



# Oikos Solar Project Community Meeting

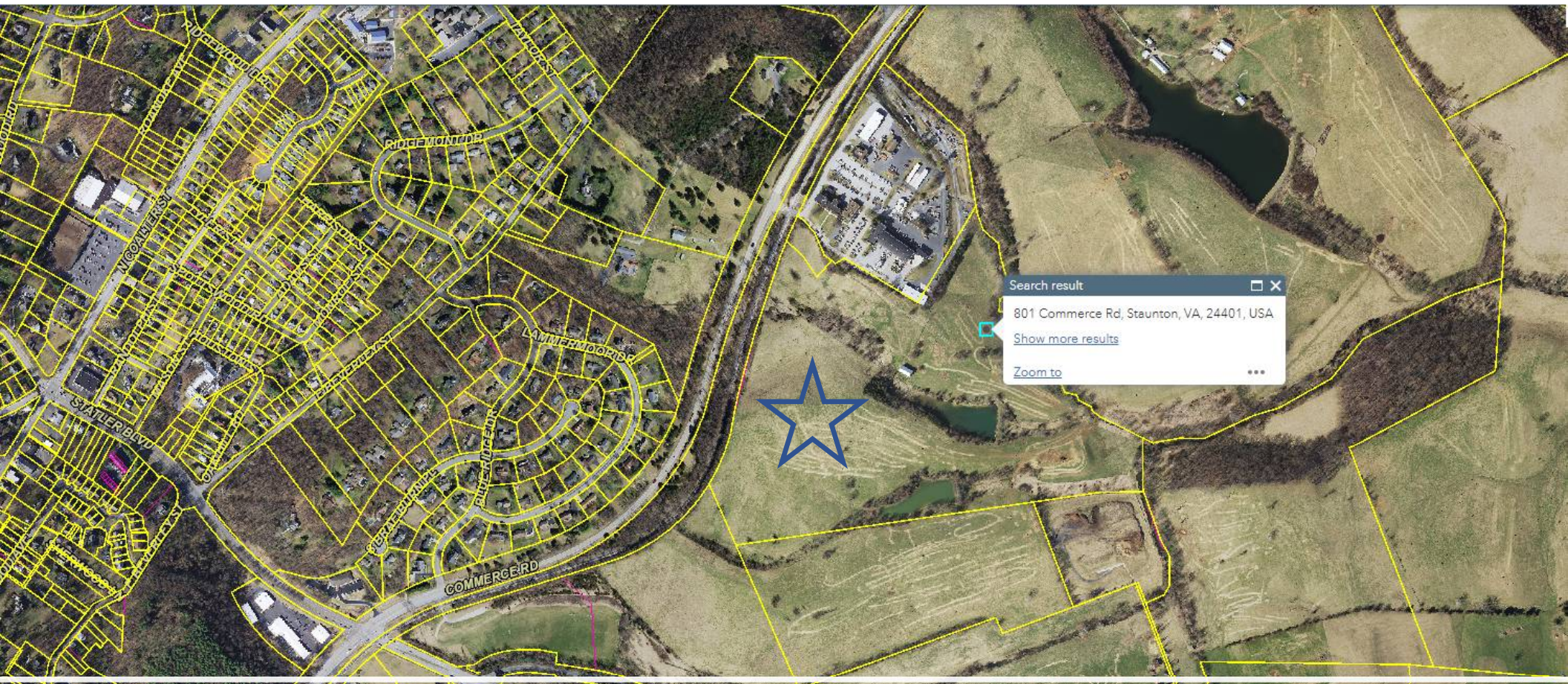
February 22, 2023

Applicants for Special Use Permit:  
Staunton PV-UT, LLC and Staunton PV-CS, LLC



Property Location:  
801 Commerce  
Road



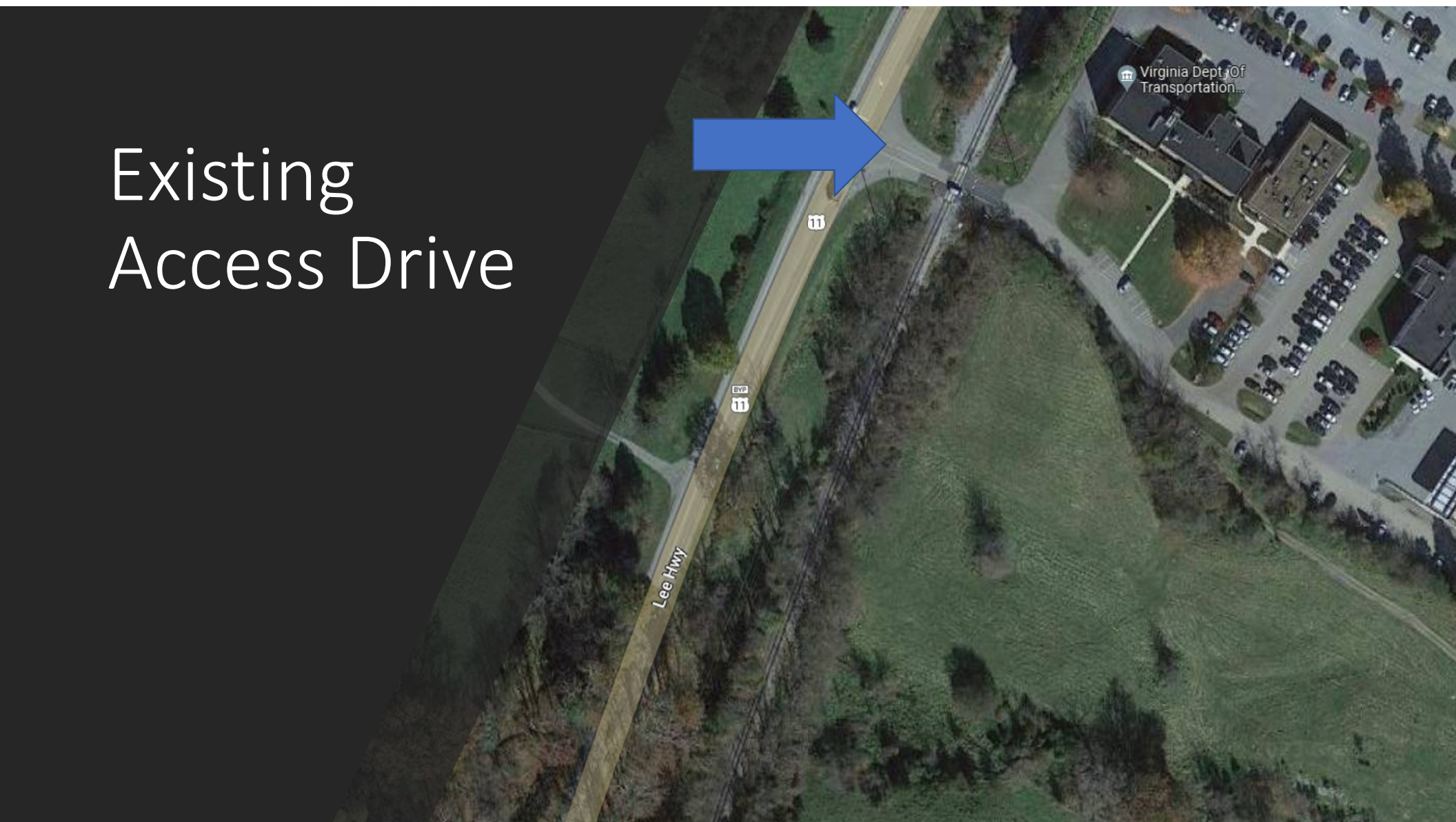


City GIS Map with Tax Map Parcels





# Existing Access Drive



Project Entrance

VDOT / State Police  
Buildings are Located  
to the Left of the  
Photograph

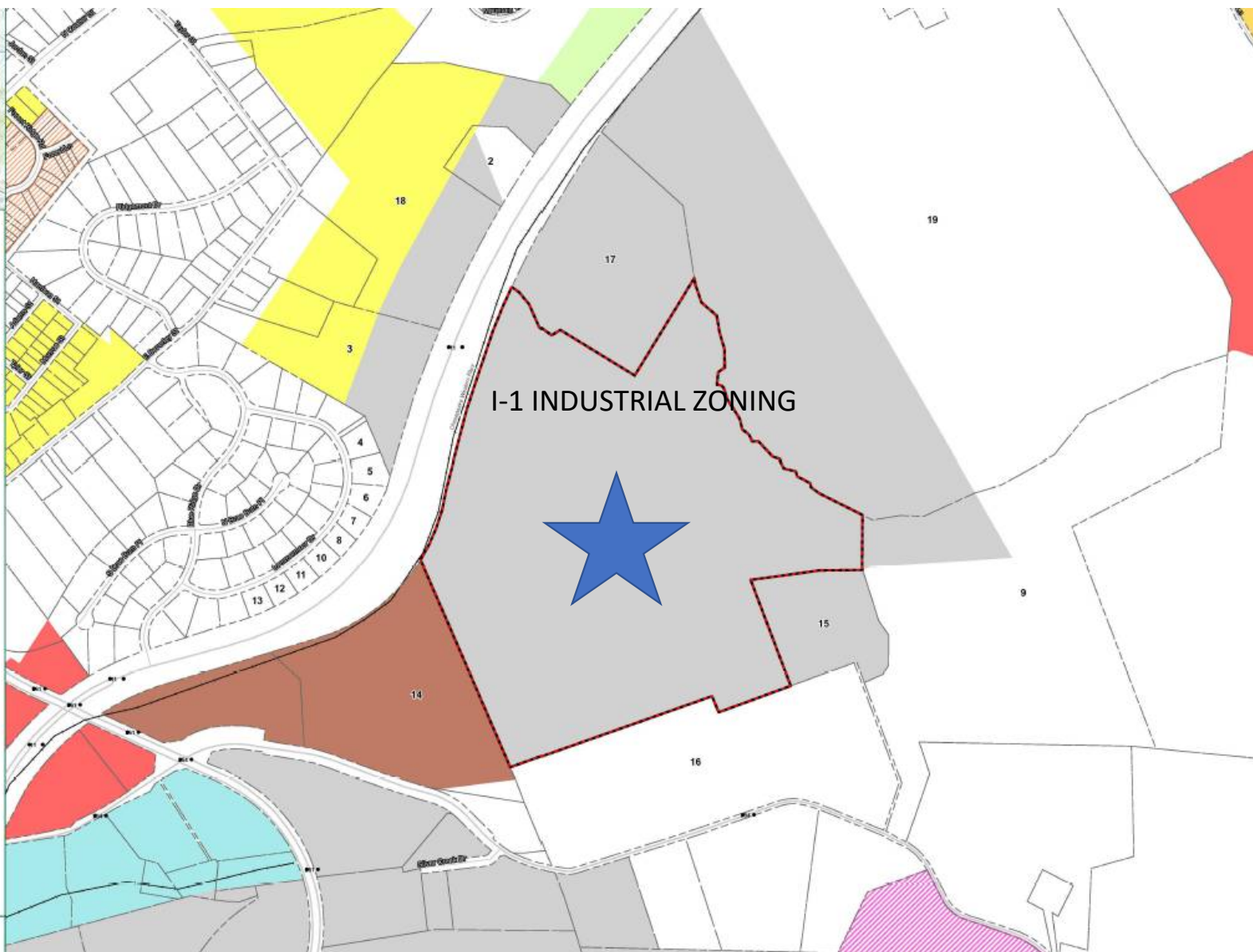




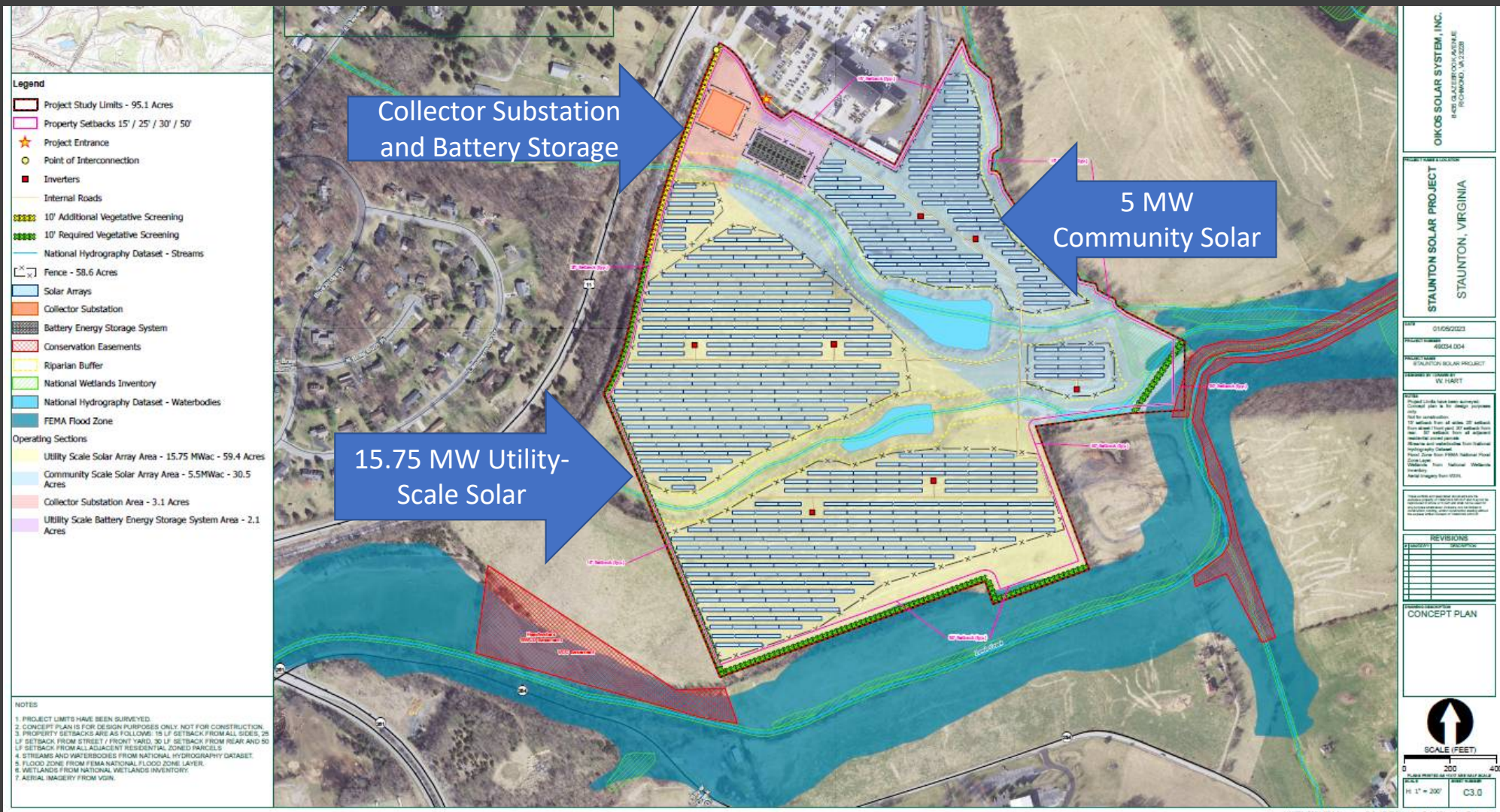


| Staunton Solar Project Parcels  |                   |
|---------------------------------|-------------------|
| Map Identifier                  | Parcel Identifier |
| 1                               | 10413             |
| Staunton Solar Adjacent Parcels |                   |
| Map Identifier                  | Parcel Identifier |
| 2                               | 11356             |
| 3                               | 6460              |
| 4                               | 5154              |
| 5                               | 1532              |
| 6                               | 8435              |
| 7                               | 5455              |
| 8                               | 6197              |
| 9                               | 10410             |
| 10                              | 1533              |
| 11                              | 6198              |
| 12                              | 1534              |
| 13                              | 6199              |
| 14                              | 10420             |
| 15                              | 10456             |
| 16                              | 10377             |
| 17                              | 10180             |
| 18                              | 6461              |
| 19                              | 10146             |

NOTES:  
Project Limits have been previously surveyed.  
Site layout is for design purposes only.





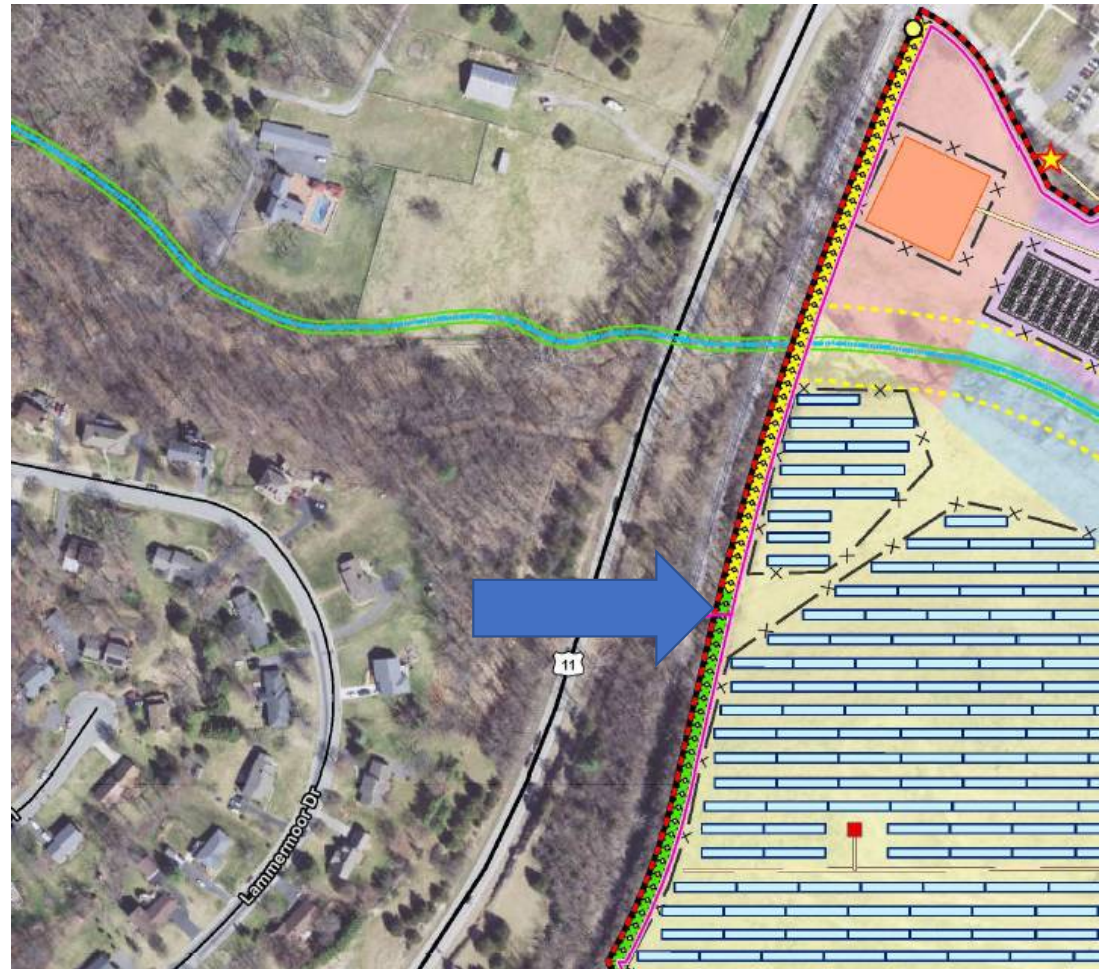
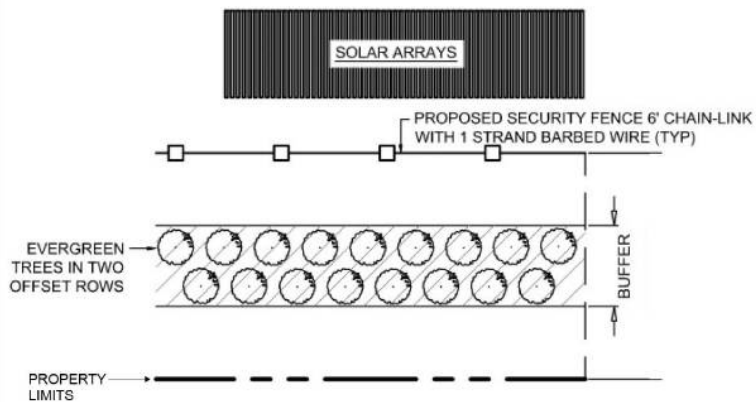




# 10' Wide Vegetative Buffer within 25' Setbacks

## VEGETATIVE BUFFER PLANTING TEMPLATE

### GENERAL BUFFER





Viewpoint 2: Route 11







# Community Benefits

- Furthering Virginia's clean / green energy goals by producing an avg of 38,700 MW annually--power to serve over 3,300 homes and 13,000 residents\* (including the community solar program with an estimated average annual production of 8,700 MW serving up to 700 homes / 2,800 residents)\*
- Opportunity to subscribe to Shared Solar Program through Dominion Energy
- Solar uses minimal city services unlike residential development (schools, parks, roads, water/sewer, and other infrastructure)
- Pollinators, stream buffers
- Increased tax revenue

\*based on 4 residents/home





# Shared Solar Program (Virginia 2020)

Dominion Energy Program adopted by the Virginia General Assembly in 2020

Customers may subscribe to reduce their energy bills

At least 50% of the initial Shared Solar Program megawatts must be allocated to low-income customers

Subscribers save up to 20% on their electric bills each month



# Financial Benefits to Staunton

- **Taxes:**

- Rollback taxes of over \$52,000
- Increase in assessment from Land Use to Fair Market Value for Industrial Development (\$6,694.01 in additional annual tax revenue (\$200,820.36 over 30 years)\*
- Machinery & Tools Tax (or Revenue Share, if adopted)

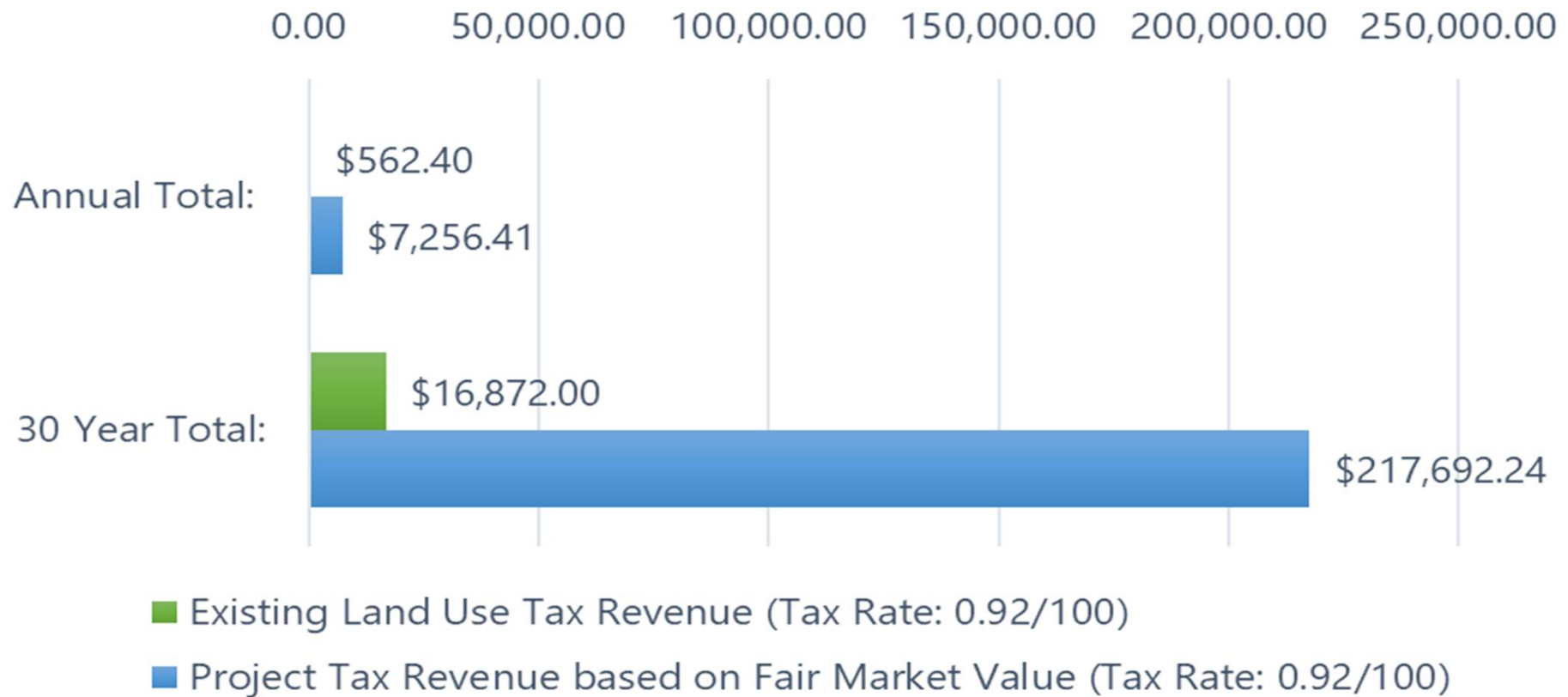
- **Siting Agreement** (under negotiation with the City)

*\*For illustrative purposes. Real estate property assessments and tax rates are subject to change annually.*



# Real Estate Tax Revenue

## Approximate Tax Revenue





## Pollinator Habitat Plantings— Benefits

- Pollinator services
- Biodiversity and habitat enhancement
- Carbon sequestration
- Erosion and Sediment Control
- Reduced Vegetation Maintenance over time

|      |                                                                  |                              |
|------|------------------------------------------------------------------|------------------------------|
| 60   | Masametta silt loam                                              | All areas are prime farmland |
| 18   | Urban land                                                       | Not prime farmland           |
| 21D3 | Chilhowe-E-dom complex, 15 to 25 percent slopes, severely eroded | Not prime farmland           |
| 22D2 | Chilhowe-E-dom complex, 2 to 7 percent slopes, eroded            | Not prime farmland           |
| 22D3 | Chilhowe-E-dom complex, 7 to 15 percent slopes, eroded           | Not prime farmland           |
| 22D2 | Chilhowe-E-dom complex, 15 to 25 percent slopes, eroded          | Not prime farmland           |
| 80B2 | E-dom silt loam, 2 to 3 percent slopes, eroded                   | All areas are prime farmland |
| 80D2 | E-dom-Rock outcrop complex, 3 to 15 percent slopes, eroded       | Not prime farmland           |
| 13C2 | E-dom-Rock outcrop complex, 15 to 45 percent slopes, eroded      | Not prime farmland           |

## EXHIBIT F



Property is  
Not Prime  
Farmland  
(Areas in  
Red)



## Decommissioning the Project

At the end of its useful life, which will be the earlier of when (a) the Project Owner determines the solar energy facility is at the end of its useful life, or (b) the facility generates no electricity for a continuous period of one year.

- Removal of all racking, panels, and electrical equipment
- Removal of all cabling above 36" below grade
- Removal of all above ground cabling
- Removal of all concrete foundations
- Removal of all internal roadways and fencing
- Any existing vegetation and buffering will remain in place, and disturbed areas will be covered with topsoil.
- Soil will be decompacted to allow for productive agricultural use. The decommissioning plan is designed to restore the property to allow for a productive agricultural use.
- All materials will be removed from the site and disposed of according to applicable laws and regulations. Where possible, materials will be recycled, salvaged, or reused.

# Next Steps in Special Use Permit Process



Agricultural-Forestal Committee recommendation



Continue Discussions with Community



Planning Commission Hearing and Vote (tentatively April 2023)



City Council Hearing and Vote (tentatively May 2023)





# QUESTIONS & COMMENTS

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434-951-5728

# Department of Environmental Quality (DEQ) Permit by Rule (PBR)

Process available for  
solar projects  
150 MW and less

DEQ coordinates  
review by

To ensure potential  
impacts to natural or  
cultural resources are  
avoided or mitigated.

Department of Historic  
Resources

Department of Wildlife  
Resources

Department of  
Conservation and  
Recreation



