

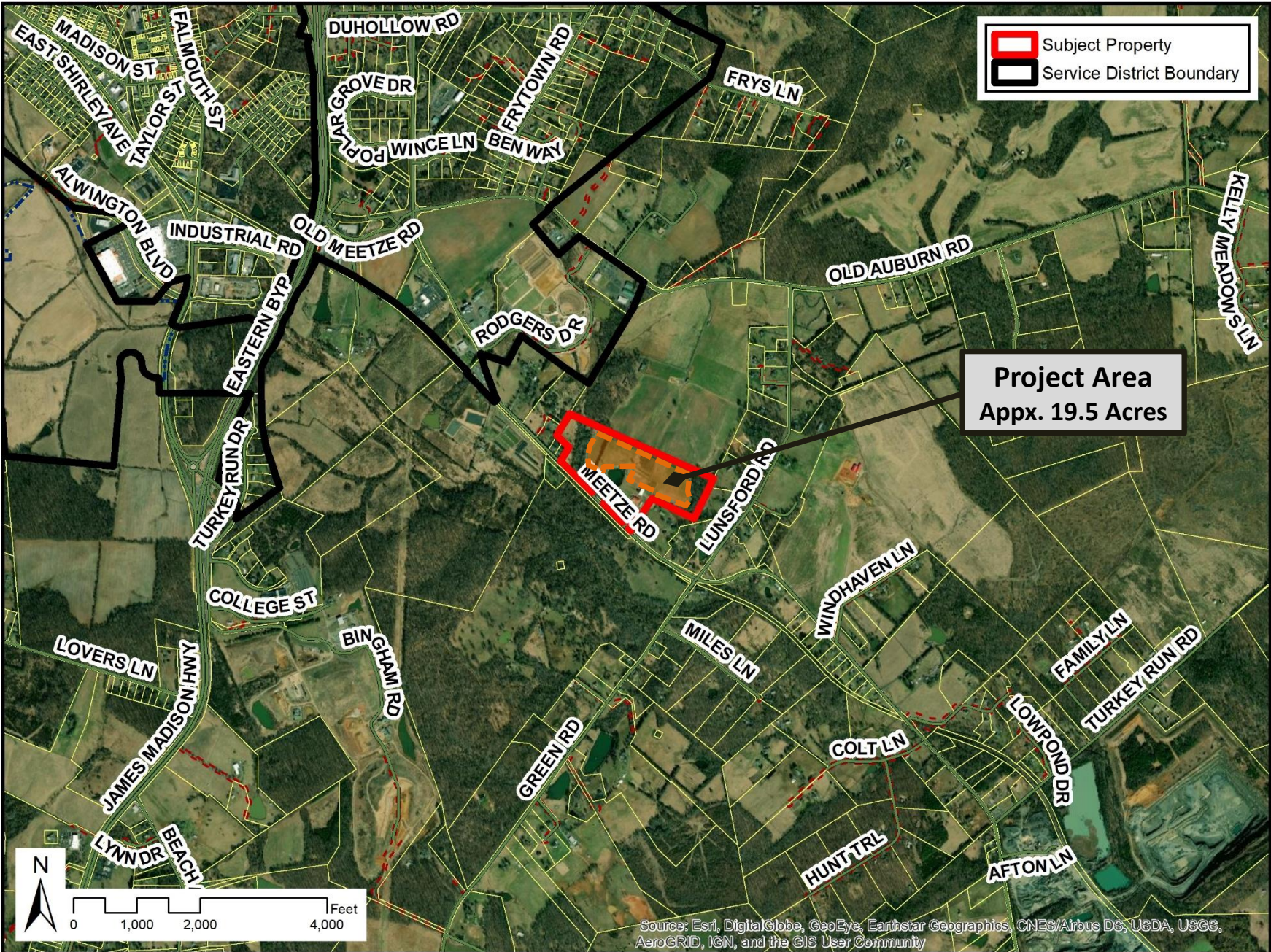
Meetze Road Solar 1

Comprehensive Plan Compliance Review



COMR-21-015322

REGIONAL AERIAL



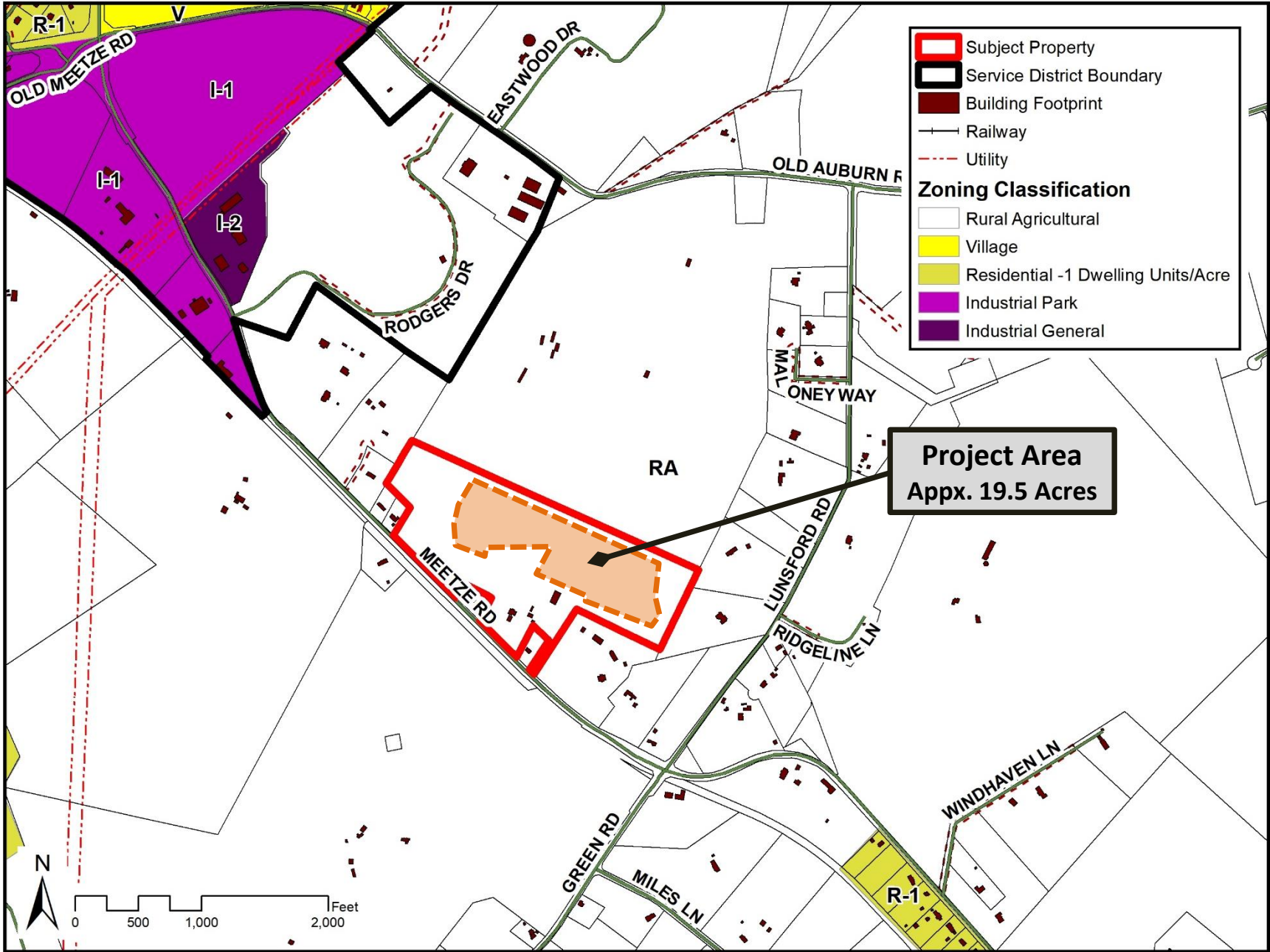
Subject Property:

- 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



Zoning and Use:

- Rural Agriculture (RA)
 - Rural Residential & Agriculture

Surrounding Properties:

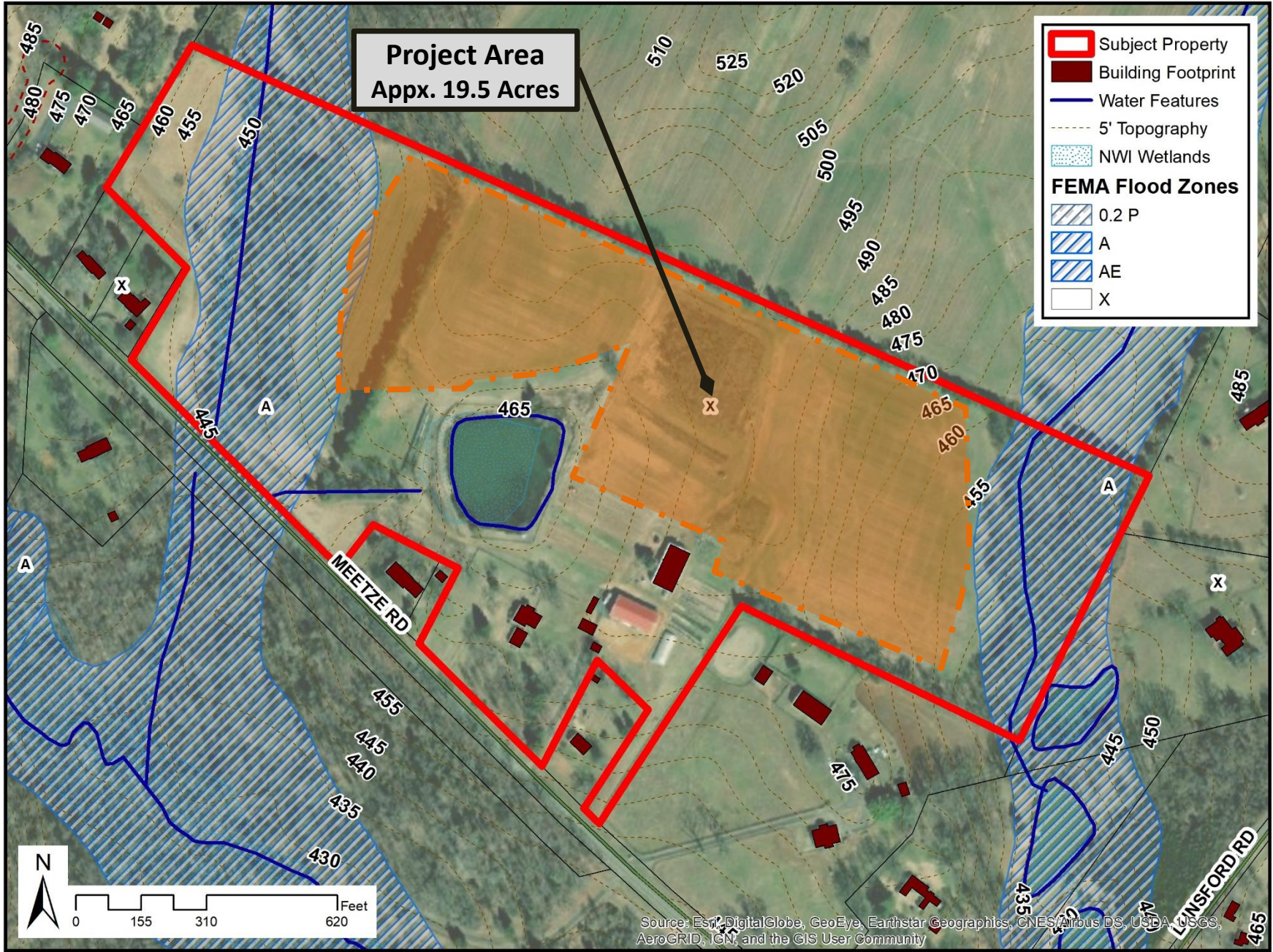
- Rural Agriculture (RA)
 - Rural Residential
 - Agricultural
 - PDR Easements
 - Open Space Easements
 - Black Horse Inn
 - Central Sports Complex
 - Chilton Stables
 - Fauquier County Fairgrounds
 - Fauquier County Education Farm

OBLIQUE AERIAL VIEWS

Meetze Road Solar



SITE AERIAL / ENVIRONMENTAL FEATURES

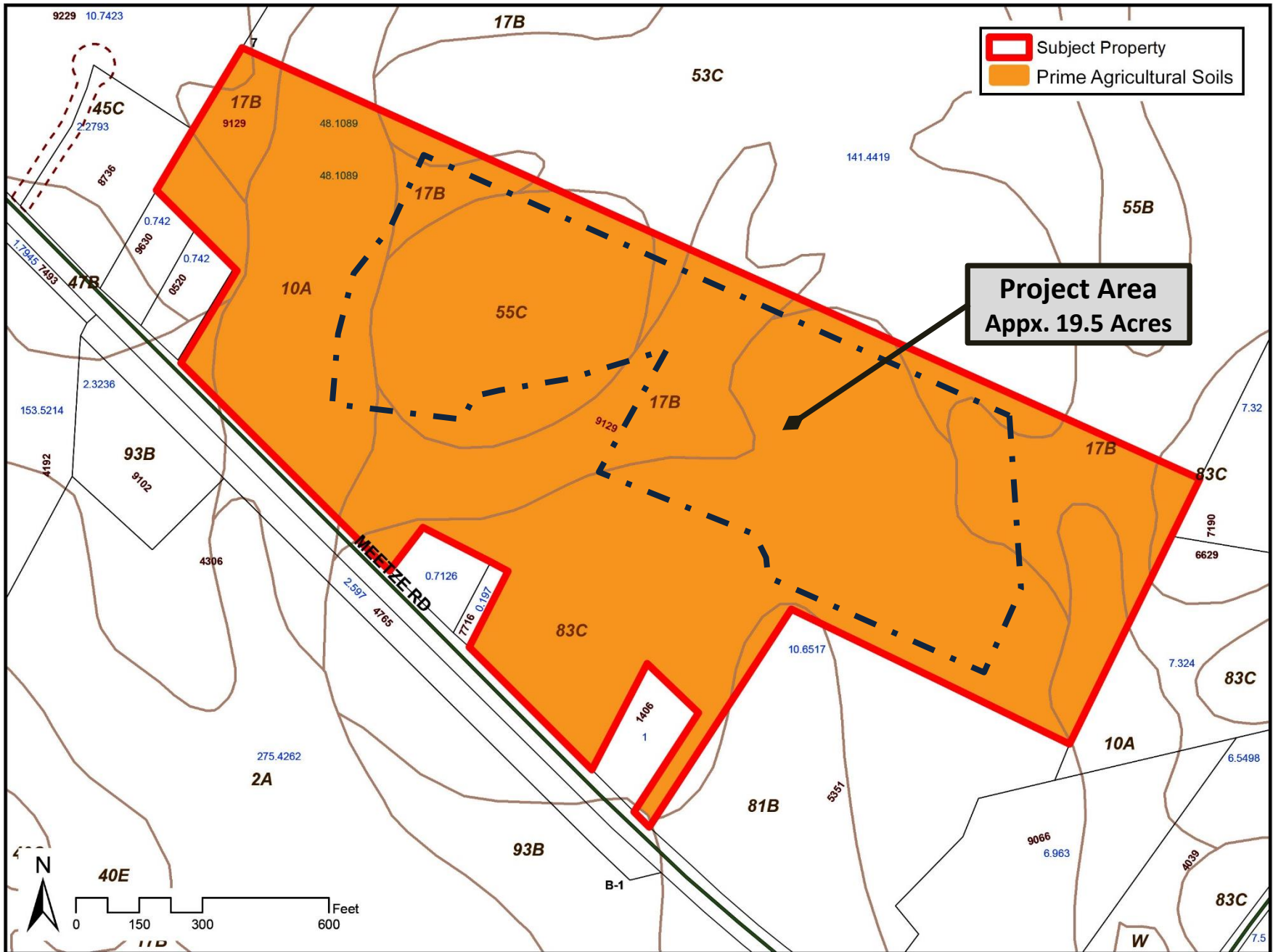


Property Features:

- 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

PRIME AGRICULTURAL SOILS MAP

Meetze Road Solar

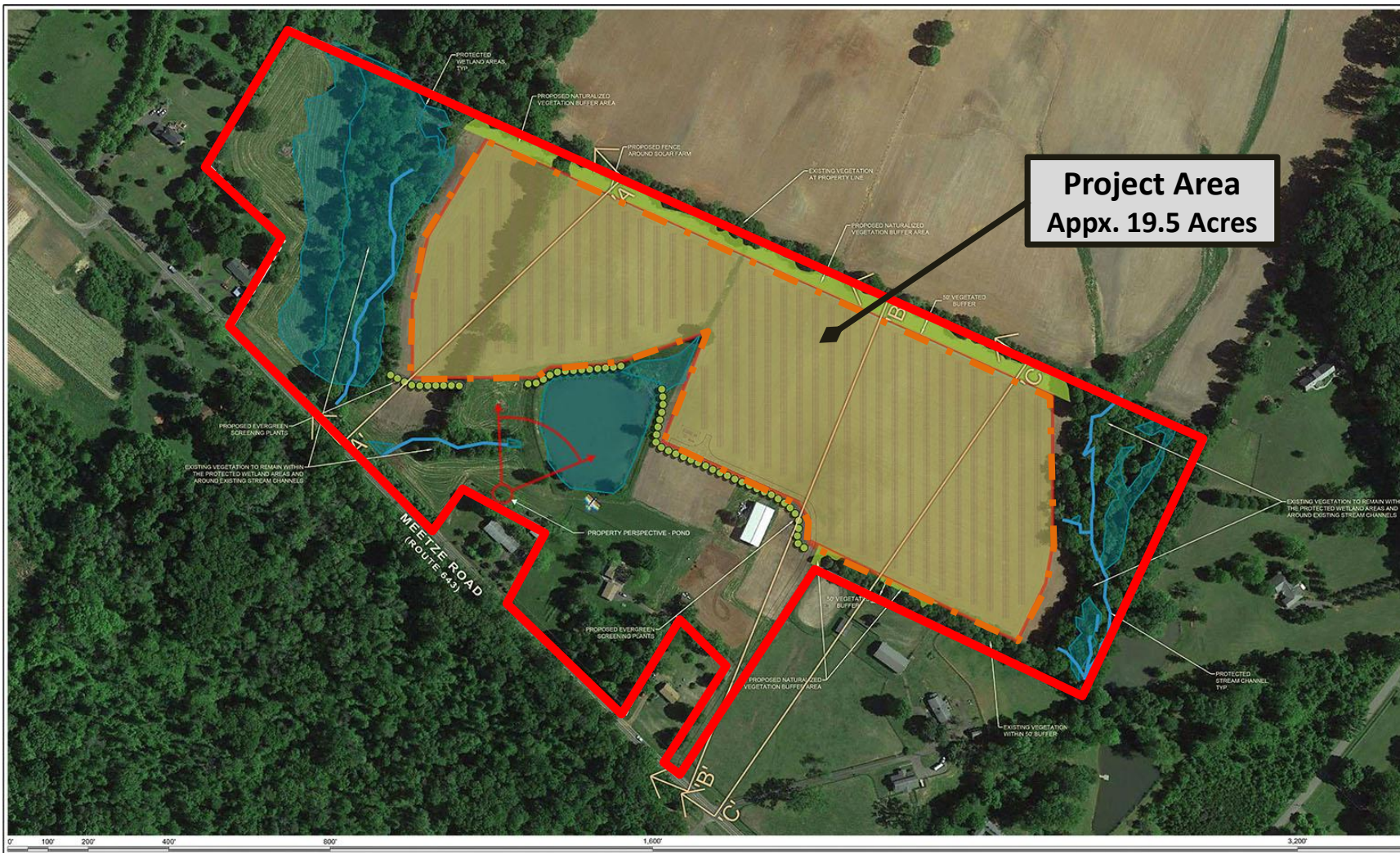


Soils Characteristics

- Overall Property
 - 100% Prime Agricultural Soils

CONCEPT PLAN

Meetze Road Solar



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

Legend:

Meetze Road ROW

Line of Sight

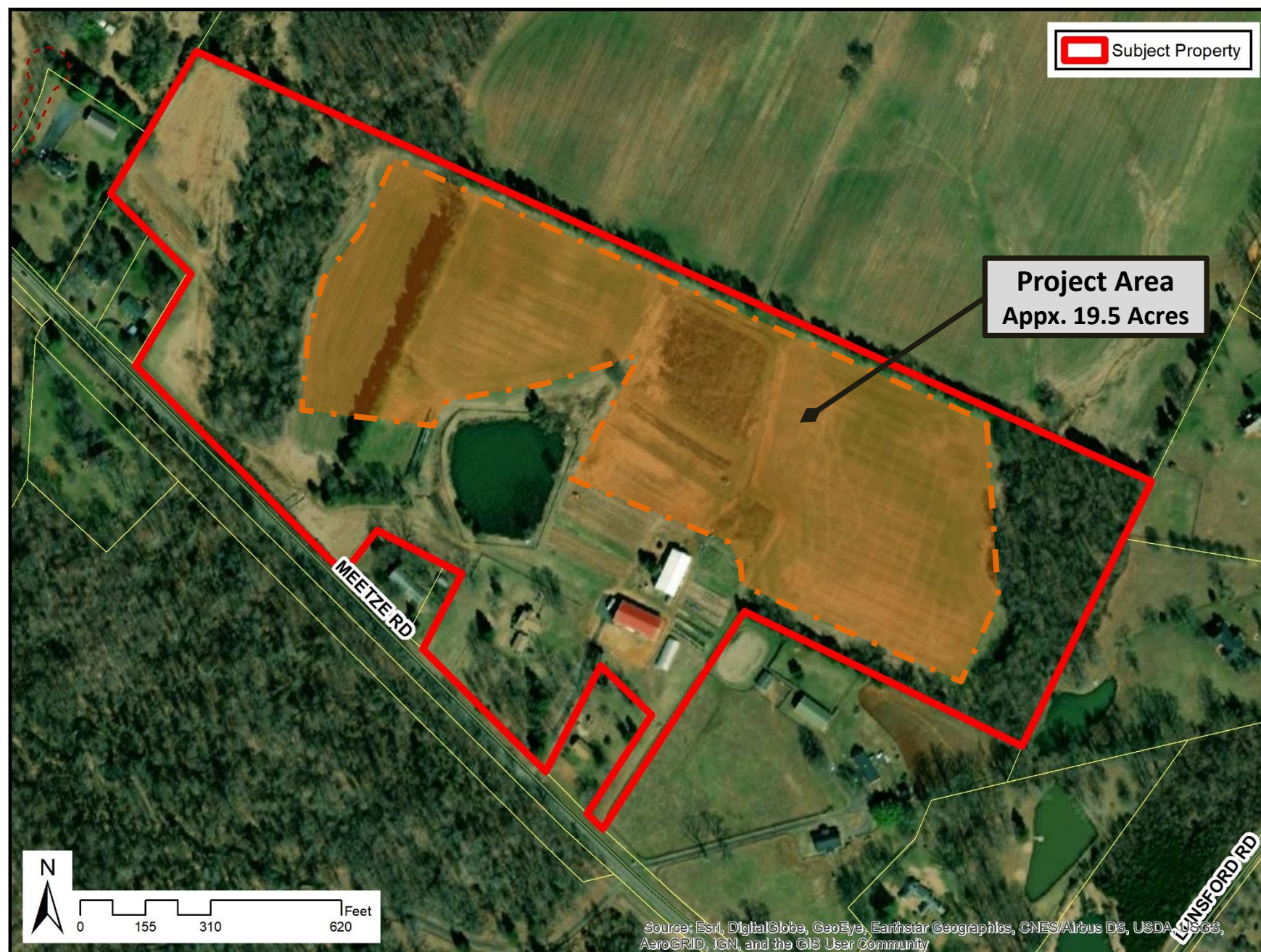
Landscape Materials

Fenced Panel Area

The figure consists of three cross-section diagrams illustrating the layout and sightlines of the Meetze Road Solar farm. Each diagram shows a vertical dashed line representing the Meetze Road Right-of-Way (ROW) on the left. Red lines represent the Line of Sight from a proposed point-of-view (POV) at 6 feet height on the ROW. The diagrams show the original property area, the proposed solar farm area (fenced panel area), and the proposed perimeter fence. The solar farm area is bounded by a proposed perimeter fence and contains proposed screening plants and installed plants. The diagrams also show existing vegetation to remain and the proposed point-of-view line (mature vegetation 30 feet height, approx.) and the proposed point-of-view line (installed plants 8 feet height, approx.).

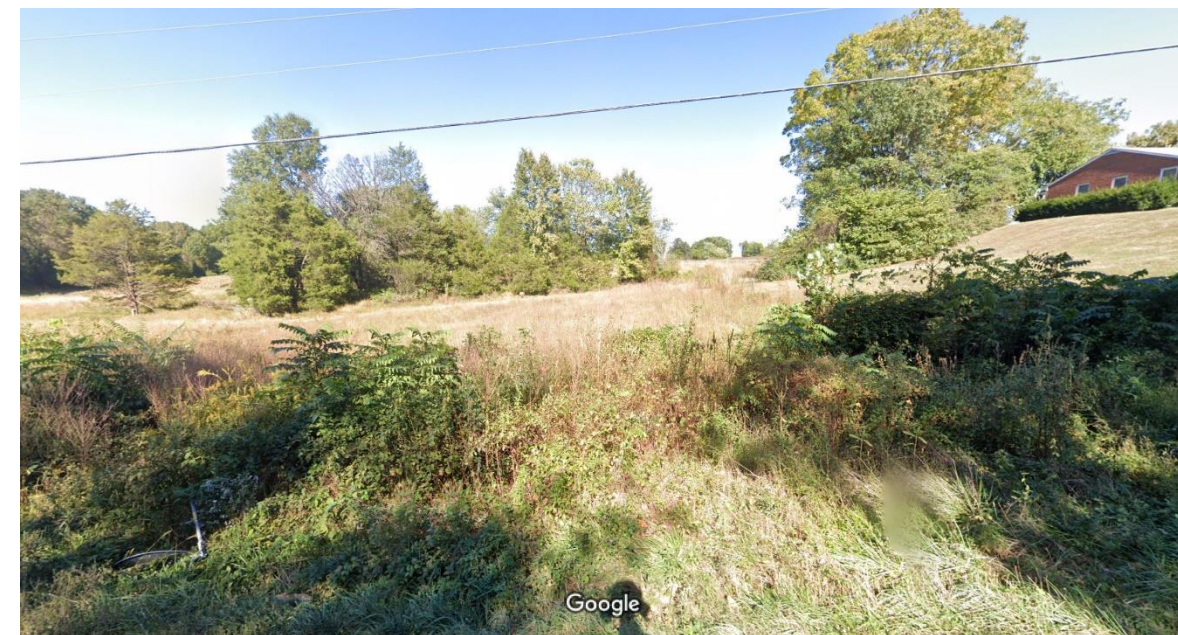
Labels in the diagrams include:

- MEETZE RD.
- PROPOSED POINT-OF-VIEW (POV 6' HEIGHT)
- ORIGINAL PROPERTY AREA
- PROPOSED POV LINE (MATURE VEGETATION 30' HT. APPROX.)
- PROPOSED POV LINE (INSTALLED PLANTS 8' HT. APPROX.)
- PROPOSED SOLAR FARM
- EXISTING VEGETATION TO REMAIN
- PROPOSED PERIMETER FENCE
- PROPOSED SCREENING PLANTS
- ADJACENT PROPERTY AREA
- 734'



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