on parcel (land use)	**$2,157**
New M&T tax — Years 1–5	$10,400
New M&T tax — Years 6–10	$15,600
New M&T tax — Years 11–40	$20,800
40-year cumulative M&T tax revenue	**$754,000**

The project occupies approximately 24 acres of a 170-acre parcel. The remaining approximately 146 acres will continue in agricultural use and continue to generate real estate tax revenue. The M&T tax is new, additional revenue — it does not replace or reduce the existing real estate tax on the parcel.

Current Tax Revenue from Parcel 028-72

Per the Augusta County property tax card (Vision Government Solutions, 2026 assessment), the parcel is currently assessed as follows:

	Full Market Value	Land Use Value
Improvements	$250,100	$250,100
Land	$1,341,500	$164,800
Total	**$1,591,600**	**$414,900**

The parcel is enrolled in Virginia's land use taxation program on 169.40 of its 170.40 acres. The County's current annual real estate tax revenue from this parcel, based on the land use total of $414,900 at the real estate rate of $0.52 per $100 assessed value, is **$2,157.48 per year**.

Projected M&T Tax Revenue

Applicable Statute

Virginia Code §58.1-2606.1 governs the taxation of solar photovoltaic projects of five megawatts or less. This project, at 3.5 MW AC, falls under this statute. The M&T tax rate shall not exceed the locality's real estate tax rate, which in Augusta County is $0.52 per $100 assessed value.

Statutory Exemption Schedule (§58.1-2606.1.A)

Period	Exemption	Taxable Portion
Years 1–5	80%	20%
Years 6–10	70%	30%
Years 11+	60%	40%

Annual M&T Tax Calculation

Period	Taxable Value	Annual M&T Tax
Years 1–5	$2,000,000 (20% of $10M)	$10,400
Years 6–10	$3,000,000 (30% of $10M)	$15,600
Years 11–40	$4,000,000 (40% of $10M)	$20,800

40-Year Cumulative Revenue

Period	Years	Annual Tax	Subtotal
Years 1–5	5	$10,400	$52,000
Years 6–10	5	$15,600	$78,000
Years 11–40	30	$20,800	$624,000
Total	**40**		**$754,000**

Net Fiscal Impact to Augusta County

The following table illustrates the incremental tax revenue the County will receive as a result of the project, compared to the status quo.

	Current (No Project)	With Project: Years 1–5	With Project: Years 6–10	With Project: Years 11–40
Real estate tax (entire parcel)	$2,157	$2,157	$2,157	$2,157
M&T tax (solar equipment)	—	$10,400	$15,600	$20,800
Total annual revenue	**$2,157**	**$12,557**	**$17,757**	**$22,957**

	Current (No Project)	With Project: Years 1–5	With Project: Years 6–10	With Project: Years 11–40
Increase over current	—	**$10,400 (+482%)**	**$15,600 (+723%)**	**$20,800 (+964%)**

Over 40 years, the project will generate $754,000 in new M&T tax revenue. During that same period, the existing real estate tax would generate approximately $86,300 (at current rates). The project therefore increases cumulative 40-year tax revenue from this parcel from approximately $86,300 to approximately $840,300 — an increase of approximately **$754,000 or 874%**.

The real estate tax on the parcel continues unchanged. The solar equipment does not displace the land — the M&T tax is an entirely new revenue stream layered on top of the existing real estate tax.

Revenue Share Comparison (Hypothetical)

Virginia Code §58.1-2636 authorizes localities to assess a revenue share on solar energy projects in lieu of M&T taxation. However, subsection B(iii) explicitly excludes projects of five megawatts or less from the revenue share. This project, at 3.5 MW AC, is not subject to the revenue share.

For informational purposes only, the following comparison illustrates what the County would receive under each regime if the revenue share were applicable:

Tax Regime	40-Year Total
M&T Tax (§58.1-2606.1) — applicable	**$754,000**
Revenue Share (§58.1-2636) — hypothetical	$339,090
County advantage under M&T	**$414,910**

The revenue share hypothetical assumes $1,400 per MW per year (§58.1-2636.A), applied to 3.5 MW AC capacity, with the statutory 10% escalator every five years, beginning at commercial operation in 2031. Under M&T taxation, the County receives approximately **2.2 times more revenue** than it would under the revenue share alternative.

Statutory References

Citation	Description
Va. Code §58.1-2606.1	Local taxation for solar photovoltaic projects ≤5 MW
Va. Code §58.1-2606.1.A	Exemption schedule: 80%/70%/60%; rate capped at RE rate
Va. Code §58.1-2636	Revenue share for solar energy projects
Va. Code §58.1-2636.A.2	10% escalator every 5 years
Va. Code §58.1-2636.B(iii)	Excludes projects ≤5 MW from revenue share

ATTACHMENT 6

TRAFFIC IMPACT STATEMENT

Project Overview

This Traffic Impact Statement is submitted in support of the Special Use Permit application for the South River Farms Solar Array, a 3.5 MW AC small solar energy system located on Tax Map Parcel 028-72. The project will occupy approximately 21 acres on land owned by South River Farms, L.L.C.

Site Access

Parameter	Description
Access Road	Fountain Cave Road (State Route 649)
Entrance Type	Commercial entrance per VDOT standards
Driveway Width	16 feet (gravel surface)
Sight Distance	Adequate sight distance available in both directions

The project will construct a new commercial entrance from Fountain Cave Road in accordance with Virginia Department of Transportation (VDOT) requirements. The entrance will be designed and permitted through VDOT's land use permit process prior to construction.

Construction Phase Traffic

Duration

The construction phase is anticipated to last approximately 5 to 7 months, with the most intensive activity concentrated in the first two months.

Phase 1: Active Construction and Deliveries (Months 1–2)

During the first two months, the site will likely receive all major material deliveries and the bulk of heavy equipment activity. Deliveries will substantially cease after Month 2, with the exception of occasional weekly supply runs.

Personnel Vehicles:

Period	Daily Personnel Vehicles
Month 1	8–10 cars per day
Month 2	Up to 20 cars per day

Heavy Truck Deliveries (over 12,000 lbs):

Heavy material deliveries will substantially occur during Months 1–2. The following table summarizes the total number of heavy truck trips for the entire construction period.

Delivery Category	Total Truck Trips
Foundation piles	4
Racking systems	6–10
Photovoltaic modules	11–16
Electrical supplies	5–7
Transformer	1
Switchboard	1
Total Heavy Truck Deliveries	**28–39**

These deliveries will be distributed across the two-month window, averaging approximately 3–4 heavy truck trips per week during the peak delivery period.

Lighter Trucks (under 16,000 lbs):

Category	Trips
DAS equipment	1–2 trips total

All construction equipment will be delivered to the site during Months 1–2 and will remain on-site until no longer needed.

Service Vehicles:

Service	Frequency
Portable sanitation (porta potty)	Biweekly
Dumpster service	Biweekly

SRE Developer Personnel: 1–2 visits per week (pickup truck or car).

Estimated Peak Daily Traffic (Month 2): Approximately 20–25 vehicle trips per day, including up to 20 personnel vehicles, 1–2 heavy deliveries, and occasional service vehicles. This represents the maximum daily traffic the project will generate at any point during construction.

Phase 2: Construction Wind-Down (Months 3–5)

After Month 2, all major deliveries will have been substantially completed. Site activity during this phase consists of ongoing installation work (electrical, racking, and module placement) with a reduced delivery profile.

Traffic Category	Frequency
Personnel vehicles	8–20 cars per day
Vendor and supply deliveries (UPS, etc.)	1–3 per week
Dumpster service	Weekly or biweekly
Sanitation service	Weekly or biweekly
SRE developer personnel	1 visit per week

Estimated Typical Daily Traffic (Months 3–5): Approximately 10–22 vehicle trips per day, consisting almost entirely of personnel vehicles with occasional light delivery or service vehicles.

Phase 3: Post-Mechanical Completion

After the mechanical completion date, on-site activity decreases substantially as the project transitions to commissioning and interconnection.

Traffic Category	Frequency
Personnel	4–8 vehicles, daily or weekly depending on remaining work

This phase is brief and generates minimal traffic.

Traffic Management During Construction

All construction vehicles will access the site via the designated commercial entrance on Fountain Cave Road. Deliveries of oversized equipment will be coordinated in advance with VDOT if required. Flaggers will be utilized if any temporary lane restrictions are necessary during entrance construction or oversized deliveries. Construction hours will be limited to daytime hours (typically 7:00 AM to 6:00 PM, Monday through Saturday). No construction traffic will utilize Weyers Cave Road or other residential streets.

Impact Assessment — Construction Phase

The temporary increase in traffic during the construction phase will have minimal impact on Fountain Cave Road and the surrounding road network. Even during the peak period (Month 2), the project will generate no more than approximately 25 vehicle trips per day. This level of traffic is comparable to typical agricultural operations and residential construction activity in the area. All heavy material deliveries will be completed within the first two months, after which construction traffic will be limited primarily to personnel vehicles. All construction impacts are temporary and will cease upon completion of construction.

Operational Phase Traffic

Overview

Once operational, solar energy facilities require minimal on-site activity. The system operates autonomously with remote monitoring capabilities, eliminating the need for daily on-site personnel.

Routine Operations and Maintenance

Activity	Frequency	Vehicle Type
Vegetation management (mowing)	Quarterly to monthly	Pickup truck with mower/trailer
Panel cleaning (if needed)	1–2 times per year	Pickup truck or service van
Inverter/electrical inspection	2–4 times per year	Pickup truck or service van

Activity	Frequency	Vehicle Type
Security/fence inspection	Monthly or as needed	Pickup truck

Estimated Annual Operational Trips

Activity	Annual Trips
Vegetation management	4–12
Panel cleaning	2–4
Electrical inspection	4–8
Security inspection	12–24
Unscheduled maintenance	2–6
Total Annual Trips	**24–54**

This equates to an average of approximately **2–5 trips per month** during the operational phase.

Impact Assessment — Operational Phase

The operational phase will generate negligible traffic impact. The estimated 2–5 vehicle trips per month is substantially less than the traffic generated by the current agricultural use of the property and is imperceptible within the normal traffic volumes on Fountain Cave Road.

Comparison to Existing Use

The property is currently used for row crop agriculture (corn and soybeans). Agricultural operations typically generate the following traffic:

Activity	Frequency	Vehicle Type
Planting	Seasonal	Tractors, trucks, equipment trailers
Spraying/fertilizing	Multiple times per season	Trucks, sprayer equipment
Harvest	Seasonal	Combines, grain trucks, tractors
General farm operations	Ongoing	Pickup trucks, farm equipment

The solar facility's operational traffic (2–5 trips per month) will be significantly less than the traffic currently generated by active farming operations on this parcel.

No Traffic Impact Analysis Required

Per Augusta County Code §25-70.9.D, a formal Traffic Impact Analysis (TIA) in conformance with Chapter 527 (24VAC30-155) is required only for large solar energy

systems. This project is a small solar energy system under §25-70.4 and is not subject to the TIA requirement.

This Traffic Impact Statement is provided voluntarily to demonstrate that the project will have minimal impact on the surrounding road network.

Conclusion

The South River Farms Solar Array will generate temporary, minimal traffic impacts during the approximately 5- to 7-month construction phase, with a peak of approximately 25 vehicle trips per day during Month 2. All major material deliveries will be completed within the first two months, after which daily traffic will consist primarily of personnel vehicles. The project will generate negligible traffic impacts during the 40-year operational phase, with an average of only 2–5 vehicle trips per month for routine maintenance activities.

The project's traffic generation is well within the capacity of Fountain Cave Road and will not adversely impact traffic operations or safety in the surrounding area. The operational traffic will be substantially less than the traffic generated by the current agricultural use of the property.

ATTACHMENT 7

Decommissioning Plan

[included on following pages]

March 16, 2026

DECOMMISSIONING PLAN

South River Farms
Augusta County
11987 Weyers Cave Rd,
Grottoes, VA 24441
Lat/Long: 38.263789, -78.849964

Prepared by: Summit Ridge Energy

Dale Johnson, PE
License Expiration: 06/30/2026

1000 Wilson Boulevard, Suite 2400
Arlington, VA 22209 | 202.558.2340
srenergy.com

Table of Contents

ATTACHMENTS

OVERVIEW

Summit Ridge Energy (SRE) has prepared this Decommissioning Plan for a proposed Solar Energy System in Augusta County, Virginia called South River Farms Solar Project. The site is located off 11987 Weyers Cave Rd.

The purpose of the Plan is to provide the general scope of work and construction cost estimate for the decommissioning and assurance process. This document outlines the decommissioning activities required to restore the Small Solar Energy System site to a meadow condition that existed prior to construction of the Solar Energy Facility after a 40-year design life.

The solar system will produce power using photovoltaics (PV) panels mounted on ground supported galvanized metal piles. The facility will generally include equipment pads, perimeter security fencing, underground electrical conduits, overhead wires and utility poles, and a gravel access driveway. The energy generated from the system will be supplied to public utility grid. The major civil infrastructure quantities have summarized below, with the full detailed list provided in Attachment 1:

- Gravel Driveway – 28,254 Square Feet
- Perimeter Fence – 3,856 Linear Feet
- (2) Equipment Pads – 670 Square Feet (each)
- Solar Modules – 8,808 Hanwha Q.peak

The decommissioning cost assessment has been split between solar facility dismantlement, disposal, and site restoration, which reflect that overall decommissioning process. The reported costs include labor, materials, equipment, contractor's overhead, contingency, and profit; the labor costs have been estimated using regional labor rates.

DISMANTLEMENT AND DEMOLITION

The dismantling and demolition of the Facility shall include the removal of all solar electric systems, buildings, cabling, electrical components, roads, foundations, piles, poles, fences, and any other associated facilities.

A significant amount of the components of the photovoltaic system at the Facility will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed. It is anticipated that materials may be salvaged and some of the costs recovered.

Following coordination with the local power company regarding timing and required procedures for disconnecting the Facility from the electrical grid, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Modules, inverters, transformers, meters, fans, lighting fixtures, and other electrical structures will be removed. The photovoltaic mounting system framework will be dismantled and recycled. The galvanized support piles will be completely removed and recycled.

The term "hazardous" will be defined by the laws and regulations in effect at the time of decommissioning. However, in the event of a total fracture, the interior materials are silicon-based and may not be considered hazardous materials. Disposal of these materials at a landfill will be governed by State and Public Local Laws of Augusta County, VA and including the Virginia Waste Management Act governing waste disposal, and as may be amended from time to time.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal, but no later than within 90 days after the end of energy production. Any facility unutilized for a continues period of 12 months will be considered abandoned. The Owner shall decommission the project within 12 months of abandonment. The owner or operator shall notify Augusta County's Director of Community Development by certified mail of the proposed date of discontinued operations and plans for removal. This will include the site fence, gates, access driveways, equipment foundations, and underground cables, which will likely be reclaimed or recycled. Landscape or grading may remain if a written request is submitted by the landowner and a waiver is granted by the Board of Supervisors.

Consultation with the landowner will determine if the access driveway should be left in place for their continued use. If the driveway is preferred to remain, the landowner will submit a request to the Board of Supervisors that such driveway remain. If the access driveway is deemed unnecessary, the contractor will remove the access driveway and restore this area with native soils and seeding. The gravel surface and base course will be removed completely. Any "clean" concrete will be crushed and disposed of off-site or recycled (reused either on- or off-site). Sanitary facilities will be provided on-site for the workers conducting the decommissioning of the Facility. Abandoned underground conduits/raceways will be capped at each end. Above ground lines and all poles will be removed, along with associated equipment (isolation switches, fuses, metering) and holes will be filled with clean topsoil.

Erosion and sediment control measures are required during the decommissioning process. These measures include a stabilized construction entrance, silt fence, concrete washout stations, and ground stabilization practices. The owner/operator will restore the project location to a vegetated meadow condition.

As with the project's construction, noise levels during the decommission work will increase. Proper steps will be followed to minimize the disturbance, such as using proper equipment for removing the support piles. Work hours are assumed to be 8 hours a day, during daylight. Also, road traffic in the area may increase temporarily due to crews and equipment movements.
Further details of the on-site stabilization are included in subsequent sections.

DISPOSAL OR RECYCLING OF MATERIAL

During the decommissioning phase, a variety of excess materials can be salvaged. Most of the materials used in a solar facility are reusable. Any remaining materials will be removed and disposed of off-site at an appropriate facility. The project general contractor will maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be recycled, reused and/or disposed of properly.

The project developer will be responsible for arranging the collection or recycling of fence, racking piles, PV panels, panel tracker equipment, AC and DC wiring, inverters, and miscellaneous equipment for salvage value.

Gravel may be reused as general fill on site with the property owner's permission. Remaining gravel, geotextile fabric, concrete, and debris need to be separated and transported off-site by truck to the appropriate facilities for recycling and disposal in accordance with federal, state, and local solid waste management regulations.

Acceptable waste facilities could include a local recycling and disposal facility. Local landfills can accept non-recyclable waste; this estimate assumes a cost for the transport and a local disposal fee. For the recyclable metal components, such as steel piles and racking, there are a selection of local metal recyclers/scrap yards, which are available to purchase the components upon decommissioning. We have assumed the transportation and delivery fee to a local metal recycler, for the purposes of this estimate and have excluded any salvage value.

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.

SITE STABLIZATION AND RESTORATION

The areas of the Facility that are disturbed (during decommissioning) will require minor grading activities to restore the site to a pre-development condition. Grading is required to establish a uniform and consistent slope; the ground will be stabilized via hydro seeding with the surface treatment approved by the building inspector/planning board, including application of a selected grass seed mix to surfaces disturbed during the decommissioning process. The stormwater facilities may potentially be required to be removed, but should be coordinated with the county and the DEQ at the time of decommissioning. Compacted soils shall be decompacted as agreed to by the landowner. Additionally, minor volumes of soil material will be required to restore the access driveways and concrete equipment pad area. All site stabilization activities will be completed in accordance with the approved Sediment and Erosion Control Plan issued by Augusta County. At the time of approval of this plan, it is unknown whether a permit will be required for the proposed activities described above.

CURRENT PERMITTING REQUIREMENTS

We anticipate the following permits may be required prior to commencement of the decommissioning work: National Pollution Discharge Elimination Systems (NPDES) and a local Building Permit. Other permits that may be required include site development permit and/or road use agreement. However, because the decommissioning is expected to occur later in the future, the permitting requirements will be reviewed and might be subject to revisions based on local, state, and federal regulations at the time.

SCHEDULE

The decommissioning process is estimated to take approximately sixteen to eighteen (16-18) weeks, but no longer than six (6) months, and is intended to occur outside of the winter season. The decommission must be complete within twelve (12) months after the end of the useful life of the facility.

SOLAR DECOMMISSIONING ESTIMATE

The decommissioning estimate is based on regional labor costs and disregards salvage value at the end of a 40-year lifespan. Using publicly available construction cost data from the 2026 RS Means Site Work book, the daily cost for different construction crew types that will be needed to perform the decommissioning work were identified. The duration of each type of activity was assumed e.g. removing modules, piles etc., and the cost for each deconstruction activity was quantified. Using the duration of each subtask, and the cost for a daily crew rate, a total decommissioning cost was calculated.

The total decommissioning cost estimate is **$500,976**; the detailed cost estimate is included below. The Owner will offer either a letter of credit or a bond in a form agreed to by Augusta County for the amount listed.

To keep the decommissioning cost estimate accurate over the lifetime of the project, the Owner will re-submit this estimate with updated costs at an interval agreed to by Augusta County.

ATTACHMENT 1: DECOMMISSIONING ESTIMATE

DECOMMISSIONING COST ANALYSIS
AUGUSTA - SOUTH RIVER FARMS 1
03/16/26

SUMMIT RIDGE ENERGY

Standard Equipment and Work Crews Daily Rates			
Crew	Labor Hours, Daily total	Daily Cost (includes Sub O&P)	Comment
A-3C: Skid Steer78 HP, 1 Equip Operator	8	$ 1,231.59	General Site Work/loading
A-3D: 1 Flatbed Trailer 25 ton, 1 pickup truck, 1 Truck Driver	8	$ 1,150.13	Module Loading
B-10B: 1 Dozer 200 HP, 1 Equipment operator, 0.5 laborer,	12	$ 2,794.50	Remove Driveway, Site restoration
B-12D: 1 Hydraulic Excavator 3.5 CY, 1 Equip operator, 1 Laboror,	16	$ 3,817.19	Remove Piles, excavation etc
B-17: 1 Backhoe 48 HP, 1 Dump Truck 8 CY, 2 laborers, 1 Operator, 1 Driver	32	$ 3,596.14	Material Loading
A-3I: 1 Hydraulic Crane 40 ton, 1 Equip operator	8	$ 3,357.21	Material Loading
A-3P: Forklift, 31' reach, 1 operator	8	$ 1,515.64	Equipment and Operator
B-2: 1 Labor Foreman, 4 laborers	40	$ 3,003.60	General Labor
R-1: 1 foreman, 3 electricians, 2 apprentice	48	$ 5,084.40	Skilled Labor
Equip. Rent-Boom, 60', w/ Operator-1 day (sect. 0154-40-0075)	8	$ 570.09	Rental for Overhead line removal

Material and Equipment Removal Unit Rates				
	Hours			Hours
Module Removal Rate, module/hour	144		Pile Removal Rate, piles/day	50
Module Wire Removal Rate, hr	0.5		Time to remove overhead lines, LF/hr	50
Time to remove AC/DC lines, LF/hr	100		Time to remove a utility pole/hr	1
Rack Removal Rate (Rack,wire,motor), Strings/hour	6		Inverter Removal Rate, hr/inverter	0.5
Grading Rate, CY/hour	100		Transformer/switchgear Removal Rate, hr/unit	2
Fence Removal Rate, LF/Hr	300		Racking Loading Rate, min/LF	0.1
Silt Fence Install/Removal rates, LF/HR	100		Ground Seeding Rates, Ac/hr	1

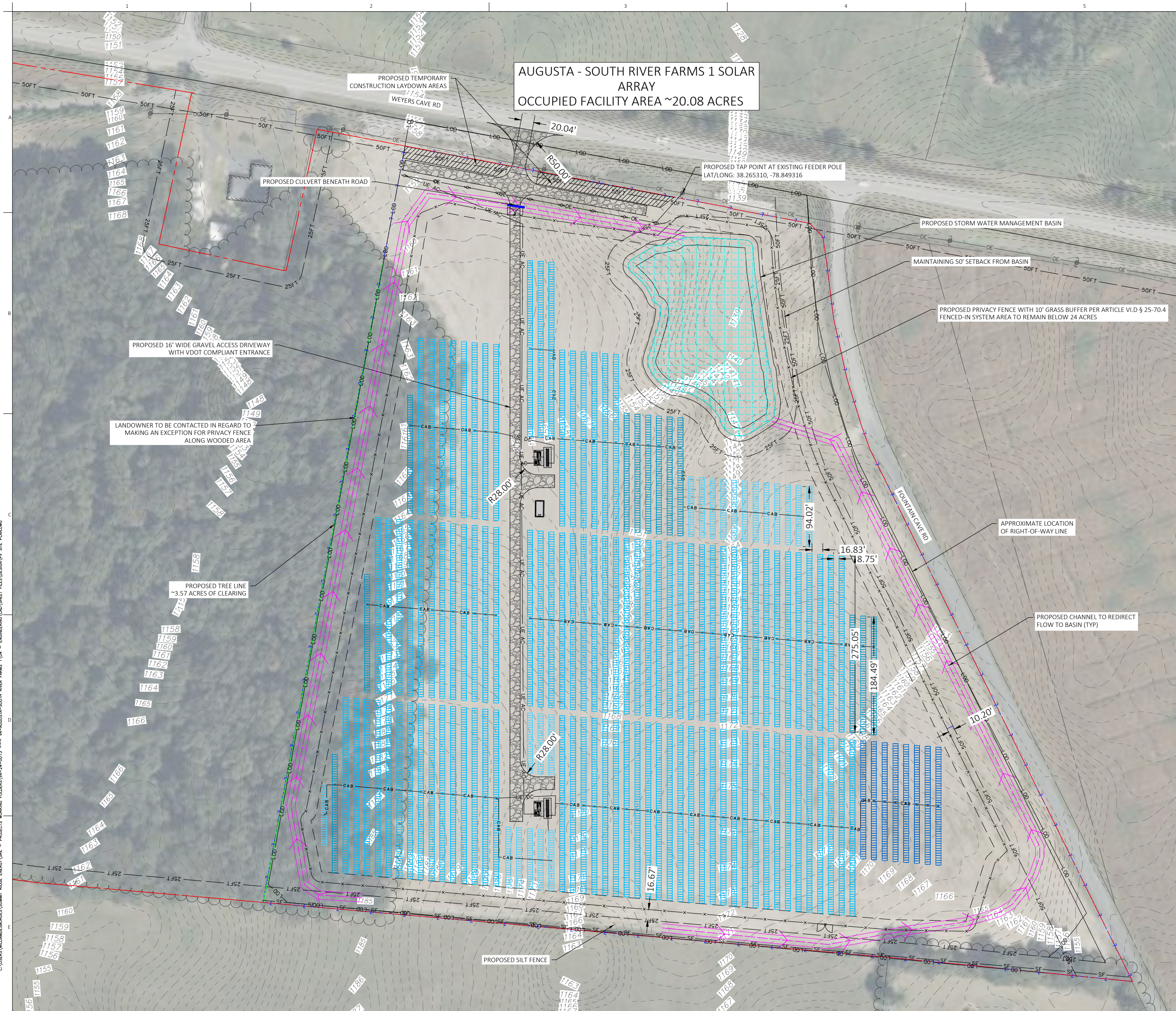
DISASSEMBLY & DISPOSAL	QTY		Time to Complete Task, Days	Completed by Crew ID#	Labor Hours/ Total	Cost, $
Remove Modules	8,808	Modules	8	B-2, A-3D, A-3P	448	$ 45,354.96
Remove Inverters	28	EA	2	B-2, R-1	176	$ 16,176.00
Remove Transformer, Switchgear, and misc. electrical equipment(s) loading	2	EA	1	A-31	8	$ 3,357.21
Remove Foundation Piles	1,611	EA	5	B-12D, A-3C, A-3D	160	$ 30,994.55
Remove Racking (torque tubes, motor, & supports) Strings	367	Strings	8	A-3D, A-3C, B-12D	256	$ 49,591.28
Remove DC Wiring	3,047	LF	4	R-1, B-12D	256	$ 35,606.36
Remove AC Wiring	1,644	LF	3	R-1, B-12D	192	$ 26,704.77
Remove Fence	3,856	LF	2	B-17	64	$ 7,192.28
Remove Gravel Access Drive	1,046	CY	2	A-3C, B-10B, B-12D	72	$ 15,686.56
Removal Utility Poles	9	EA	2	Rent-Boom Lift	16	$ 1,140.18
Remove Equipment Pad	2	LS	1	B-12D, B-2	56	$ 6,820.79
SITE RESTORATION						
Re-Seeding and mulching and site cleanup/restoration	26	AC	4	A-3C, B-2	192	$ 16,941
Temporary Erosion and Sediment Control / silt fence	1,315	LF	5	B-12D	80	$ 19,086
Construction Entrance	1	EA	1	B-12D	16	$ 3,817
OTHER COSTS			Unit Cost			
Restore Site to Pre-Development Topography	8,788	CY	$ 15.00			$ 131,820.00
Transportation to transfer station (Assumes 10 truckloads reqd)	38	MILE	$ 3.05			$ 1,159.00
Disposal (C&D) (Assumes W6 x 8 x 17 ft Piles)	110	Tons	$ 100.00			$ 10,954.80
Disposal (module weight 75 pounds)	330	Tons	$ 100.00			$ 33,030.00

Notes

1. The crew rates provided are based on regional labor and crew rates per the RS Means: Site Work & Landscape Cost data book version 2026.

Labor Hours Total		1,992
Subtotal	$	455,433
Mobilization Cost, $ (10%)	$	45,543
TOTAL	**$**	**500,976**

ATTACHMENT 2: SITE PLAN



NOTES:

1. THE PROPOSED SITE PLAN IS CONCEPTUAL. FINAL EQUIPMENT SELECTION MAY CHANGE DEPENDING ON AVAILABILITY.
2. PARCEL BOUNDARY LINE IS BASED ON GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE AND IS BEING SHOWN FOR REFERENCE PURPOSES ONLY.
3. WETLAND DELINEATION HAVE BEEN REFERENCED FROM THE NATIONAL WETLANDS INVENTORY AND IS BEING SHOWN FOR REFERENCE PURPOSES.
4. TAP LOCATION IS APPROXIMATE AND WILL BE DETERMINED FOLLOWING A SITE SURVEY BY THE ELECTRICAL UTILITY. PROJECT POLE SERIES TO BE DESIGNED IN ACCORDANCE WITH ELECTRICAL UTILITY STANDARDS.
5. LOCATIONS OF WIRING WITHIN THE SOLAR ARRAY FOR REFERENCE PURPOSES ONLY. ACTUAL ROUTINGS TO BE DETERMINED IN 30% DESIGN STAGE.
6. POLE LINEUP: P0 - TAP POINT, P1 - TURNING POLE, P2 - UTILITY DISCONNECT, P3 - UTILITY SECONDARY XFMR, P4 - UTILITY RECLOSER, P5 - UTILITY METER, P6 - UTILITY GOAB, P7 - CUSTOMER GOAB, P8 - CUSTOMER RECLOSER, P9 - CUSTOMER RISER W/ UNFUSED CUTOUTS.
7. THE BUILDING AND STRUCTURES ASSOCIATED WITH THE PROPOSED SOLAR PROJECT ADHERE TO APPLICABLE THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) (13VAC5-63).

SETBACKS

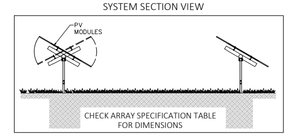
MINIMUM YARD SETBACK	REQUIRED	PROPOSED
FRONT:	50'	MIN 50'
REAR:	50'	MIN 50'
SIDE:	50'	MIN 50'
FROM RESIDENCE:	150'	MIN 150'
MAXIMUM BUILDING HEIGHT	25'	~12'

*SETBACKS ARE BASED ON LOCAL ORDINANCE AND/OR ZONING CODE

ARRAY SPECIFICATIONS

DC SYSTEM SIZE (kW)	5196.72 kW
AC SYSTEM SIZE (kW)	3500 kW
DC/AC RATIO	1.48
MODULE MODEL	Q.PEAK DUO XL-G11S.3/BFG
MODULE POWER	590 W
MODULE COUNT	8,808
RACKING MANUFACTURER	FLEXRACK FLEXTRACK S-SERIES
RACKING QUANTITY	(102) 1x72; (20) 1x48; (21) 1x24; SAT
STRING LENGTH	24
STRING QUANTITY	367
INVERTER TYPE	KACO BLUEPLANET 125-TL3-INT-XL
INVERTER QUANTITY	(28) 125 kW
AZIMUTH	180°
TILT ANGLE / PHI LIMITS	±50°
NOMINAL PITCH (FEET)	16.83
INTER-ROW SPACING (FEET)	8.75
GROUND COVERAGE RATIO	0.480
TORQUE TUBE HEIGHT (FEET)	5.1 MIN; 5.6 DESIGN
TRACKER LEADING EDGE (FEET)	2 MIN; 2.5 DESIGN

SYSTEM SECTION VIEW



LEGEND

- PROPERTY LINE
- LEASE LINE
- FENCE LINE
- SOLAR MODULES
- EQUIPMENT PAD
- 1 FT CONTOURS
- FENCE GATE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND AC ELECTRIC LINE
- UNDERGROUND DC ELECTRIC LINE
- UTILITY POLE
- STORAGE SHED

70 0 70 140 210
FEET
Scale: 1"=70'

REV	BY	DESCRIPTION	DATE
0	TJH	PRELIMINARY SITE LAYOUT	05/16/2025
1	WKD	REVISED SITE LAYOUT	03/20/2026

DRAWING ISSUE

- ☑ PRELIMINARY
- ☐ PERMITTING
- ☐ BID
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER ____

SUMMIT RIDGE ENERGY
1000 WILSON BLVD, SUITE 2400
ARLINGTON, VA 22209
WWW.SRENERGY.COM

PE SEAL/CONSULTANT:
NOT FOR CONSTRUCTION

PROJECT:
SOLAR PROJECT
VA - AUGUSTA - SOUTH RIVER FARMS
11987 WEYERS CAVE RD,
GROTTOES, VA 24441
LAT/LONG: 38.263789, -78.849964
UTILITY: DOMINION
LOCAL AHJ: AUGUSTA COUNTY
STATE: VIRGINIA

DRAWING TITLE:
CONCEPTUAL SITE PLAN

DWG NO.
C 01

ATTACHMENT 3: CODE OF ORDINANCE

CHAPTER 25. ZONING.

DIVISION A. IN GENERAL.

ARTICLE VI.D. Solar Energy Systems

CHAPTER 25. ZONING.

DIVISION A. IN GENERAL.

ARTICLE VI.D. Solar Energy Systems

§ 25-70. Purpose

The purpose of this ordinance is to provide for the siting, development and decommissioning of solar energy systems, as a principal land use in Augusta County, subject to reasonable conditions that promote and protect the public health, safety and welfare of the community while promoting development of renewable energy resources.

§ 25-70.1 Definitions

Applicant means the owner or operator who submits an application to the locality for a permit to install a solar energy system under this ordinance.

Disturbance Zone means the area within the site directly impacted by construction and operation of the solar energy project.

Fenced in Area means area of project required to be enclosed by the National Electric Code (NEC). Fenced in Area shall also include any area occupied by stormwater management facility, or facilities, whether or not said facility/facilities are located within an area required to be enclosed by the NEC.

Integrated PV means photovoltaics incorporated into building materials, such as shingles.

Landowner means the person who owns all or a portion of the real property on which a solar energy project is constructed.

Large solar energy system. An energy conversion system, operating as a principal land use, consisting of photovoltaic panels, support structures, and associated control, conversion, transmission hardware, and stormwater management facility occupying greater than 25 acres within the fenced in area. Also known as solar energy arrays or solar energy farms.

Non-participating landowner means a person who owns real property that may be affected by a solar energy project and is not under lease or other property agreement with the owner or operator of the solar energy system.

Operator means the person responsible for the overall operation and management of a solar energy system.

Owner means the person who owns all or a portion of a solar energy system.

Photovoltaic or PV means materials and devices that absorb sunlight and convert it directly into electricity by semiconductors.

Rated capacity means the maximum capacity of a solar energy project based on the sum total of each photovoltaic system's nameplate capacity.

Site means the area containing a solar energy system.

Small solar energy system. An energy conversion system, operating as a principal land use, consisting of photovoltaic panels, support structures, and associated control, conversion, transmission hardware, and stormwater management facility occupying less than or equal to 25 acres within the fenced in area. Also known as solar energy arrays or solar energy farms.

§ 25-70.2 Applicability

This ordinance applies to all ground-mounted solar energy systems, operating as principal land uses, proposed to be constructed after the effective date of this ordinance. Solar energy systems constructed prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance.

§25-70.3 Use of consultant

The County reserves the right to employ the services of consultants to review all applications and to enforce county and state requirements if the solar energy system is approved. All applicable costs will be the responsibility of the applicant. Consultants may include, but shall not be limited to, the following: economic and fiscal impact assessments, groundwater monitoring assessments, erosion and sediment control and stormwater management. The recommendations of the consultants will be considered by the Board of Supervisors in making their decision as to whether or not to issue a Special Use Permit for a solar energy system.

§ 25-70.4 Uses permitted by Special Use Permit by the Board of Zoning Appeals

The uses listed in this section shall be permitted within the General Agriculture, General Business, and General Industrial zoning districts only upon the issuance of a Special Use Permit by the Board of Zoning Appeals pursuant to the provisions of ARTICLE LVIII of this chapter.

A. General standards applicable to all Special Use Permits. No Special Use Permit shall be issued without consideration that, in addition to conformity with any standards set forth in this chapter for Special Use Permit uses, the following general standards will be met either by the proposal made in the application or by the proposal as modified or amended and made part of the Special Use Permit:

    1. Conformity with Comprehensive Plan and policies. The proposal as submitted or as modified shall conform to the Comprehensive Plan of the county or to specific elements of such plan, and to official policies adopted in relation thereto, including the purposes of this chapter.

2. Impact on neighborhood. The proposal as submitted or as modified shall not have undue adverse impact on the surrounding neighborhood.

B. **SMALL SOLAR ENERGY SYSTEMS** shall be permitted in General Agriculture (GA), General Business (GB), and General Industrial (GI) zoning districts and prohibited within mapped Planning Policy Areas, as they exist on December 13, 2023, designated as Urban Service Areas and Community Development Areas in the Comprehensive Plan subject to compliance with this article.

C. **Standards applicable to small solar energy systems**

1. A solar facility shall not be sited within two miles of an approved or existing small or large energy system.

2. Setbacks. All equipment and accessory structures associated with the small solar energy system shall be setback twenty-five (25') feet from side and rear property lines and fifty (50') feet from the right of way of any public or private street, unless the Board of Zoning Appeals determines that a greater setback would more adequately protect adjoining land uses.

3. Ground-mounted systems shall not exceed fifteen (15) feet in height when oriented at maximum tilt.

4. Site control. The applicant shall submit documentation of the legal right to install and use the proposed system at the time of application.

5. Solar energy systems shall meet or exceed all applicable federal and state standards and regulations.

6. Signs. No signs or advertising of any type may be placed on the small solar energy system unless required by any state or federal agency.

7. The applicant shall submit documentation that the design of any buildings and structures associated with or part of the solar energy system complies with applicable sections of the Virginia Uniform Statewide Building Code (USBC) (13VAC5-63). This requirement includes all electrical components of the solar energy system.

8. Any glare generated by the system must be mitigated or directed away from an adjoining property or from any road when it creates a nuisance or safety hazard.

9. The parcel shall have frontage on a state-maintained road or the expected traffic on a legal right of way can be accommodated by the intersection with the state-maintained road per approval by the Virginia Department of Transportation.

10. Buffering.

A buffer yard shall be provided and maintained adjacent to any property line, except those property lines interior to the solar energy system, and landscaped in one (1) of two (2) ways. If a property ceases being used for the solar energy system, buffering will be required along all property lines adjacent to the property which has been removed.

Alternative 1: A ten foot (10') wide strip of land with a six foot (6') opaque privacy fence, wall, berm or combination thereof. Opaque privacy fences shall be construction of good quality materials such as vinyl, pressure treated lumber, brick, stone, or similar materials approved by the Zoning Administrator. For the purposes of this chapter tarps, car covers tents, fabric, chain link fences with slats, or similar materials shall not be deemed to satisfy the requirements of opaque fencing.

Alternative 2: A twenty foot (20') wide strip of land with 2 evergreen trees, 2 canopy trees, 2 understory trees and 24 shrubs planted per fifty linear feet (50') of buffer. The trees shall be a minimum of six feet (6') at the time of planting and the shrubs shall be a minimum of eighteen inches (18'') at the time of planting.

A. The applicant is free to choose from Alternatives 1 or 2. Buffers planted below overhead utility lines shall apply any of the allowed buffer alternatives, except that understory trees shall replace any canopy trees at a rate of two (2) understory trees per required canopy tree.

B. Plant and structure location within buffer. The placement of required plants and structures shall be the decision of the applicant; however, they shall be located so as to achieve the maximum level of protection. Plant material shall meet the buffer requirements every fifty feet (50'). Buffer areas not retained in native habitat shall be seeded or sodded with lawn and maintained at a height of no more than 15 inches, established with ground cover, or mulched with organic mulch. Inorganic ground cover shall not exceed fifty percent (50%) of the total required area of the buffer.

C. Where a fence or wall is used as part of a buffer, the decorative side of the fence or wall shall be faced to the adjacent property.

D. Permitted structures in buffer area.

a. Where walls are placed within any required buffer area:
    i. No walls of exposed concrete block are permitted, whether painted or not.
    ii. The applicant shall be required to demonstrate provisions for access and maintenance of landscaping and the wall structure at the time of site plan approval.
    iii. Breaks in the wall may be provided for pedestrian and vehicular connections to adjacent developments.

b. Where berms are placed within any required buffer area:
    i. A berm or combination of materials such as a berm and a fence shall be a minimum six feet (6') in height.
    ii. Berms shall have slopes of not less than three feet (3') horizontal for each one foot (1') vertical.
    iii. Slopes in excess of three feet (3') horizontal for each one-foot (1') vertical may be permitted if sufficient erosion control methods are taken and deemed by the Zoning Administrator to be maintainable.

c. Where opaque privacy fences are placed within any required buffer area:
    i. No reduction in buffer width shall be provided based on the provision of a chain-link fence.
    ii. Fences shall be a minimum of six feet (6') in height unless paired with a berm and in such case the combination of berm and fence shall be a minimum of six feet (6') in height.
    iii. Breaks in the fence may be provided for pedestrian and vehicular connections to adjacent developments.
    iv. Fences shall be maintained in a structurally safe and attractive condition and with finished faces located towards the adjacent property.

E. Permitted use of buffer area. A buffer area shall not be used for anything except:

a. Passive recreation and picnic facilities, including pedestrian and bike trails.

b. Other appurtenances which require high visibility and easy access, such as fire hydrants and utilities, public and emergency telephones, mail boxes, and bus shelters, or benches, are also permitted in a buffer. No screening of such appurtenances shall be required or permitted.

c. Access ways when necessary to provide access to adjacent properties.

d. A required buffer is encouraged to retain areas of native habitat and may incorporate water resources including stormwater management facilities. However, the minimum width of the buffer shall be preserved as a planting area and there shall be no reduction in buffer width based on the stormwater management facilities.

F. Alternative compliance. The buffer requirements may be modified by the Board of Zoning Appeals upon a finding that a modification would be consistent with the purpose of this ordinance, this section, and the adopted plans and policies of the county; that such modification would not adversely affect the land use compatibility or public interest; and that the subject parcel or modified buffer complies with one (1) or more of the following criteria:

a. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.

b. The buffer is between uses that are to be developed under a common development plan or series of development plans.

c. The buffer is parallel and adjacent to an existing railroad right-of-way;

d. The topography of the parcel is such that buffering would not be effective;

e. The property is adjacent to an established industrial use;

f. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

Financial hardship due to meeting the requirements of this section shall not be sufficient justification for alternative compliance.

(Ord. 6/23/21; 12/13/23)

§ 25-70.5 Applications and Procedures for Small Energy Systems

1. Site plan

The site plan shall conform to the preparation and submittal requirements of article LXVII, "Site Plan Review," including supplemental plans and submissions, and shall include the following information:

a. Property lines and setback lines.

b. Existing and proposed buildings and structures, including location(s) of the proposed solar equipment.
c. Existing and proposed access roads, drives, turnout locations, and parking.

d. Location of substations, electrical cabling from the solar systems to the substations, accessory equipment, buildings, and structures, including those within any applicable setbacks.

e. Additional information may be required, as determined by the Zoning Administrator, such as a scaled elevation view and other supporting drawings, photographs of the proposed site, photo or other realistic simulations or modeling of the proposed solar energy project from potentially sensitive locations as deemed necessary by the Zoning Administrator to assess the visual impact of the project, landscaping and screening plan, coverage map, and additional information that may be necessary for a technical review of the proposal.

f. Documentation shall include proof of control over the land or possession of the right to use the land in the manner requested. The applicant may redact sensitive financial or confidential information.

g. The application shall include a decommissioning plan and other documents required by Section 25-70.8 of this ordinance.

h. The application shall include bonding as required by Section 25-70.11 of this ordinance.

§ 25-70.6 Uses permitted by Special Use Permit by the Board of Supervisors

The uses listed in this section shall be permitted within the General Agriculture and General Business zoning districts, **and prohibited** in the General Industrial zoning districts and mapped Planning Policy Areas, as they exist on December 13, 2023, designated as Urban Service Areas and Community Development Areas in the Comprehensive Plan, only upon the issuance of a Special Use Permit by the Board of Supervisors pursuant to the provisions of ARTICLE LVIII of this chapter.

A. General standards applicable to all Special Use Permits.

No Special Use Permit shall be issued without consideration that, in addition to conformity with any standards set forth in this chapter for Special Use Permit uses, the following general standards will be met either by the proposal made in the application or by the proposal as modified or amended and made part of the Special Use Permit:

1. Conformity with Comprehensive Plan and policies. The proposal as submitted or as modified shall conform to the Comprehensive Plan of the county or to specific elements of such plan, and to official policies adopted in relation thereto, including the purposes of this chapter.

2. Impact on neighborhood. The proposal as submitted or as modified shall not have undue adverse impact on the surrounding neighborhood.

B. **LARGE SOLAR ENERGY SYSTEMS** shall be permitted by a Special Use Permit provided that:

1. The primary use of the system is electrical generation to be sold to the wholesale electricity markets and not used primarily for the onsite consumption of energy by a dwelling or commercial building.

(Ord. 12/13/23)

§ 25-70.7 Applications and Procedures

In addition to the requirements of article LXVII, “Site Plan Review”, and article LVIII, “Special Use Permits Procedures”, applications for a large solar energy system shall include the following information:

A. Community Meeting

Prior to submittal of an application, the applicant shall hold a meeting to inform the community about the planned solar energy system installation. Said meeting shall be open to the public. Notice of the date, time, and location of the meeting, as well as a contact name

and phone number of the project representative and a summary of the request, shall be delivered by first class mail to all property owners as noted in the Augusta County tax records within one (1) mile of the perimeter of the project. Such notice shall be mailed so as to be delivered at leave five (5) and no more than twenty-one (21) working days prior to the community meeting. Upon conclusion of the community meeting, a mailing list of property owners notified, a sign-in sheet from the meeting, an agenda from the meeting, and a written summary of the meeting shall be included with the application.

B. Project description

A narrative identifying the applicant and describing the proposed solar energy system, including an overview of the project and its location; approximate rated capacity of the solar energy system; the approximate number, representative types and expected footprint of solar equipment to be constructed; and a description of ancillary facilities, if applicable.

C. Submission of a Cost Benefit Analysis

The applicant shall submit an economic and fiscal impact assessment that addresses both the initial construction of the project and continued operations of the project. The submitted analysis shall provide a detailed assessment of land use taxation as it relates to the acreage of the parcel(s) under panel and the acreage of the parcel(s) to remain in agriculture use. The analysis shall also include a detailed assessment of how the project may impact the County's Composite Index.

D. Site plan

The site plan shall conform to the preparation and submittal requirements of article LXVII, "Site Plan Review," including supplemental plans and submissions, and shall include the following information:

1. Property lines and setback lines.

2. Existing and proposed buildings and structures, including location(s) of the proposed solar equipment.

3. Existing and proposed access roads, drives, turnout locations, and parking.

4. Location of substations, electrical cabling from the solar systems to the substations, accessory equipment, buildings, and structures, including those within any applicable setbacks.

5. Additional information may be required, as determined by the Zoning Administrator, such as a scaled elevation view and other supporting drawings, photographs of the proposed site, photo or other realistic simulations or modeling of the proposed solar energy project from potentially sensitive locations as deemed necessary by the

Zoning Administrator to assess the visual impact of the project, landscaping and screening plan, coverage map, and additional information that may be necessary for a technical review of the proposal.

6. Documentation shall include proof of control over the land or possession of the right to use the land in the manner requested. The applicant may redact sensitive financial or confidential information.

7. The application shall include a decommissioning plan and other documents required by Section 25-70.8 of this ordinance.

8. The applicant shall provide proof of adequate liability insurance for a large solar energy system at the time of application.

§ 25-70.8 Location, Appearance and Operation of a Project Site

1. A solar facility shall not be sited within two miles of an approved or existing small or large solar facility.

2. Visual impacts

The applicant shall demonstrate through project siting and proposed mitigation, if necessary, that the solar project minimizes impacts on the visual character of a scenic landscape, vista, or scenic corridor.

3. Ground-mounted systems shall not exceed fifteen (15) feet in height when oriented at maximum tilt.

4. Signage.

Warning signage shall be placed on solar equipment to the extent appropriate. Solar equipment shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar energy project. All signs, flags, streamers or similar items, both temporary and permanent, are prohibited on solar equipment except as follows: (a) manufacturer's or installer's identification; (b) appropriate warning signs and placards; (c) signs that may be required by a state or federal agency; and (d) signs that provide a 24-hour emergency contact phone number.

5. Noise.

Audible sound from a solar energy system shall not exceed 60 dBA (A-weighted decibels), as measured at any adjacent non-participating landowner's property line.

The level, however, may be exceeded during short-term exceptional circumstances, such as severe weather.

6. Setbacks.

All equipment, accessory structures and operations associated with a large solar energy system shall be setback at least two-hundred feet (200') from all other property lines and one thousand feet (1,000') from any residentially zoned properties; **unless the Board of Supervisors is satisfied that different setbacks, either less or greater, are adequate or necessary to protect neighboring properties.** The siting of large solar energy systems is conditional and through this ordinance is viewed on a case by case basis. Setbacks will be decided through the conditions of the Special Use Permit.

Considerations for different setbacks than outlined above may include, but shall not be limited to:

A. Enhanced screening/buffering than the ordinance standard
B. Existing vegetation that effectively screens the project
C. Existing topography

1. Setbacks shall be kept free of all structures and parking lots.
2. Setbacks shall not be required along property lines adjacent to other parcels which are part of the solar energy system; however, should properties be removed from the system, setbacks must be installed along all property lines of those properties remaining within the project and which are adjacent to a parcel which has been removed.

1. Ocular impact study.

An ocular impact study shall be performed for airports within five miles of the project site, for public roads within sight of the system, and from scenic highways and overlooks. The analysis shall be performed using FAA Solar Glare Hazard Analysis Tool (SGHAT) to demonstrate compliance with FAA standards for measuring ocular impact.

2. Buffering.

A buffer yard shall be provided and maintained adjacent to any property line, except those property lines interior to the solar energy system, and landscaped in one (1) of two (2) ways. If a property ceases being used for the solar energy system, buffering will be required

along all property lines adjacent to the property which has been removed.

Alternative 1: A ten foot (10') wide strip of land with a six foot (6') tall opaque privacy fence, wall, berm or combination thereof. Opaque privacy fences shall be construction of good quality materials such as vinyl, pressure treated lumber, brick, stone, or similar materials approved by the Zoning Administrator. For the purposes of this chapter tarps, car covers tents, fabric, chain link fences with slats, or similar materials shall not be deemed to satisfy the requirements of opaque fencing.

Alternative 2: A twenty foot (20') wide strip of land with 2 evergreen trees, 2 canopy trees, 2 understory trees and 24 shrubs planted per fifty linear feet (50') of buffer. The trees shall be a minimum of six feet (6') at the time of planting and the shrubs shall be a minimum of eighteen inches (18'') at the time of planting.

A. The applicant is free to choose from Alternatives 1 or 2. Buffers planted below overhead utility lines shall apply any of the allowed buffer alternatives, except that understory trees shall replace any canopy trees at a rate of two (2) understory trees per required canopy tree.

B. Plant and structure location within buffer. The placement of required plants and structures shall be the decision of the applicant; however, they shall be located so as to achieve the maximum level of protection. Plant material shall meet the buffer requirements every fifty feet (50'). Buffer areas not retained in native habitat shall be seeded or sodded with lawn and maintained at a height of no more than 15 inches, established with ground cover, or mulched with organic mulch. Inorganic ground cover shall not exceed fifty percent (50%) of the total required area of the buffer.

C. Where a fence or wall is used as part of a buffer, the decorative side of the fence or wall shall be faced to the adjacent property.

D. <u>Permitted structures in buffer area</u>.

    a. Where walls are placed within any required buffer area:
        i. No walls of exposed concrete block are permitted, whether painted or not.
        ii. The applicant shall be required to demonstrate provisions for access and maintenance of landscaping and the wall structure at the time of site plan approval.
        iii. Breaks in the wall may be provided for pedestrian and vehicular connections to adjacent developments.

b. Where berms are placed within any required buffer area:
    i. A berm or combination of materials such as a berm and a fence shall be a minimum six feet (6') in height.
    ii. Berms shall have slopes of not less than three feet (3') horizontal for each one foot (1') vertical.
    iii. Slopes in excess of three feet (3') horizontal for each one-foot (1') vertical may be permitted if sufficient erosion control methods are taken and deemed by the Zoning Administrator to be maintainable.

c. Where opaque privacy fences are placed within any required buffer area:
    i. No reduction in buffer width shall be provided based on the provision of a chain-link fence.
    ii. Fences shall be a minimum of six feet (6') in height unless paired with a berm and in such case the combination of berm and fence shall be a minimum of six feet (6') in height.
    iii. Breaks in the fence may be provided for pedestrian and vehicular connections to adjacent developments.
    iv. Fences shall be maintained in a structurally safe and attractive condition and with finished faces located towards the adjacent property.

E. Permitted use of buffer area. A buffer area shall not be used for anything except:

a. Passive recreation and picnic facilities, including pedestrian and bike trails.

b. Other appurtenances which require high visibility and easy access, such as fire hydrants and utilities, public and emergency telephones, mail boxes, and bus shelters, or benches, are also permitted in a buffer. No screening of such appurtenances shall be required or permitted.

c. Access ways when necessary to provide access to adjacent properties.

d. A required buffer is encouraged to retain areas of native habitat and may incorporate water resources including stormwater management facilities. However, the minimum width of the buffer

shall be preserved as a planting area and there shall be no reduction in buffer width based on the stormwater management facilities.

F. Alternative compliance. The buffer requirements may be modified by the Board of Supervisors upon a finding that a modification would be consistent with the purpose of this ordinance, this section, and the adopted plans and policies of the county; that such modification would not adversely affect the land use compatibility or public interest; and that the subject parcel or modified buffer complies with one (1) or more of the following criteria:
   a. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width.
   b. The buffer is between uses that are to be developed under a common development plan or series of development plans.
   c. The buffer is parallel and adjacent to an existing railroad right-of-way;
   d. The topography of the parcel is such that buffering would not be effective;
   e. The property is adjacent to an established industrial use;
   f. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

   Financial hardship due to meeting the requirements of this section shall not be sufficient justification for alternative compliance.

G. Site Plan. Landscaping of buffer yards shall be shown on the site plan in accordance with the standards in Division J ARTICLE LXVII "Site Plan Review" and shall be provided and maintained in accordance with sound horticultural practices.

H. Fencing. While recognizing that fencing is an industry standard for utility scale solar projects, the style and type of fencing shall be a condition of the Special Use Permit process. Fencing shall be constructed on the panel side of the buffer area.

(Ord. 12/13/23)

§ 25-70.9 Safety and Construction

A. Design

The applicant shall submit documentation that the design of any buildings and structures associated with or part of the solar energy project complies with applicable sections of

the Virginia Uniform Statewide Building Code (USBC) (13VAC5-63). This requirement includes all electrical components of the solar energy project.

B. Construction and installation

In the construction and installation of a large solar energy system, the owner or operator shall install all electrical wires associated with the large solar energy system underground unless the applicant can demonstrate the necessity for aboveground installations as determined by the Board of Supervisors.

C. Ground water monitoring

Ground water monitoring to assess the level of groundwater contamination shall take place prior to and upon completion of construction of the project throughout the area of the solar energy system. Ground water monitoring shall take place every five (5) years of the operation of the project, and upon completion of decommissioning. Results from said monitoring shall be delivered to the Virginia Department of Health, Augusta County Department of Community Development and the Augusta County Service Authority.

Any adverse impacts identified will be mitigated by the owner of the solar energy facility to the property owner's satisfaction.

D. Traffic Impact Statement and/or Analysis

As part of the project application, the applicant shall submit a traffic impact statement. If required by the Virginia Department of Transportation, the applicant shall submit a Traffic Impact Analysis found to be in compliance with the requirements of Chapter 527 (24VAC30-155).

§ 25-70.10 Decommissioning

A. Decommissioning plan

As part of the project application, the applicant shall submit a decommissioning plan, which shall include the following: (1) the anticipated life of the project; (2) the estimated decommissioning cost in current dollars; (3) how said estimate was determined; (4) the method of ensuring that funds will be available for decommissioning and restoration; (5) the method that the decommissioning cost will be kept current; and (6) the manner in which the project will be decommissioned and the site restored.

B. Discontinuation or Abandonment of Project

1. Thirty (30) days prior to such time that a large solar energy system is scheduled to be abandoned or discontinued, the owner or operator shall notify the Director of Community Development by certified U.S. mail of the proposed date of abandonment

or discontinuation of operations. Any solar project that has been inoperable or unutilized for a period of 12 consecutive months shall be deemed abandoned and subject to the requirements of this section.

2. Within 365 days of the date of abandonment or discontinuation, the owner or operator shall complete the physical removal of the solar energy project and site restoration. This period may be extended at the request of the owner or operator, upon approval of the Board of Supervisors.

3. Decommissioning of discontinued or abandoned large solar energy systems shall include the following:

    a) Physical removal of all solar energy equipment and above-ground appurtenant structures from the subject property including, but not limited to, buildings, machinery, equipment, cabling and connections to transmission lines, equipment shelters, security barriers, electrical components, roads, unless such roads need to remain to access buildings retrofitted for another purpose, or the landowner submits a request to the Board of Supervisors that such roads remain.

    b) Below-grade structures, such as foundations, underground collection cabling, mounting beams, footers, and all other equipment installed with the system shall be completely removed: however, these structures may be allowed to remain if a written request is submitted by the landowners and a waiver is granted by the Board of Supervisors.

    c) Compacted soils shall be decompacted as agreed to by the landowner.

    d) Restoration of the topography of the project site to is pre-existing condition, except that any landscaping or grading may remain in the after-condition if a written request is submitted by the landowner and a waiver is granted by the Board of Supervisors.

    e) Proper disposal of all solid or hazardous materials and wastes from the site in accordance with local, state, and federal solid waste disposal regulations.

§ 25-70.11 Bonding

Prior to the issuance of a Building Permit for a solar energy system, the applicant shall:

A. Submit to the Zoning Administrator an itemized cost estimate of the work to be done to completely remove the entire solar energy system plus twenty-five percent (25%) of said estimated costs as a reasonable allowance for administrative costs, inflation, and potential

damage to existing roads or utilities. The cost estimate shall not include a reduction as it relates to the salvage value of the solar energy system.

B. Submit a bond, irrevocable Letter of Credit, or other appropriate surety acceptable to the County in the amount of the estimate as approved by the Zoning Administrator shall:

    1. Secure the cost of removing the system and restoring the site to its original condition to the extent reasonably possible; and

    2. Include a mechanism for a Cost of Living Adjustment after ten (10) and fifteen (15) years.

C. The applicant will ensure the bond, irrevocable Letter of Credit, or other surety shall remain in full force and effect until the Community Development Department has inspected the site and verified that the solar energy system has been removed. At which time the Community Development Department shall promptly release the bond, irrevocable Letter of Credit, or other surety.

ATTACHMENT 8

Proof of Site Control

[included on following pages]

Prepared by and when
recorded return to:

SRE Solar Origination 2, LLC
Attn: Legal Dept
1000 Wilson Blvd, Suite 2400
Arlington, VA 22209

County of Augusta Tax Map Number:28-72

Actual Value of Leased Property: $ _____

NOTE TO CLERK: THE RECORDING TAXES DUE ON A MEMORANDUM OF LEASE PURSUANT TO CODE OF VIRGINIA (1950) SECTION 58.1-807(B) IS CALCULATED ON THE BASIS OF THE LOWER OF (A) THE GROSS RENTAL DUE OVER THE LEASE TERM OR (B) THE LEASED PROPERTY'S ACTUAL VALUE. THE LEASED PROPERTY CONSISTS OF PORTIONS OF THE ABOVE-REFERENCED TAX MAP PARCELS HAVING AN AGGREGATE AREA OF _____ ACRES AND AN AGGREGATE PRORATED TAX ASSESSED VALUE OF $ _____. THE GROSS RENTAL DUE OVER THE LEASE TERM EXCEEDS THIS PRORATED TAX ASSESSED VALUE.

MEMORANDUM OF OPTION AND EASEMENTS

This Memorandum of Option is entered into on this 11th day of, March 2025 by and between South River Farms, L.L.C., a Virginia Limited Liability Company, having a mailing address of PO Box 127, Grottoes, VA 24441-0127 (hereinafter referred to as "Landlord") and SRE Solar Origination 2, LLC, a Delaware limited liability company, having a mailing address of 1000 Wilson Blvd, Suite #2400, Arlington, VA 22209 (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a certain Option to Ground Lease and Ground Lease Agreement ("Agreement") on the 11th day of March 2025 (the "Effective Date"), pursuant to which Landlord has granted to Tenant an option to (a) lease certain real property more particularly described on Exhibit 1 attached hereto (the "Property") for the purpose of installing, operating and maintaining either (i) a solar-powered electric generation facility (a "Generation Facility"), an energy storage facility (a "Storage Facility", and collectively with a

Generation Facility, "Facilities"), or (iii) both a Generation Facility and a Storage Facility, and (b) obtain certain easements for access and servicing the Generation Facility. All of the foregoing are set forth in the Agreement.

2. The term of the option commences on the Effective Date and continues for a period of up to 48 months following the Effective Date (unless earlier terminated) (the "Option Period"). If Tenant exercises the option to lease the Property under the Agreement, the lease (and the grant of easements) shall automatically commence upon such exercise and shall continue for a period of up to twenty-five (25) years. Tenant shall have the right to extent the lease (and the grant of easements) for three (3) additional five (5) year periods, pursuant to the terms and conditions of the Agreement. Without limiting the generality of the foregoing, if Tenant exercises the option to lease the Property, Landlord grants to Tenant the exclusive right to install, operate and maintain the Facilities on the Property and the exclusive right to convert and capture the free and unobstructed flow of sunlight over the Property and generate electricity therefrom using the Generation Facility. The Agreement also contains a right of first refusal of Tenant to purchase the Property. The method of determining the price under the right of first refusal is containing in the Agreement.

3. This Memorandum of Option is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and permitted assigns, subject to the provisions of the Lease.

[Signatures to Follow]

TENANT:
SRE Solar Origination 2, LLC

By: _____
Name: Barrett LaChance
Its: Authorized Representative

TENANT ACKNOWLEDGMENT

Commonwealth of Virginia)
) ss:
County of Arlington)

On the 11th day of March, 2025, before me personally appeared Barrett Lachance, and acknowledged under oath that he/she is a duly authorized representative for SRE Solar Origination 2, LLC, a Delaware limited liability company, the limited liability company named in the attached instrument, and as such was authorized to execute this instrument on behalf of the limited liability company.

_____
Notary Public: Benjamin Gillespie
My Commission Expires: 01/31/2028

BENJAMIN GILLESPIE
NOTARY PUBLIC
REG. #7681698
MY COMMISSION EXPIRES
01/31/2028
COMMONWEALTH OF VIRGINIA

[Tenant's Signature Page to the Memorandum of Option and Easements]

LANDLORD
South River Farms, L.L.C., a Virginia Limited Liability Company

By: Warren E. Wilkerson Jr.
Name: Warren Edward Wilkerson, Jr.
Its: Manager

LANDLORD ACKNOWLEDGMENT

State of Virginia)
) ss:
County of Augusta)

On the 10th day of March, 2025, before me personally appeared Warren Edward Wilkerson, Jr., and acknowledged under oath that he/she is a duly authorized person for South River Farms, L.L.C., a Virginia Limited Liability Company, the limited liability company named in the attached instrument, and as such was authorized to execute this instrument on behalf of the limited liability company.

Notary Public: Benjamin G. Gillespie
My Commission Expires: 01/31/2028

BENJAMIN GILLESPIE
NOTARY PUBLIC
REG. #7681698
MY COMMISSION EXPIRES
01/31/2028
COMMONWEALTH OF VIRGINIA

[Landlord's Signature Page to the Memorandum of Option and Easements]

LANDLORD
South River Farms, L.L.C., a Virginia Limited Liability Company

By: Donna W. Miller
Name: Donna W. Miller
Its: Manager

LANDLORD ACKNOWLEDGMENT

State of Virginia)
) ss:
County of Augusta)

On the 10th day of March, 2025, before me personally appeared Donna W. Miller, and acknowledged under oath that he/she is a duly authorized person for South River Farms, L.L.C., a Virginia Limited Liability Company, the limited liability company named in the attached instrument, and as such was authorized to execute this instrument on behalf of the limited liability company.

BENJAMIN GILLESPIE
NOTARY PUBLIC
REG. #7681698
MY COMMISSION EXPIRES
01/31/2028
COMMONWEALTH OF VIRGINIA

Notary Public: 01/31/2028 Benjamin Gillespie
My Commission Expires: 01/31/2028

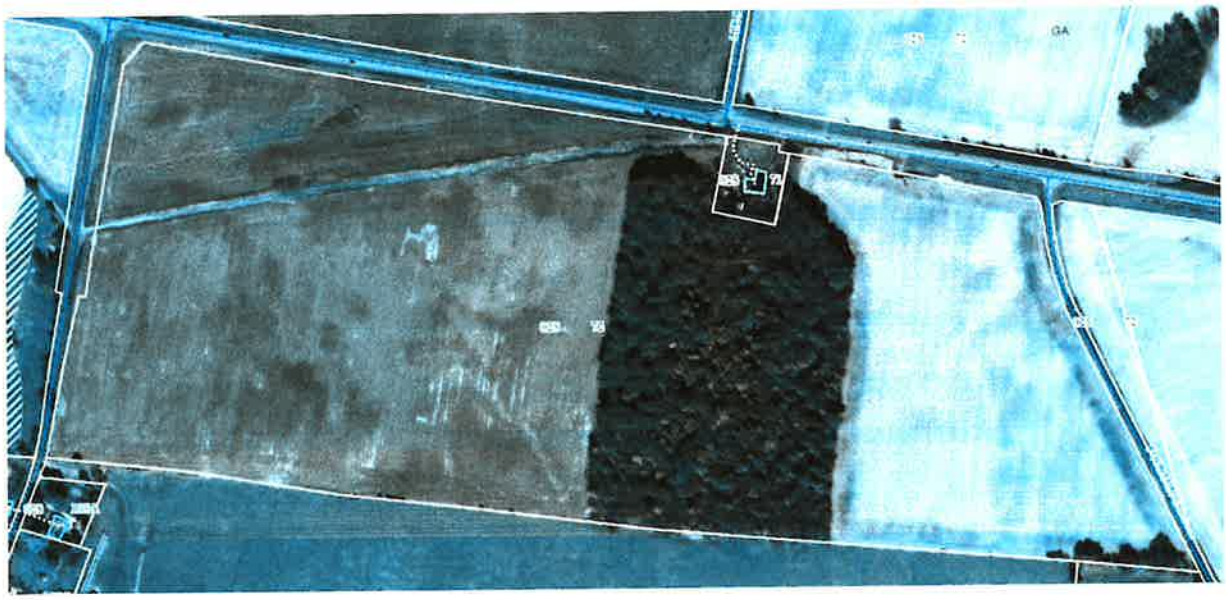
[Landlord's Signature Page to the Memorandum of Option and Easements]

EXHIBIT 1

DESCRIPTION OF THE PROPERTY

Parcel ID Number: 028-72

Legal Description: To be provided by Landlord



ATTACHMENT 9

Landowner Consent Letter

[included on following page]

LANDOWNER CONSENT TO SPECIAL USE PERMIT APPLICATION

April 9, 2026

Department of Community Development
Augusta County, Virginia

Re: **Special Use Permit Application**
South River Farms Solar Array

Sir/Madam,

The undersigned, as an authorized Manager of South River Farms, L.L.C., a Virginia limited liability company (the "Landowner"), hereby confirms that the Landowner is the owner of the real property identified as:

Tax Map Parcel:	028-72
District:	Middle River District, Augusta County, Virginia
Address:	1749 Weyers Cave Road, Grottoes, Virginia 24441

Landowner hereby consents to the filing of the Special Use Permit application by SRE Solar Origination 2, LLC (the "Applicant") for a small solar energy system on a portion of the above-described property, to be known as the South River Farms Solar Array, pursuant to Article VI.D (§25-70 et seq.) and Article LVIII (§25-581 et seq.) of the Augusta County Code. This consent is given in accordance with Ord. §25-583 that a Special Use Permit application filed by a party other than the property owner be accompanied by the written consent of the owner and for no other purpose.

SOUTH RIVER FARMS, L.L.C.

By: _____
Donna W. Miller,
Manager & Authorized Signatory

Augusta Landowner Consent letter

Final Audit Report 2026-04-09

Created:	2026-04-09
By:	Ben Gillespie (bgillespie@srenergy.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0W_alQD2JRs4yYm02LBTlvKK3uS_P7g3

"Augusta Landowner Consent letter" History

Document created by Ben Gillespie (bgillespie@srenergy.com)
2026-04-09 - 5:04:39 PM GMT

Document emailed to Donna Miller (dwmiller50@hotmail.com) for signature
2026-04-09 - 5:04:43 PM GMT

Email viewed by Donna Miller (dwmiller50@hotmail.com)
2026-04-09 - 5:18:52 PM GMT

Signer Donna Miller (dwmiller50@hotmail.com) entered name at signing as Donna W Miller
2026-04-09 - 5:19:36 PM GMT

Document e-signed by Donna W Miller (dwmiller50@hotmail.com)
Signature Date: 2026-04-09 - 5:19:38 PM GMT - Time Source: server

Agreement completed.
2026-04-09 - 5:19:38 PM GMT

ATTACHMENT 10

Bonding Commitment Letter

[attached on following pages]

SRE Solar Origination 2, LLC
c/o Summit Ridge Energy, LLC
1000 Wilson Blvd #2400
Arlington, VA 22209

April 14, 2026

Zoning Administrator
Augusta County Department of Community Development
18 Government Center Lane
Verona, VA 24482

Re: Decommissioning Bonding Commitment

South River Farms Solar Array — Tax Map Parcel 028-72

Dear Zoning Administrator:

SRE Solar Origination 2, LLC (the "Applicant") submits this letter in connection with its Special Use Permit application for the South River Farms Solar Array, a small solar energy system proposed on Tax Map Parcel 028-72, Middle River District, Augusta County, Virginia.

The Applicant acknowledges and accepts the decommissioning bonding requirements set forth in Augusta County Code §25-70.11 and commits to satisfying those requirements in full prior to the issuance of any building permit for the project. Specifically, the Applicant commits to the following:

1. **Decommissioning Cost Estimate.** The Applicant will submit to the Zoning Administrator an itemized cost estimate of the work required to completely remove the solar energy system. The cost estimate will not include any reduction for salvage value of the system, in accordance with §25-70.11.A.

2. **Surety Amount.** The surety will be posted in the amount of the approved decommissioning cost estimate plus twenty-five percent (25%) as a reasonable allowance for administrative costs, inflation, and potential damage to existing roads or utilities, as required by §25-70.11.A. Based on the decommissioning cost estimate included in this application ($500,976), the anticipated surety amount is $626,220.

3. **Surety Instrument.** The Applicant will provide a bond, irrevocable letter of credit, or other appropriate surety acceptable to the County, in accordance with §25-70.11.B.

4. **Cost of Living Adjustment.** The surety instrument will include a mechanism for a cost of living adjustment after ten (10) and fifteen (15) years of operation, as required by §25-70.11.B.2.

5. **Continuation of Surety.** The surety will remain in full force and effect until the Department of Community Development has inspected the site and verified that the solar energy system has been removed, at which time the County shall release the surety in accordance with §25-70.11.C.

The Applicant has the financial capacity to obtain and maintain the required surety and will provide the executed surety instrument to the Zoning Administrator prior to applying for a building permit for this project.

Respectfully submitted,

/s/ Ben Gillespie

SRE SOLAR ORIGINATION 2, LLC

[*END OF APPLICATION PACKAGE*]