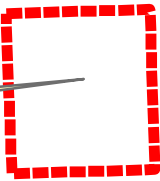


SUBJECT PROPERTY



**PUP2023-00016**  
**Zoning**  
 Solar Array  
 Brookland District

500 Feet

PS August 2023 Ref: 746-741-0352



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoukas  
County Manager

January 30, 2024

DE Solutions Solar Development, LLC  
600 Canal Street,  
Richmond, VA 23219

RE: Provisional Use Permit PUP2023-00016

Dear Sir/Madam:

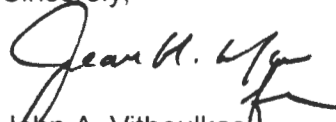
The Board of Supervisors, at its meeting on January 23, 2024, approved your request for a Provisional Use Permit under Section 24-4314 of Chapter 24 of the County Code to allow installation and operation of a solar array on part of Parcel 753-772-2123 located on the north line of Ford's Country Lane approximately 2,500' east of its intersection with Nuckols Road., subject to the following conditions:

1. Only the improvements shown on the exhibits submitted with this Provisional Use Permit, labeled "Exhibit A" and "Exhibit B", shall be constructed pursuant to this approval. Any additional improvements shall comply with the applicable regulations of the County Code.
2. Development of the site as proposed shall be subject to Plan of Development review, in accordance with the terms of Section 24-2314 of the Henrico County Code. Before beginning any clearing, grading, or other land-disturbing activity, the applicant shall obtain approval of construction plans, including erosion and sedimentation plans as required at time of Plan of Development review. This approval is subject to all conditions that may be placed on the construction plans at time of Plan of Development review.
3. Any activity that results in sound clearly audible at the property lines shall be limited to Monday through Saturday, 7:00 am to 7:00 pm. There shall be no activity that results in sound clearly audible at the property lines on Sundays or national holidays.
4. The maximum height of any solar array, including the panels and mounts, shall not exceed a height of twenty feet.
5. Maximum lot coverage of the solar array and any associated equipment for the Project must not exceed sixty-five percent, in accordance with Section 24-4314.A.1 of the Ordinance.
6. All exterior lighting shall be shielded to direct light away from adjacent property and streets.
7. The applicant shall ensure that, except for transmission lines and collector utility structures, all utilities associated with the Project's solar array be located underground, when possible, in accordance with Section 24-4314.A.5 of the Ordinance.

8. The applicant shall transmit a copy of all application materials to all airports located within five miles of the proposed Project and comply with all Federal Aviation Administration regulations regarding construction and operation of solar photovoltaic facilities, in accordance with Section 24.4314.A.6 of the Ordinance.
9. Details related to decommissioning of the site in the Site Lease Agreement and Solar Power Purchase Agreement, including the timeline and manner in which the Project will be decommissioned and the Property restored to a condition similar to its condition prior to the establishment of the facility, shall be made part of these conditions.
10. The applicant shall agree that the Project will be deemed abandoned by the County if, after the Commercial Operations Date, it ceases operation for a period of eighteen months and written notice of abandonment is provided to the Applicant. Within one hundred and eighty days after notice of abandonment is provided, the Applicant shall either complete all decommissioning activities and site restoration in accordance with the Lease Agreement or resume regular operation of the array, in accordance with Section 24-4314.A.8 of the Ordinance. This condition shall survive the expiration or earlier termination of this Agreement.
11. The applicant shall address any and all visual buffers deemed reasonably necessary by County staff upon review of the landscaping plan or the other site plans submitted to the County.
12. Access to the site by construction traffic shall be limited to the "Proposed Access Roads" as identified on Exhibit B, or as otherwise approved at time of Plan of Development review.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



John A. Vithoukas  
County Manager

pc: James Beazley, Dominion Energy  
Andrew Newby  
Steve Yob  
Director, Real Estate Assessment

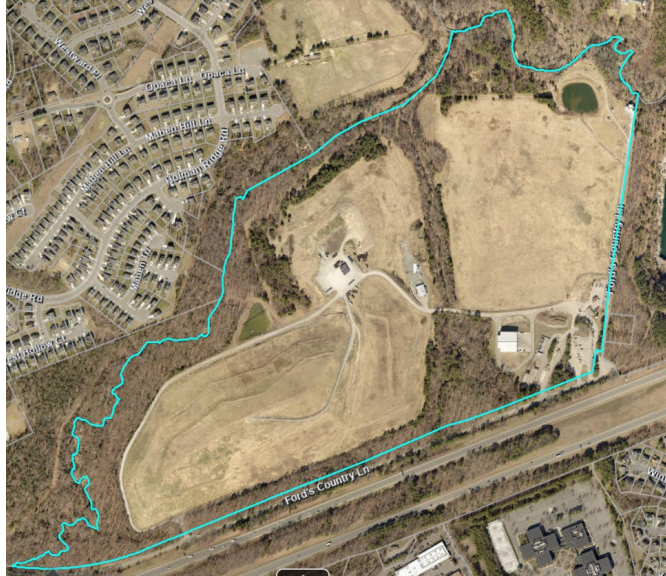


**SCHEDULE B - DESCRIPTION OF SITE AND PREMISES**

**Description of Premises:**

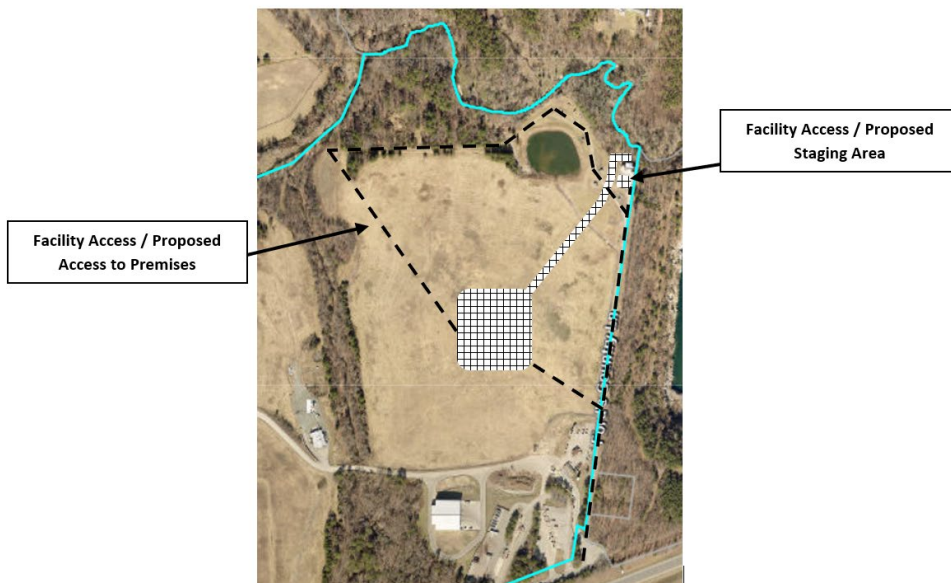
The following real property addressed as 10600 Fords Country Lane located in Henrico County, Virginia.

Parcel ID: 753-772-2123



**Description of Site:**

Site includes crosshatched area and a 10' wide easement from array site to the System's point(s) of interconnect at the Premises' existing electrical system. The proposed site boundary is approximate and will be amended upon final design.



**Legal Description and Survey / Vicinity Map**

Description of Premises:

The following real property addressed as 10600 Fords Country Lane located in Henrico County, Virginia. Parcel ID: 753-772-2123

Description of Site:

A solar system sited on top of the landfill located on parcel 753-772-2123 with a 10' wide easement from array site to the system's point of interconnect at the existing electrical system as further depicted below.

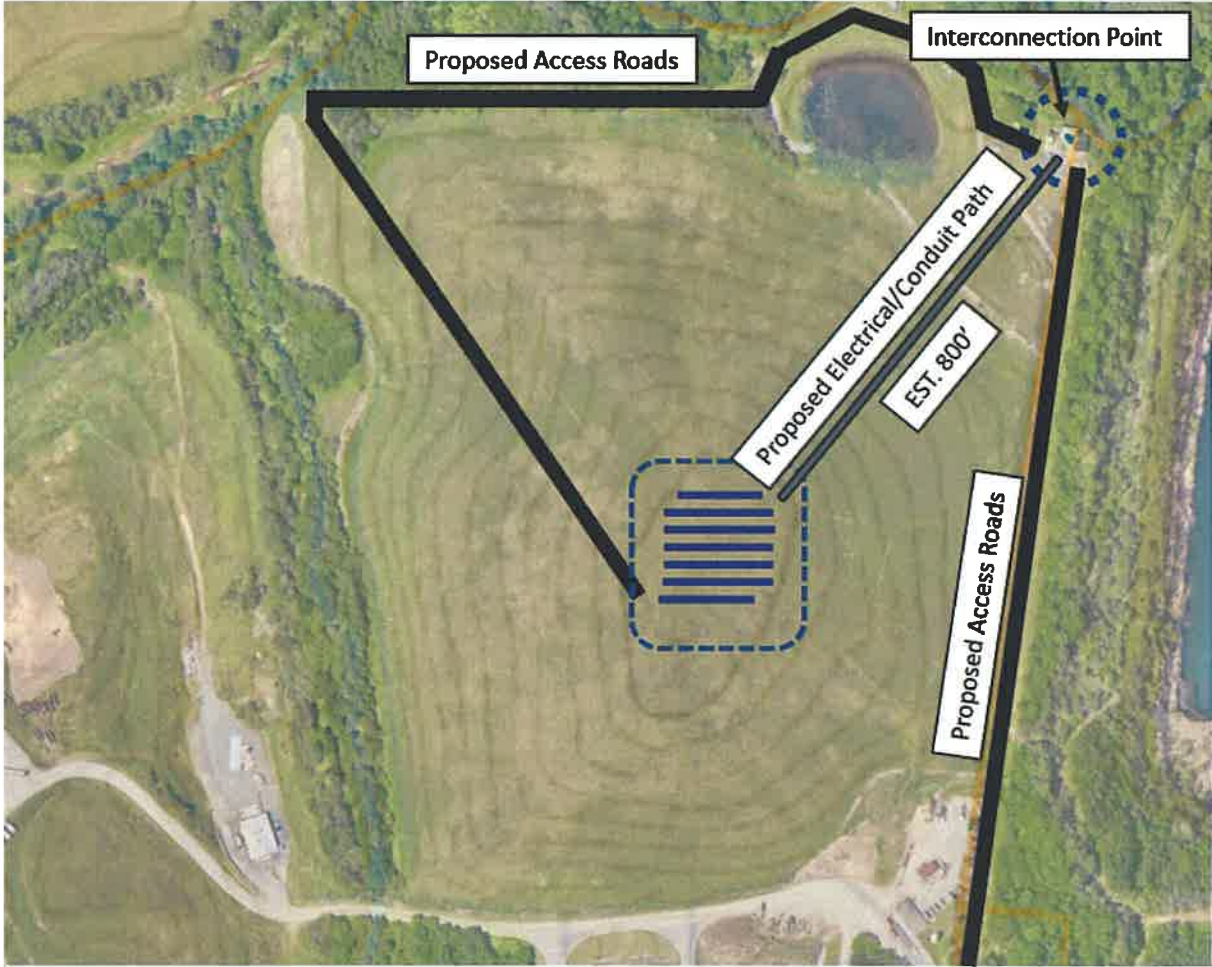


EXHIBIT B

PUP2023-00016