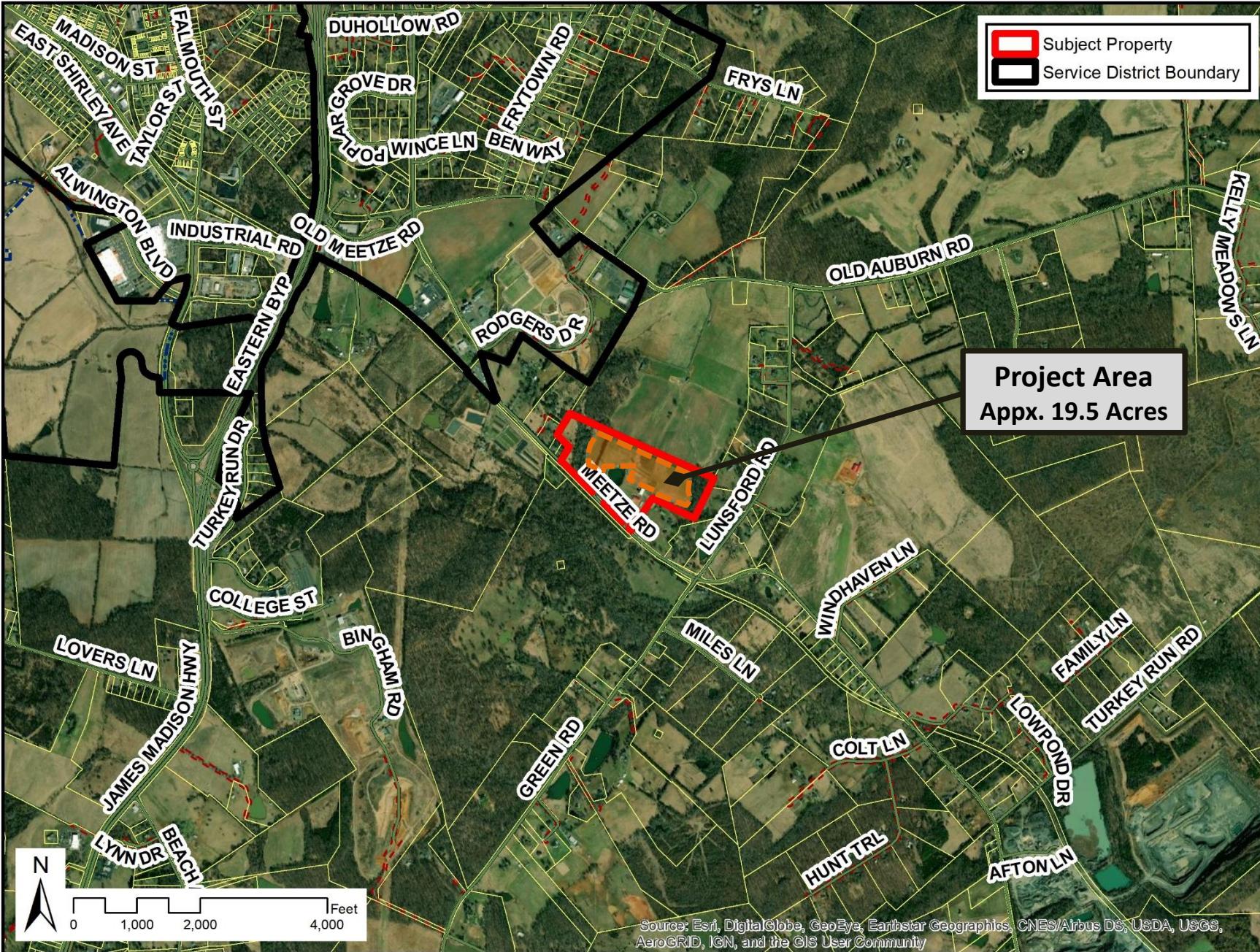


Meetze Road Solar 1

Comprehensive Plan Compliance Review



COMR-21-015322



Subject Property:

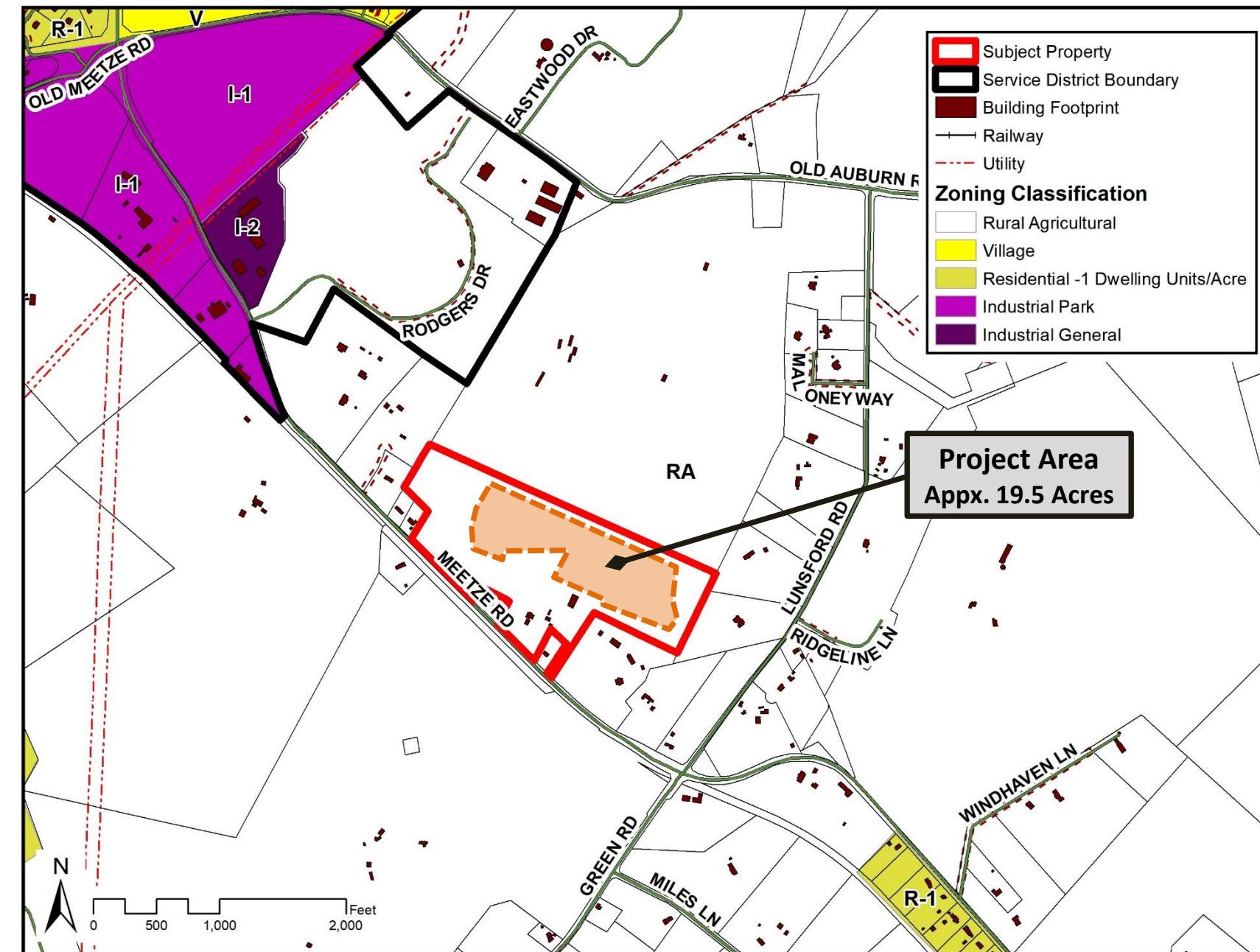
- Total Area: 48.11 acres
- Use Area: +/- 19.5 acres
- PIN: 6993-24-9129-000
- 8515 Meetze Road, Warrenton

Request:

- Comprehensive Plan Compliance Review as to Whether the Proposed Location of a Utility Scale Solar Project is Substantially in Accord with the Comprehensive Plan
- Must be Completed Before a Special Exception Application can be Submitted

EXISTING ZONING MAP

Meetze Road Solar



Zoning and Use:

- Rural Agriculture (RA)
 - Rural Residential & Agriculture

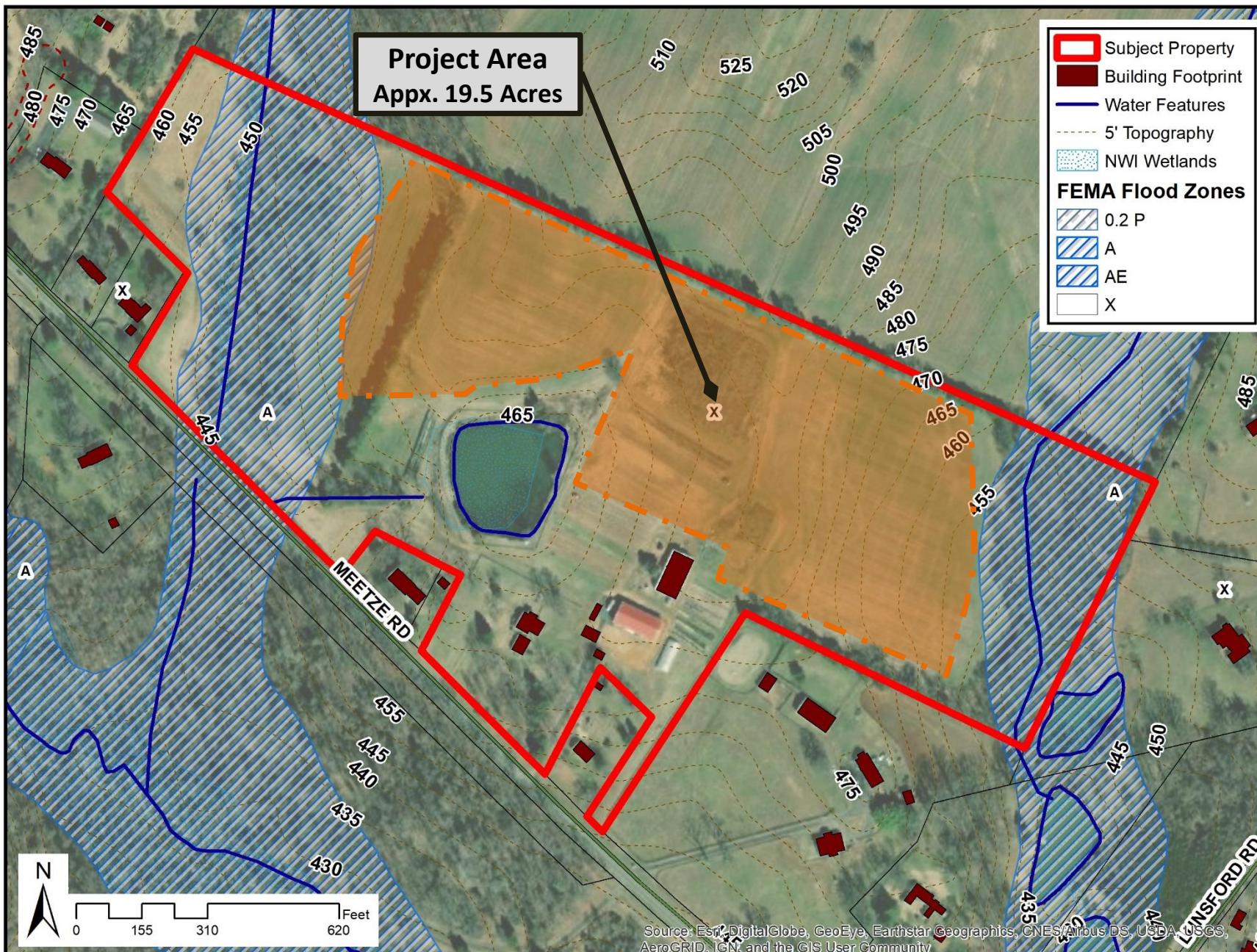
Surrounding Properties:

- Rural Agriculture (RA)
 - Rural Residential
 - Agricultural
 - PDR Easements
 - Open Space Easements
 - Black Horse Inn
 - Central Sports Complex
 - Chilton Stables
 - Fauquier County Fairgrounds
 - Fauquier County Education Farm

OBLIQUE AERIAL VIEWS

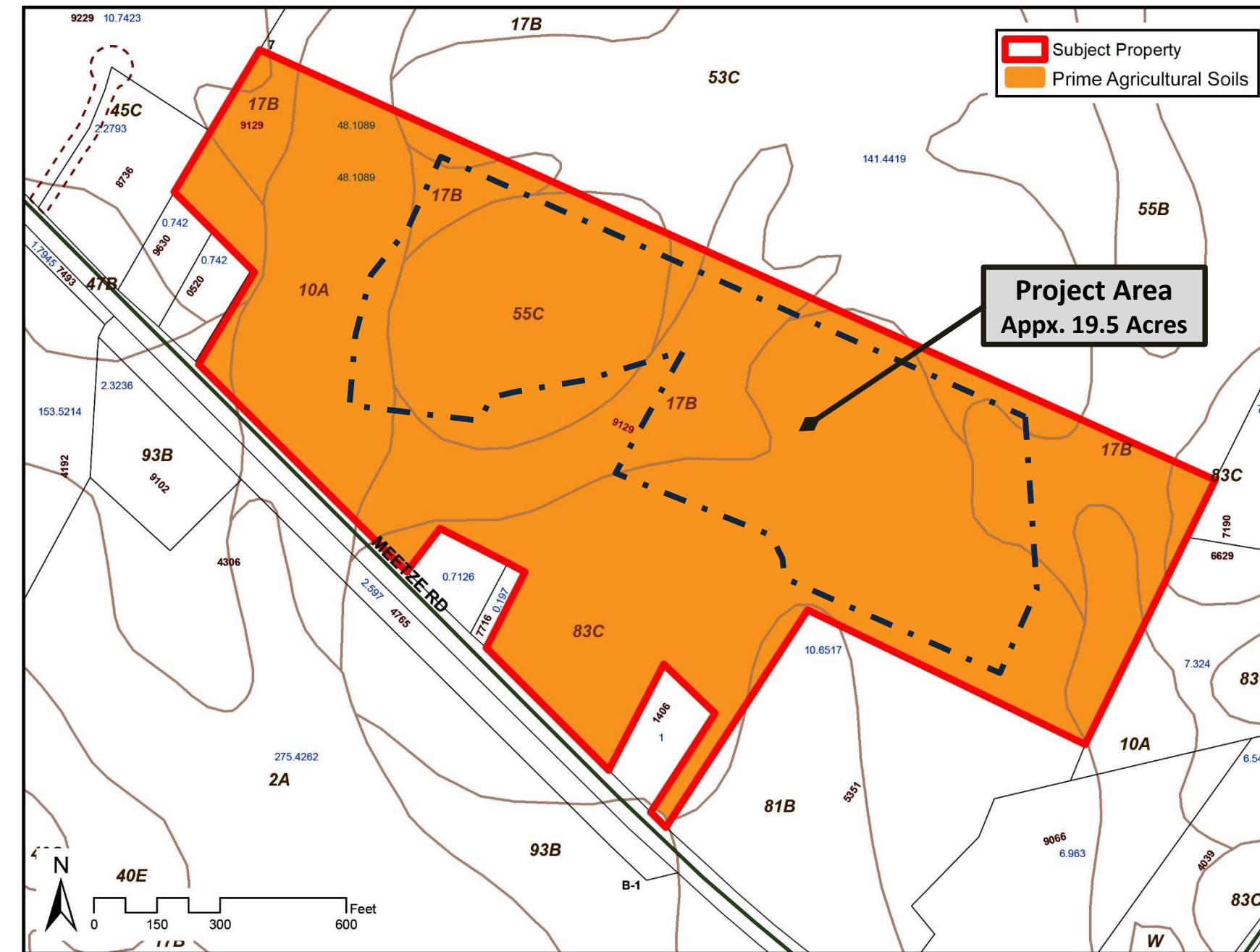
Meetze Road Solar





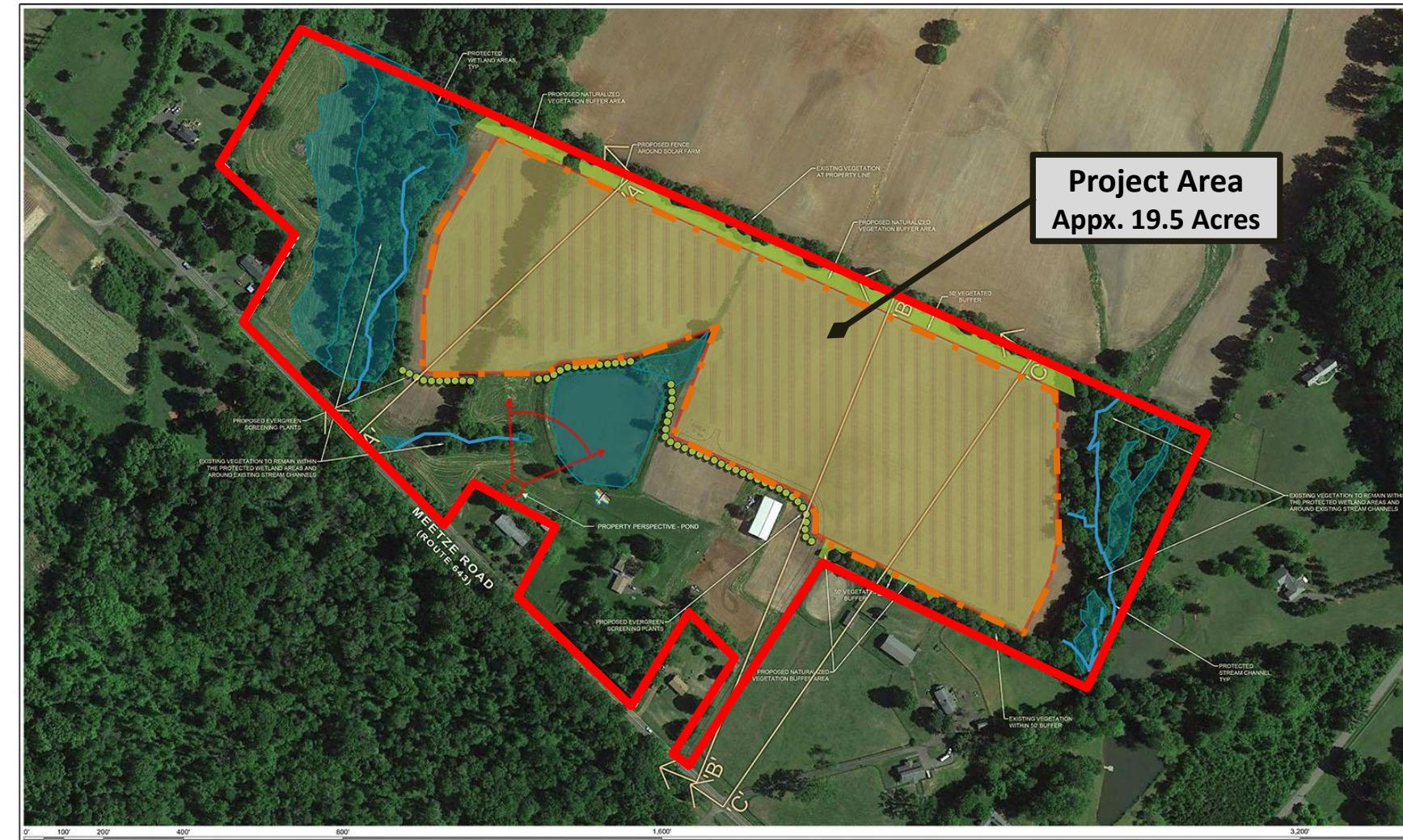
Property Features:

- 1-Story Residence - 1,700 sf
- Several Sheds & Outbuildings
- +/- 26 Acres (54.3%) of Agricultural / Crop Land
- +/- 7 Acres (13.9%) of Woodlands
- 2 Streams & Farm Pond
 - Eventually flow into Turkey Run
- NWI Wetlands
- FEMA 100-year Floodplain



Soils Characteristics

- Overall Property
 - 100% Prime Agricultural Soils



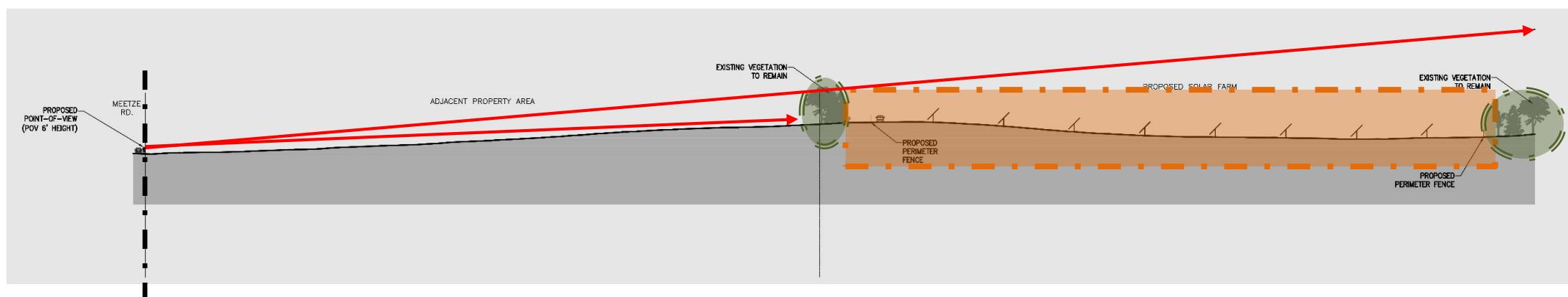
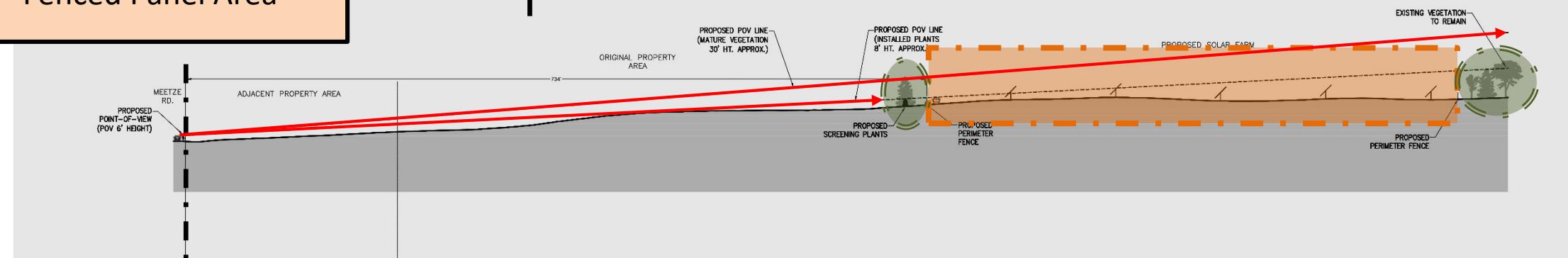
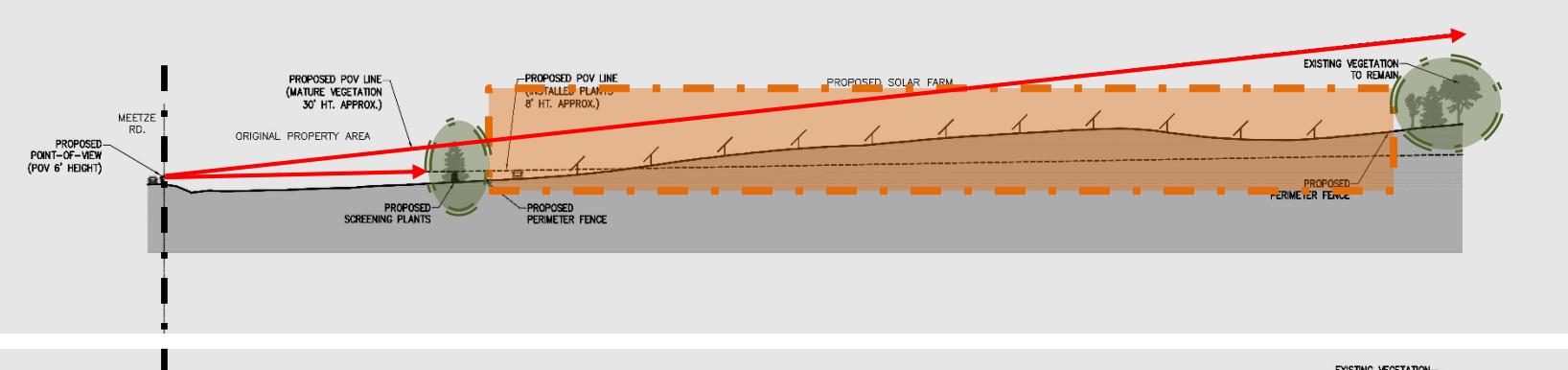
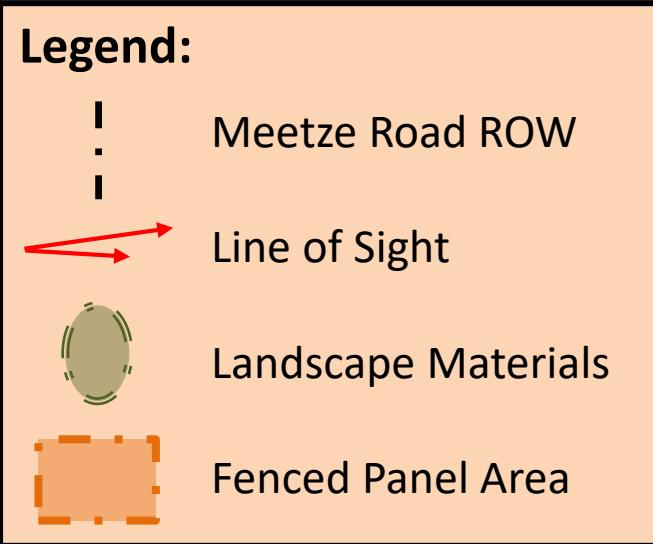
Proposal:

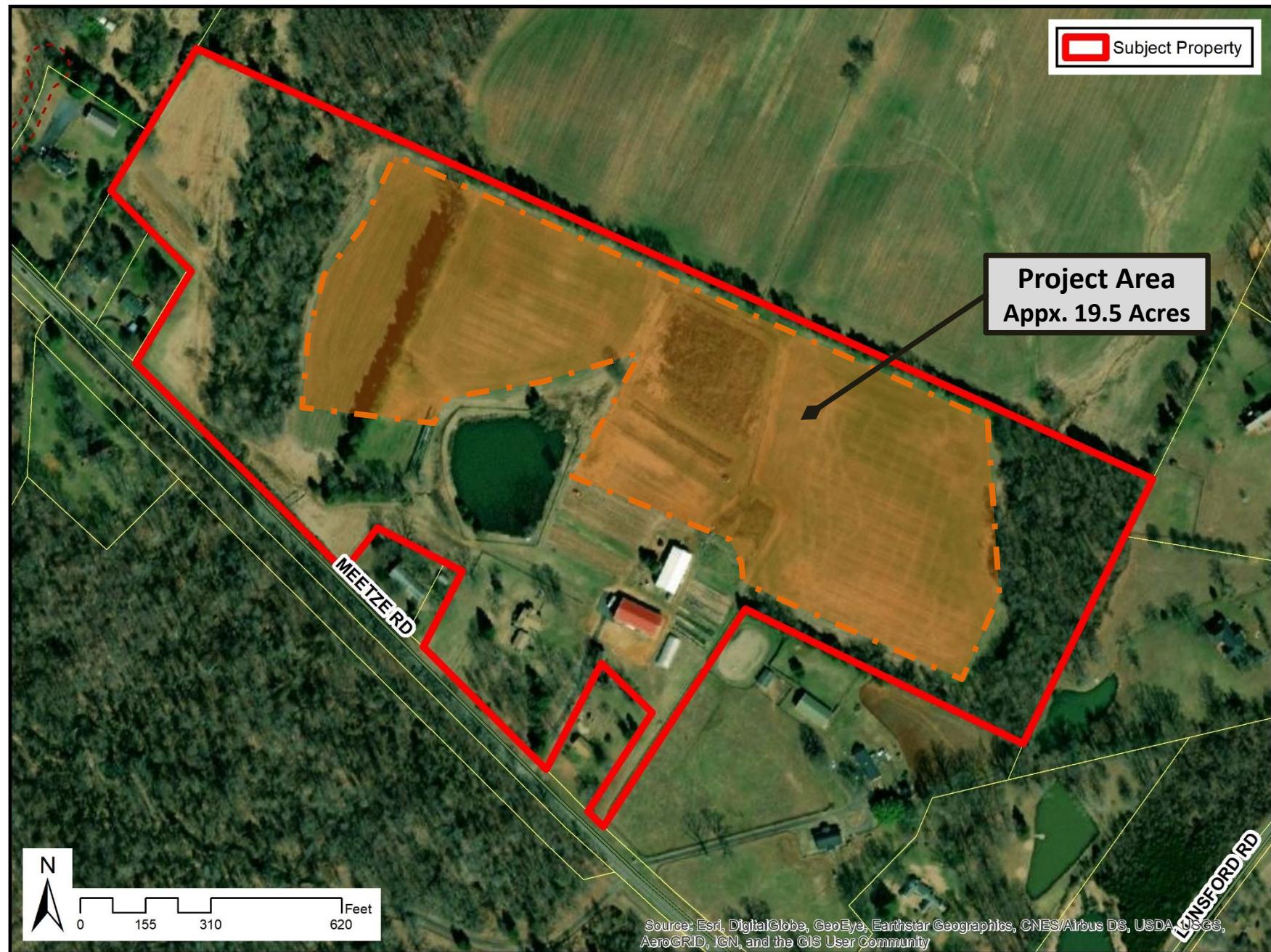
- 19.5 Acre / 3 MW Solar Farm
 - Panels will use a Tracker Mounting System
 - Elevated Above the Ground Utilizing Steel Posts
- The Array will Have Limited Visibility from the Road
 - Setback 200' – 700', Existing Tree-lines, Surrounding Fence, & Landscaping with Native Species
- Following the Lease Term, the Equipment will be Removed & the Site will be Returned to Equivalent Condition



CROSS SECTIONS

Meetze Road Solar





Comprehensive Plan:

- Rural Land Use
 - Protect & Preserve Farmland, Historic Sites & Open Space
 - Preserve the Physical Beauty, Historical Heritage & Environmental Quality of the County, while Growing the Rural & Agricultural Economy
- Non-Agriculturally Related Commercial Uses May Be Permitted if the Use:
 - Is Agriculturally & Rurally Compatible in Scale & Intensity
 - Poses No Threat to Public Health, Safety & Welfare
 - Contributes to the Preservation of Historically Significant Structures or Landscapes
 - Helps to Preserve Farmland & Open Space & Continue Agricultural Operations



Comprehensive Plan:

- Preserve Cultural, Ecological & Environmental Resources
- Identify & Protect Productive Agricultural & Silvicultural Lands
- Promote a Vibrant & Robust Farming & Agricultural Sector of the Economy
- Promote & Encourage the Retention & Enhancement of Scenic Resources
- Encourage Land Uses that are Intrinsic to the Character of Fauquier's Rural Lands
- Protect Agricultural Soils, Create Large Contiguous Blocks of Preserved Farmland, & Protect Key Open Space Resources
- Ensure that Businesses Located in the Rural Lands do not Adversely Impact the Intrinsic Character of the Area
 - Structures Supporting a Rural Business Should be Significantly Set Back From Property Boundaries, Appropriately Sized, Not Obstruct Views of Significant Natural Features, & Minimize Light & Noise Pollution
 - Alternative Energy Generating Facilities Shall be Located to Ensure Preservation of Environmental, Cultural, & Scenic Resources & Maintaining Prime Agricultural Lands for Agriculture