



APPLICATION FOR  
FOX MILL SOLAR  
CONDITIONAL USE PERMIT

PURSUANT TO

CODE OF  
GLOUCESTER COUNTY, VIRGINIA

JANUARY 8, 2026

Prepared for:  
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Planning Commission &  
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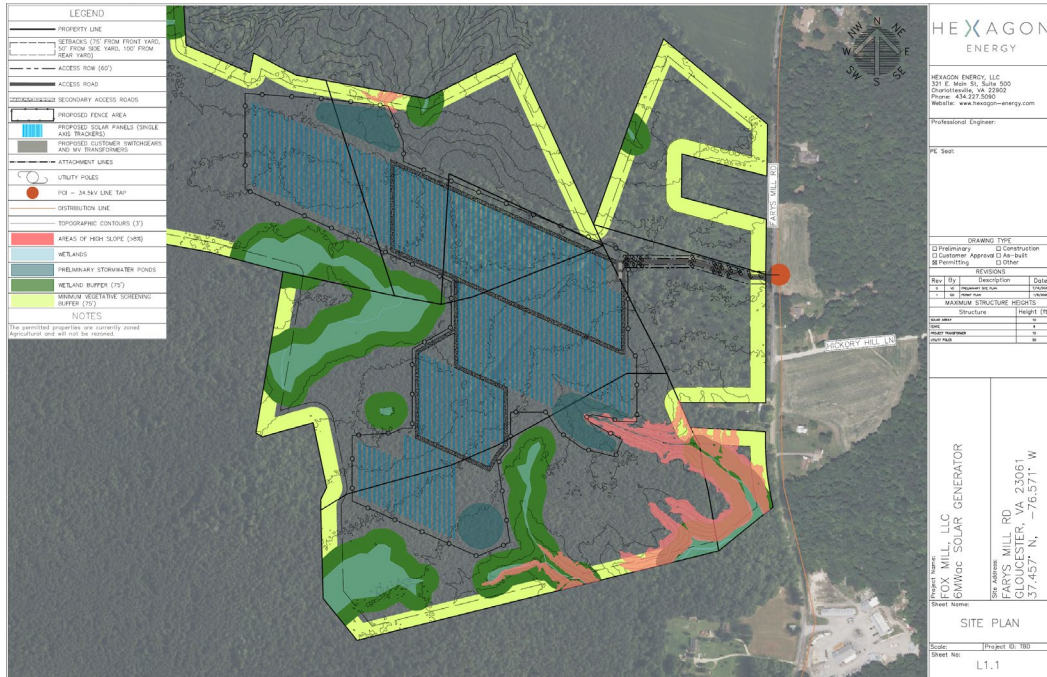
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# 1.0 OVERVIEW

## FOX MILL SOLAR – 6MW<sub>AC</sub> GLOUCESTER COUNTY, VA



FOX MILL SOLAR IS A PROPOSED 6MW<sub>AC</sub> SOLAR ENERGY PROJECT, LOCATED NORTHWEST OF GLOUCESTER, VA ON FARY'S MILL ROAD. THE ENERGY PRODUCED FROM THE ARRAY CAN POWER APPROXIMATELY 1,000 HOMES IN THE REGION

Fox Mill Solar, LLC (the Applicant), a wholly owned subsidiary of Hexagon Energy, LLC (Hexagon Energy) is pleased to submit the following application for a Conditional Use Permit (CUP) for Fox Mill Solar (the Project). The Applicant proposes developing a six (6) megawatt (MW<sub>AC</sub>) photovoltaic (PV) solar energy generating system. The project footprint (Site) will encompass roughly 50 acres of the approximately 245-acres of Parcels 0649-08-2022; 069-27-5000; 0649-26-2771; 0649-35-4992; 0649-25-4066; 0649-25-0990; 0649-36-3927; and 0649-35-5288 (the Property). The Property is located off of Fary's Mill Road and is zoned RC-1 Rural Countryside District. The Project has been sited and designed in substantial compliance with Gloucester Zoning and Solar Ordinance and Virginia permitting and approval requirements.

Fox Mill Solar will provide direct and indirect revenue to Gloucester over the project's lifetime, with minimal to no burden on County resources such as water, sewer, schools, and other public facilities.

Hexagon Energy is using best-practice siting and design standards in coordination with local, State, and Federal regulations to ensure that all environmental standards are met and exceeded during the construction and lifetime of the project. The site design features extensive setbacks and landscape buffers to screen the facility from all points off-site. Similarly, Hexagon Energy has implemented stormwater, erosion, and sediment controls in our site design to meet the Department of Environmental Quality guidelines and follow the Virginia Runoff Reduction Method. The Project is expected to execute an interconnection agreement with Dominion Energy in Q1 2027 and will be subject to Dominion interconnection guidelines for a small-generation facility.



## 1.1 APPLICANT & FACILITY OWNER

Fox Mill Solar, LLC, a wholly owned subsidiary of Hexagon Energy, LLC, is the Applicant for the Project. Hexagon Energy is based in Charlottesville, Virginia. The Property Owners are Pearfield Land & Timber LLC, and the project's Operator is not yet known. An Option to Lease agreement has been executed to allow the Applicant to develop a solar array generating 6 MW (see Appendix L).

Hexagon Energy is an independent, privately owned energy development firm that believes the path to a clean energy future requires a range of new sources and technologies. We develop projects across six diverse energy solutions with one common goal—powering a clean future. Hexagon Energy has a proven track record of developing safe, reliable, and environmentally responsible projects in the Commonwealth. We are excited to work with Gloucester planning staff, elected officials, and community members to develop a locally based solar project.

### HEXAGON AT A GLANCE

- Established in 2015
- Leadership has been developing energy projects since the early 1990s
- 2,875 MW of energy development experience across 17 states
- Representing over \$1.5 Billion USD in invested capital

### LOCATION & CONTACT INFO

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[info@hexagon-energy.com](mailto:info@hexagon-energy.com)

## 1.2 HEXAGON ENERGY'S DEVELOPMENT EXPERIENCE

Hexagon Energy's principals have been developing energy projects since the 2000s and have a wide range of experience that guides our work. Over the past 20 years, Hexagon Energy's principals have developed and financed nearly 3,000 MW of operating energy projects in 17 U.S. states, representing over \$1.5 billion in invested capital. The following table summarizes the energy development experience of Hexagon Energy's principals, both at Hexagon and prior companies.

TYPE	SINCE	ADVISORY	OPERATING	UNDER DEVELOPMENT
<b>Solar PV</b>	2008	232 MW	603 MWac	5,156 MWac
<b>Wind</b>	2000	400 MW	2,278 MWac	550 MWac
<b>Energy Storage</b>	2013	20 MW	--	1,810 MWac
<b>TOTAL</b>		<b>652 MW</b>	<b>2,881 MWac</b>	<b>7,516 MWac</b>

*Table 1: Hexagon Energy's Project Development Experience*



## 2.0 THE PROPERTY

FOX MILL SOLAR WAS SITED ON THE PROPERTY BASED ON A SET OF CRITERIA THAT MAKE IT A GOOD LOCATION FOR A COMMUNITY-SCALE SOLAR FACILITY. THESE CRITERIA INCLUDE BUT ARE NOT LIMITED TO PROPERTY SIZE, USABLE ACREAGE, ZONING ORDINANCE ALIGNMENT, LAND USE CONSIDERATIONS, DEVELOPMENT TRENDS, AND INFRASTRUCTURE REQUIREMENTS.

### 2.1 CURRENT CONDITIONS

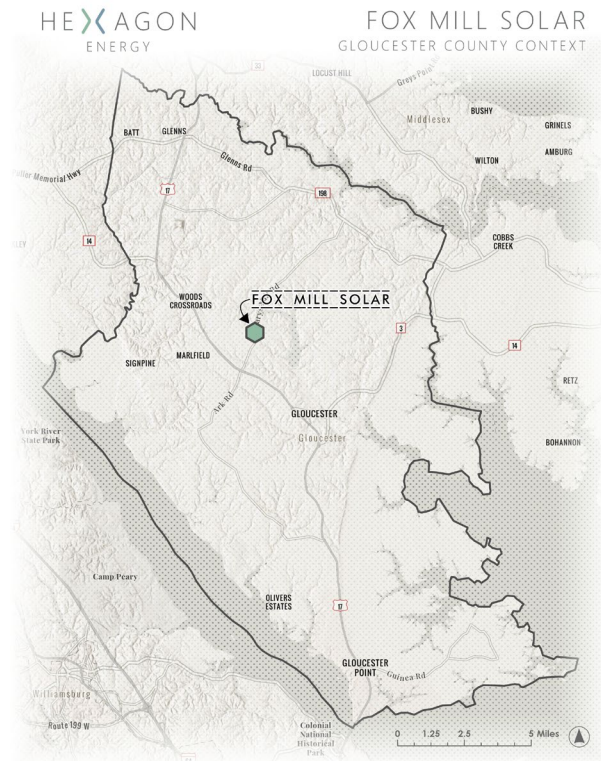
The Property is currently used for commercial timber operations and was most recently cleared in 1995. The Property is on Fary's Mill Road. The property owners, Pearfield Land & Timber, are lifelong residents of Gloucester County and have owned the majority of the property for over 30 years. Historic imagery shows the property was maintained as commercial timber many years prior. As an undeveloped site, the parcel presents a unique opportunity for value creation across multiple stakeholders, including the landowner, the County, and the larger community.

### 2.2 ZONING

The Property is zoned RC-1 Rural Countryside and located in the Petsworth District. The Property is abutted from all directions by other RC-1 zoned properties. As a quiet development that requires little maintenance, this Project will protect the rural character of this area while enhancing the viability of the rural economy through low-impact development. Article 9B Section 8.30 of the Gloucester County Zoning Ordinance allows installing and constructing solar energy facilities in the RC-1 Conservation zoning district through Conditional Use. The Project was designed to protect the viewshed of neighbors, residents of Gloucester, and roadways with existing and additionally planted vegetation.

### 2.3 LAND USE AREA AND ANALYSIS

The Property is currently and has for the past several decades been used for industrial timbering practices. The last full clearing of the property occurred around 1995, with limited clearing occurring in early 2025. The Property is a total of 245 acres, about 50 acres of which the Project will temporarily disturb. Temporary disturbance means that the land will be returned to as close to its original state as possible after the lifetime of the Project. Additionally, by using native pollinator species for ground cover within the disturbed areas, soil health will be maintained throughout the project's lifetime. The Property is along Fary's Mill Road with direct access to the project area. There are sixteen adjacent properties around the Project, eleven of which are vacant. Of the five occupied parcels, the project setback is established at a minimum of 150' from the nearest property



line, with all other occupied parcels having a maintained setback of close to or exceeding 1,000'. The closest residential dwelling is roughly 500' from the Project boundary and would have a minimum of 75' of existing mature vegetation to buffer any view of the Project Area. Given current development patterns in the area as well as proximity to a designated Development District, the property is facing increasing development pressure for conversion into a more intense land use due to its proximity to community amenities, and as evidenced by portions of the Property being classified as a Class V and IV Land (Most Vulnerable) in Conserve Virginia's Development Vulnerability Model. As such, the project presents an ideal opportunity to lock the land into low-impact development.

As a low-impact land use that will be hidden from view, it would protect the land from more intensive development, such as residential subdivisions, while also enhancing the viability of the rural economy. At the end of the project's useful life, the landowner may return the land to silviculture or another chosen use. Second, as a low traffic-generating land use, it would not burden the County transportation infrastructure. Third, as a low-service land use (i.e., placing no burdens on County services such as water, sewer, schools, etc.), the Project would preserve infrastructure capacity for other areas and developments. Lastly, it will drive a 29 times increase in tax revenues generated by the Property, which can be used to fund County services and infrastructure (see Economic Impact Analysis in Appendix L).

## 2.4 USABLE ACRES

The Property totals roughly 245 acres and includes limited areas of protected slope as well as wetland features, largely around the perimeter. The Project Area sits within a section of the property buffered by the referenced wetland features and limited protected slopes creating the ideal size for the location of a 6 MW<sub>ac</sub> solar facility. It can accommodate the required solar infrastructure while allowing for extensive setbacks and avoiding all environmentally, ecologically, and culturally sensitive areas (e.g., steep slopes, delineated wetlands, special flood hazard areas, RPAs, habitat cores, blocks, and corridors, and proximity to NRHP and NRHP-eligible sites, etc)

## 2.5 UTILITY INFRASTRUCTURE

The Project's location offers direct access to Dominion's existing distribution infrastructure and proximity to the Wan substation on John Clayton Memorial Highway. The distribution lines run along Fary's Mill Road and an existing easement through Parcel 0649-46-5170 (Tax Map 24-192) allows the Project to access the POI (See Appendix A for Conceptual Master Plan). Both the distribution network and substation feature sufficient available capacity to accommodate the injection of Fox Mill's generation production with minimal upgrades, ensuring the project's financial viability.

# 3.0 POTENTIAL DEVELOPMENT IMPACTS AND MITIGATION

## 3.1 NEIGHBORING PARCELS

Sixteen parcels border the Property. We have engaged the nearest neighbors through local canvassing campaigns where the Applicant knocked on doors to discuss the Project with these



neighbors. Additionally, we plan to mail adjacent and nearby neighbors with information, conduct at least one more round of direct in-person outreach, as well as host a Community Meeting in February to engage with nearby neighbors in order to answer questions and receive their feedback on the Project. We also plan on exploring opportunities to engage in community events within the County and have communicated with the Gloucester Chamber of Commerce to learn more about available events to participate in. Lastly, the Applicant hopes to make a few voluntary donations to community initiatives such as the County emergency services department, and will coordinate with the County to organize these efforts. The Applicant understands the importance of keeping this project out of the viewshed of neighbors, which is why the Project will mitigate impacts to the neighborhood by maintaining a substantial planted vegetative buffering, setting the panels far back from both neighbors and roads and utilizing an existing entrance road that naturally obscures the view of any residential properties or travelers on Fary's Mill Road.

## 3.2 VISUAL

The Project was designed to protect the area's rural character for neighbors, residents of Gloucester, and roadways (see Appendix A). The Project's fenceline is setback 150' from the nearest property line and nearly 2,500' from the farthest property line. The nearest residence is roughly 500' from the fenceline of the Project. In addition to extensive setbacks from the Project fenceline a proposed 75' vegetative buffer consisting of mature pine trees create a natural barrier from the project. Moreover, the project will utilize an existing logging road that is strategically angled to obscure views of the site, even when looking directly into the entrance to the project. Given these extensive visual buffering measures, we feel the setbacks are sufficient to protect the viewshed of neighbors as well as anyone traveling on Fary's Mill Road. The areas along Fary's Mill Road as well as the entire perimeter of Fox Mill Solar benefit from this existing mature vegetation, which eliminates views into the Property. Still, the developer is willing to work with any adjoining neighbor for additional vegetative screening if a need arises.

Northern border (side setback): The fenceline is set back a minimum of 100' and up to around 550' from an additional parcel owned by Pearfield Land & Timber and a minimum of 1,000' from the nearest property containing single family dwelling. The vegetative buffer between the fenceline and the northern adjoining property will be maintained at a minimum of 75' wide. No additional vegetation is proposed due to the 75' vegetative buffer being occupied fully by mature existing vegetation.

Western Border (rear setback): The fenceline is set back in excess of 2,000' from the western property line. The adjoining parcel to the West is owned by Pearfield Land & Timber, providing roughly 1,000' of additional setback buffer from the fenceline. No additional vegetation is proposed due to the 75' vegetative buffer being occupied fully by mature existing vegetation.

Southern Border (side setback): The fenceline is setback a minimum 100' from the southern property boundary with a minimum of 75' of existing vegetation maintained throughout the life of the project. The closest residential dwelling is approximately 500' away from the fenceline, the majority of which is mature existing vegetation which effectively screens the project site. No additional vegetation is proposed due to the 75' vegetative buffer being occupied fully by mature existing vegetation.



Eastern Border (front setback): The fenceline is set back in a manner to exceed the 75' standard for Gloucester County, and maintains a setback exceeding 150' from the nearest parcel as well as setbacks exceeding 600' from Fary's Mill Road. The entrance to the site will be off of Fary's Mill Road, utilizing an existing logging road. This entrance will maintain its current angled approach to and from Fary's Mill Road in order to create additional viewshed obstruction of the project site.

The setbacks and buffers can be seen in the conceptual master plan in Appendix A. Onsite equipment, such as racking and panels, has a maximum tilt of about 8-10 feet measured from the structure's base to its highest point. There will be 5 new 30-foot-tall utility poles built within an existing Dominion Energy easement on the East side of Fary's Mill Road, as identified in the conceptual plan in Appendix A. There will be no signage on site, except that which is required for safety, security, or requirements for interconnection by Dominion Energy. The visual impact of the Project will be minimal to adjacent parcels and public rights of way.

### 3.3 NOISE

From Fary's Mill Road, and nearby residences, the array will be inaudible. The main noise-generating equipment on-site is the transformer, which is located over 1,000' away from the nearest residence. Based on results from previous studies for projects of the same size, the sound levels generated even a few hundred feet away are quieter than the quietest room in an average home, posing no threat of disturbance to the surrounding area or its residents.

During the approximately six months of construction, we anticipate increased construction noise primarily from the delivery of materials and the installation of support beams on which the solar panels will be fixed. However, noise-producing construction activities are not constantly ongoing throughout the construction timeline, and the Applicant will further limit disturbance by limiting construction activities to daytime hours (see Appendix K). Similarly, transit noise already exists on site due to nearby trucks from vehicles on Fary's Mill Road as a result of recreational and industrial traffic.

### 3.4 GLINT/GLARE

In addition to being visually screened from nearby residences and roads, the panels are designed to absorb as much sunlight as possible. The panels will be treated with an anti-glare coating. Hexagon performed a glare analysis using an FAA Solar Glare Hazard Analysis Tool (SGHAT), ForgeSolar, found in Appendix F. The study concludes that no glare is anticipated from Fary's Mill Road and nearby residences.

Additionally, Hexagon has utilized the Federal Aviation Administration's online Notice Criteria Tool to determine that the Project does not exceed the notice criteria required by the FAA and does not pose any risk to air traffic. The results of the Notice Criteria Tool are available for review in Appendix F.



### 3.5 TRAFFIC

During operation, the Project will require very little traffic to the Site, averaging less than two trips per month. During construction, which lasts about three to four months, the intensity of trucks coming in and out of the site will vary, with most trucks coming in the middle months when construction is at its peak. During the first and final months of construction, fewer than one truck will enter and exit the Site daily. During the peak construction period, which occurs in the one-to-two months in the middle of the construction period, the site is estimated to experience one truck per day delivering materials. To mitigate traffic on Fary's Mill Road, deliveries will be staggered and attempted to be made during non-peak travel periods. In addition to deliveries, the Project is expected to have an estimated 20 employees on-site during the peak construction period. An estimated 14 passenger vehicle trips are predicted to occur during the peak construction period. All construction staging, parking, and assembly areas will be within the project boundaries. For a detailed traffic memorandum identifying routes to the Property and recommendations, see Appendix G. A final Construction Traffic Management Plan adhering to the conditions of this permit will be developed and submitted to Gloucester County for review and approval during Site Plan Approval.

As previously noted the existing logging road will be used as the entrance to the facility, it will be upgraded and widened to provide access to the site while maintaining the angled approach to and from Fary's Mill Road. Hexagon has engaged Kimley Horn to prepare an entrance analysis exhibit, see Appendix G. Based on VDOT guidance and data for Fary's Mill Road, a 500' minimum sight distance will be adhered to. Additionally, signage will be posted between 350 - 500' before the entrance, warning of trucks entering the road. Before the final site plan approval, VDOT will provide the final project entrance approval. The Owner of the Project will be responsible for ensuring any upgrades or maintenance to Fary's Mill Road related to the Project entrance.

### 3.6 STORMWATER

A preliminary erosion and stormwater management plan is included in the conceptual plan for this project (Appendix A) and enumerates the existing and proposed land cover of the site. Stormwater management for this project is being designed to meet the stormwater quantity and quality requirements of the stormwater regulations as defined in 9VAC25-875 (Code of Virginia). Erosion control and stormwater management facilities are proposed downstream of the proposed improvements. This preliminary plan proposes three stormwater management facilities installed as sediment basins during construction and converted to permanent wet ponds following construction. Stormwater runoff will be conveyed to the wet ponds via ditches and conveyances proposed around the project's perimeter. The wet ponds will be designed to detain increased runoff volumes and release the runoff at a controlled rate to the adjacent wetlands and stream systems. The ponds will be designed to decrease stormwater peak runoff rate below the allowable rates as determined by state code. Stormwater Quality compliance will be met by determining the required phosphorus load removal using the Virginia Runoff Reduction method. Phosphorus reduction will be met through on-site facilities such as wet ponds, grassed channels, and/or dry swales designed to remove calculated amounts of phosphorus from the stormwater runoff within the project area. Wet ponds are proposed for this preliminary design due to their effectiveness in nutrient/phosphorus removal for larger drainage areas. The wet ponds will be designed to meet the VA DEQ BMP specifications. Alternative facilities that can also provide sufficient water quality treatment may be considered during the final site plan review. This preliminary design is intended



to provide a feasible option to satisfy water quality and quantity compliance. It may change during the final site plan review with approval from the county stormwater review. A detailed stormwater management plan has been contracted with Kimley-Horn Engineering and will be provided prior to the final Site Plan approval.

### 3.7 HEALTH AND SAFETY

The project will utilize passive photovoltaic (PV) cells consisting of common materials including glass, polymer, aluminum, copper, and silicon semiconductor material. Solar PV panels function as a solid state, inert crystal composed of non-toxic materials and are most like a solid glass pane. There are no chemicals, fluids, or materials that can enter the environment. The PV and inverter technologies have been studied for over 30 years and are not known to pose any significant health dangers to neighbors. Instead, the reduction in pollution from fossil-fuel-fired electric generators has a positive impact on human health.

In May 2017, researchers at NC State University published a detailed review of the Health and Safety Impacts of Solar Photovoltaics. The study found that “[t]hese risks are extremely small, far less than those associated with common activities such as driving a car, and vastly outweighed by health benefits of the generation of clean electricity.” The full report can be found in Appendix E.

## 4.0 POTENTIAL ENVIRONMENTAL IMPACT AND MITIGATION

### 4.1 WETLANDS

Hexagon Energy engaged Kimley Horn to perform the property's wetlands delineation and field assessment. We have also performed preliminary desktop analysis using the U.S. Fish and Wildlife Service National Wetlands Inventory and FEMA flood zones to identify potential environmentally sensitive areas. The wetlands delineation can be found in Appendix B. Fox Mill Solar is designed to avoid impacting any wetlands, streams, or resource protection areas. The wetland delineation completed by Kimley Horn has been officially confirmed by the US Army Corps of Engineers.

### 4.2 WILDLIFE HABITATS

The Property has been screened, via the U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Consultation System (IPAC System), Virginia Department for Wildlife Resources (DWR), Virginia Fish and Wildlife Information Service, Virginia Department of Conservation and Recreation, Center for Conservation Biology, the Virginia Department of Game and Inland Fisheries (VDGIF), and Gloucester Habitat Cores map for known critical habitats for threatened and endangered species. All results can be found in Appendix C.

The Northern long-eared bat, tri-colored bat, and monarch butterfly were documented on the Official Species list of the USFWS IPAC System as endangered, proposed endangered, proposed threatened, and candidate, respectively. The VDGIF Northern Long-eared bat Winter Habitat and Roost Indicator determined that there were no maternity roosts or hibernacula located within the Property or a 2-mile radius of the Project. Due to the listing of the Northern long-eared bat and the potential uplisting of the tri-colored bat as endangered, Hexagon will comply with the time-of-year



restrictions for clearing the Site for construction. The monarch butterfly species is not listed as threatened or endangered, and there are no time-of-year restrictions for this species, but the USFWS recommends taking measures to protect the butterfly habitat, including planting pollinator species.

### 4.3 CULTURALLY AND HISTORICALLY SIGNIFICANT RESOURCES

Using the Virginia Department of Historic Resources (DHR) Virginia Cultural Resources Information System (V-CRIS) and National Register of Historic Places (NRHP), we have searched for cultural resources in and around the property up to 0.5 miles. A map of the identified findings is attached in Appendix D. The area of potential effects (APE) was outlined as the 244.88-acre area of most of the Property, including the 50 acres where ground disturbance is expected to occur. The review identified no archaeological and architectural resources on the Site. No previously recorded architectural or archaeological resources are within the 0.5 mile buffer and twenty-three newly identified historic architectural resources were identified. One of these resources, 9152 Fary's Mill Road is listed as potentially eligible, it is a single family dwelling located to the North of the Fox Mill Solar site, but is located over 1,200' from the fenceline and shielded with existing vegetation. The remaining architectural resources do not qualify for the NRHP. A professional cultural and historical investigator believes that the APE has a low potential for containing pre-contact period sites, low potential risk for historic period sites, and low potential risk to contain intact archaeological sites in the previously logged portions of the parcel, which includes our Site. They recommend an archaeological survey at a reduced level of coverage in the recently logged portions of the parcel and an architectural survey to be conducted before any construction on the property.

The Applicant considers the viewshed and maintenance of the rural and historic character of this community necessary when designing the site. Given the topography and size of the property, and existing vegetation, the viewshed of the property is fully shielded or extremely limited from Fary's Mill Rd, nearby residences, and any nearby cultural and historical sites.

### 4.4 ENVIRONMENTALLY SENSITIVE AREAS

A Phase 1 Environmental Site Assessment was conducted on the Property. No Recognized Environmental Conditions (RECs) were identified. Similarly, no Business Environmental Risks (BER) were found on the Property.

### 4.5 SOILS AND AGRICULTURAL LAND

A soil search was done for the Property utilizing the United States Department of Agriculture's Web Soil Survey (WSS). Based on the WSS, about 159 acres of soil designated as Prime Farmland may be present on the Property, approximately 40 acres of which will be within the limits of disturbance, which includes the fenced area with panels as well as internal roads, stormwater basins, and stormwater drainage ditches. The soils designated as prime farmland will be temporarily disturbed, meaning that after the decommissioning of the Project, the Site will be returned to its previous conditions. It is also important to note that while certain areas are designated as prime farmland on the Property, the Property Owner has not and does not intend to place the Property into a traditional farming use. Similarly, due to the active commercial timbering of the Property,



the land has been sprayed with herbicides to promote tree growth, likely depleting the soil of its valuable nutrients.

Additionally, the current use of the “prime farmland” qualification has been applied to sites already developed on the surrounding properties. Multiple residences and commercial properties are within areas deemed to have this qualification. The proposed site work may help restore soil health if it was negatively impacted by the previous silviculture work due to vegetation species selection, stormwater drainage, and retention areas. While the Developer understands that avoidance of soils designated as prime farmland is always of importance, the placement of the solar facility has been chosen to avoid development on steep slopes and sensitive soils present near wetlands, which provides a longer-term benefit to the welfare of the County’s soils. The remaining soils within the undisturbed areas will remain in silviculture, and the disturbed soils can return to silviculture use after the Project’s decommissioning. The soil survey is available in Appendix D.

## 5.0 FACILITY DESCRIPTION

### 5.1 GENERAL DESIGN

Hexagon Energy proposes to develop and construct Fox Mill Solar, with a nameplate capacity of up to 6 MW<sub>AC</sub>. All of the clean energy generated by the facility will be delivered to the Dominion power grid (the Grid) at the existing 34.5 kilovolt (kV) distribution line running along Fary’s Mill Road. The proposed electrical grid interconnection will be located through an easement on a nearby parcel off of Fary’s Mill Road, which can be found in the Conceptual Plan (Appendix A).

Fox Mill Solar will consist of up to approximately 13,000 crystalline silicon solar PV panels. Additional equipment will include single-axis tracker components, DC to AC string inverters, a medium voltage transformer and a control cabinet, project switch gear, a meter, and the interconnection to the existing distribution system. To support the PV panels, the Project will utilize a single-axis tracking system designed to optimize power production of the panels by rotating them to follow the sun. The single-axis tracker design consists of a series of mechanically linked horizontal steel support beams known as torque tubes, with a drive train system. The rows will be placed 21.2 feet apart (center to center) and the panels will cover approximately 16% of the Project area. The racking system will be supported by metal piles driven to a depth of approximately 10 feet. The height of the solar PV panels at full tilt is roughly 8 to 10 feet

### 5.2 INTERCONNECTION

Fox Mill Solar will feed electricity to the Wan Substation via circuit 334 of Dominion’s distribution system. The point of interconnection (POI) onto the distribution system will be where existing Dominion power lines pass along Fary’s Mill Road near Parcel 0649-46-5170 (Tax Map 24-192), (POI: 37.45866023, -76.56728016). The interconnection agreement from Dominion Energy, the utility, is expected to be executed sometime around February 2027.

### 5.3 SITE ACCESS



Fox Mill Solar's proposed site access will be off Fary's Mill Road on the north eastern edge of the Property, as seen on the Conceptual Master Plan in Appendix A. The location of the site access was chosen to utilize a current logging road, which provides appropriate access while not creating additional entrance points on Fary's Mill Road. The proposed site access also naturally aids in obscuring the view of the facility to further eliminate viewshed impacts on neighbors and travelers on Fary's Mill Road. The project's entrance was designed to conform with VDOT sight distance requirements. A sight distance map for the entrance can be found in Appendix G. The Project's design allows for minimal internal roads since the transformer and inverter will be located at the base of the road near the fenceline, and stormwater facilities will be minimal. The applicant will continue coordinating with Gloucester to finalize a Construction Traffic Management Plan before commencement of construction and with the Virginia Department of Transportation to ensure compliance with regulations for a low-volume commercial entrance.

## 5.4 SECURITY, FENCING, AND SIGNAGE

Making sure the Project is safe for the surrounding community is a top priority for Hexagon. The Site will be fenced in by a 6-foot-high chain-link fence topped with strands of barbed wire to deter any unauthorized access to the site. After construction, the gates will remain locked, and authorized operations and maintenance personnel will coordinate access. The Site will also include a "Knox Box" on the gate to provide 24/7 emergency access for fire and police personnel. Ingress and egress will be maintained off Fary's Mill Road, ensuring suitable access to and through the solar panel array for fire and other emergency vehicles. The vegetative surface underneath the panels will comprise mixed native grasses, the species of which will be chosen before the final site plan approval, and will consider fire marshal input on the combustibility of chosen grasses. Lastly, sometime before the completion of construction of the solar facility, the Applicant agrees to provide a site walk-through of the facility to the staff at the Gloucester Volunteer Fire and Rescue Squad. This site walk-through would include fire safety training for solar facilities, including common risks, electrical hazards, and mitigation.

## 5.5 VEGETATIVE BUFFER

The 75-foot vegetative buffer for the Project will utilize existing, mature vegetation, as well as additional planted vegetation, if needed to screen the Project from roads and neighboring parcels. Fox Mill Solar is sited in a manner that will take advantage of the mature existing vegetation, which will be maintained throughout the lifetime of the project. There is no expectation for additional plantings being needed.

## 6.0 CONSTRUCTION

The Project is anticipated to begin construction in 2028 and continue for an estimated four to six months. During this estimated four-to-six-month phase, Fox Mill Solar proposes hours of operation for construction activities to be limited to daytime hours Monday through Friday. Parking will be limited to within the Property boundary only in designated areas outside wetlands, streams, and resource protection areas.



It is estimated that about 20 people will be on site daily during the construction period, and details about personnel travel can be found in Appendix G. Materials and equipment will be manufactured off-site but will be delivered to the Site by trucks. Truck delivery and unloading will occur on-site in designated areas. Major materials for construction will be stored on-site in designated areas prior to installation, including PV modules, transformers, inverters, racking, fencing, concrete, steel, communication, and electrical equipment. Truck delivery will be staggered so as not to create traffic and noise.

Following construction, the Project will undergo testing and commissioning in coordination with Dominion Energy. The Project is estimated to go through final inspections with the County and state around Q4 of 2028 and commence operations in Q4 of 2028.

Vegetative ground cover will be established across the Site during construction to prevent runoff to the surrounding environment. This ground cover shall be climate-hardy, noninvasive, and include a mix of pollinator-friendly species. The vegetative ground cover will ensure erosion and sediment control throughout the life of the Project. As per Appendix K, a final construction management plan outlining construction timelines, plans, and locations will be submitted and approved by the county before commencement of construction.

## 7.0 OPERATIONS AND MAINTENANCE

Once constructed, the Project will require very little traffic to the Site. A maintenance crew will service the inverters and transformers on average once per quarter. The solar panels have very low failure rates of approximately 1 in 10,000 per year. The Project output is monitored 24/7 remotely and defective panels are easily replaced from inventory stores. If a defective panel does occur, it will be replaced, and the defective panel will be stored off-site or on-site in appropriate containers. There will be automatic breakers and reclosers on site as standard protection for this type of electrical system. The Project does not require on-site water or chemicals to clean the panels. Rain occurs with sufficient frequency and quantity in Gloucester to keep the panels clean naturally. Native vegetation, including a mix of pollinator-friendly species, will be maintained under and between the panels with periodic mowing during the growing season. The Site maintenance is typically contracted and performed by local companies.

## 8.0 REMOVAL

The Project will be removed following the conclusion of the operations phase. Facility decommissioning is generally described as removing all system components and rehabilitating the site to pre-construction conditions. The goal of project decommissioning and reclamation is to remove the installed power generation equipment and return the site to a condition as close to a pre-construction state as feasible. A detailed decommissioning plan and cost estimate for Fox Mill Solar can be found in Appendix J. As per Appendix K, a decommissioning bond will be provided to the County before construction commences. This decommissioning cost estimate and bond includes the total cost of removal of the Project materials with and without incorporation of salvage value prices.

Effectively, the decommissioning of the solar plant proceeds in reverse order of the installation.



1. The PV facility shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and recycled off-site by an approved recycling facility. If no recycling facility is available, PV modules are deemed non-hazardous waste by EPA guidelines and can be landfilled.
3. Above ground and underground electrical interconnection and distribution cables shall be removed and salvaged or recycled off-site by an approved facility.
4. PV module support aluminum racking shall be removed and recycled off-site by an approved recycler.
5. PV module support steel and support posts shall be removed and recycled off-site by an approved metals recycler.
6. Electrical and electronic devices, including transformers and inverters shall be removed and recycled off-site by an approved recycler.
7. Concrete foundations shall be removed and recycled off-site by a concrete recycler.
8. Fencing shall be removed and will be recycled off-site by an approved recycler.
9. The interior roads can remain onsite should the landowner choose to retain them or be removed, and the gravel repurposed either on or off-site.
10. The Project Site may be converted to other uses in accordance with applicable land use regulations in effect at that time of decommissioning. There are no permanent changes to the site, and it can be restored to its original condition including re-vegetation. Any soil removed for construction purposes will be relocated on the site or used for landscaping after construction is complete.

## 9.0 REGULATORY CONFORMANCE

Fox Mill Solar has been designed to comply with Gloucester’s Solar Ordinance and comprehensive plan guidelines. Pursuant to Virginia Code § 15.2-2232, unless a public utility facility is already shown on a locality’s comprehensive plan, the facility may not be constructed “unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the [planning] commission as being substantially in accord with the adopted comprehensive plan or part thereof.” As described in the following sections, the “location, character, and extent” of Fox Mill Solar is “in substantial accord with [Gloucester County] adopted comprehensive plan or part thereof.”

### 9.1 CONFORMANCE WITH ZONING ORDINANCE

Ordinance Alignment: Fox Mill Solar is fully aligned with all guidelines established in Article 9B Section 8.30 of Gloucester County’s Zoning Ordinance.

*Table 2. Ordinance Alignment Article 4 Section 8.30 Solar Energy Facilities*

<i>Regulation</i>	<i>Appendix</i>
<b>Project Narrative</b>	See Above
<b>Site Plan</b>	Appendix A
<b>Site Access Roads with VDOT Requirements</b>	Appendix G
<b>Natural Heritage and Wildlife Management Study</b>	Appendix C



<b>Proof of Site Control</b>	Appendix L for Site Control of the Site
<b>Decommissioning Plan</b>	Appendix J
<b>Landscaping and Screening Plan</b>	See Section 5.5 and Appendix A & M
<b>Erosion and Sediment Control Plan</b>	See Appendix A & K
<b>Stormwater Management Plan</b>	See Appendix A & K
<b>VCRIS/Cultural and Historical Report</b>	See Appendix D
<b>Economic Impact Analysis</b>	Appendix N
<b>Report Regarding Impacts on Pollinator Habitats</b>	Given operation as a commercial timber farm with mostly monoculture pines, there will likely not be impacts to existing pollinator habitats, and the new vegetation mix underneath the panels will encourage pollinator habitats.
<b>Glint and Glare Study</b>	Appendix F.
<b>Traffic Impact Study</b>	Appendix G
<b>Visual Impacts</b>	See Appendix A for setbacks and buffers, Appendix M for site pictures. Due to the setbacks, existing vegetative buffers, the site will not be visible to any neighbors or those passing the property.
<b>Signage.</b>	All signage on site will be for safety purposes only and will comply with the County sign ordinance.
<b>Noise</b>	No noise is expected from this Project given extensive setbacks. A noise study can be conducted by an engineer and can be provided if requested.
<b>Setbacks</b>	Setbacks are elaborated on in Section 3.2 of this narrative. Applicant feels that the setback distances outlined in the Concept Plan in Appendix A are ample for protection of nearby viewsheds, the established setbacks exceed Gloucester County standards and ensure effective visual screening
<b>Fencing</b>	The Site will be fenced in by a 6-foot-high chain-link fence topped with strands of barbed wire to deter any unauthorized access to the site. After construction concludes, the gates will remain locked, and access will be coordinated by authorized operations and maintenance personnel. See Section 5.4 of Narrative.
<b>Vegetative Buffering</b>	The Applicant proposes a minimum 75' wide vegetative buffer for the entire property boundary. The vegetative buffer will be made up of existing mature vegetation that is already growing on the Property.
<b>Elevation View</b>	Appendix M
<b>Pollinator Habitats</b>	The Applicant agrees to seed the Site with pollinator friendly native plants. The final seed mixes will be chosen based on availability and agreed upon with the County upon submission of the final landscaping plan. A proposed CUP condition in Appendix K requires a full pollinator plan to be submitted prior to Site Plan approval
<b>Height</b>	The solar facility will not exceed about 8-12 feet in height, at its tallest.



<b>Lighting</b>	There will be no lighting necessary on the Property outside of the 4-6 month construction window, during which time use of lighting can be limited to the construction hours only.
<b>Entry and Inspection</b>	The Applicant, Facility Owner and/or Operator will allow designated County and Emergency Management officials access to the facility for inspection purposes.

## 9.2 CONFORMANCE WITH COMPREHENSIVE PLAN

The location, character, and extent of Fox Mill Solar is substantially in accord with the Gloucester Comprehensive Plan. Fox Mill Solar has been developed in accordance with guidelines relevant to the project and community’s vision for growth. As such, the “location, character, and extent” of Fox Mill Solar is in “substantial accord with the adopted comprehensive plan or part thereof.” A Comprehensive Plan compliance memo has been prepared by Gentry Locke Attorneys and is included in this application, in Appendix H.

## 10.0 PUBLIC BENEFIT

### 10.1 REVENUE FOR A RURAL LANDOWNER AND SURROUNDING COMMUNITY

Fox Mill Solar will be sited on private land owned by the same Gloucester County-based family for over 20 years. It will generate significant lease payments for its property owners and enable them to keep the property within their family for future generations. It is within their rights to use their property as they see fit, given that this use poses no adverse impacts to its neighbors with traffic, pollution, noise, odor, or dust.

### 10.2 DIRECT REVENUE TO GLOUCESTER COUNTY

Over its 35-year lifetime, the project will generate significant revenue for Gloucester through reassessment of real property, permitting fees, and other spending generated from the construction of the Project. The Project will additionally generate revenue via a voluntary revenue share payment or taxation of associated capital investments (machinery and tools) on the property. Based on reassessment of property alone, the value of the Property will increase, leading to an estimated \$2,100 per year in real estate tax revenue compared to the current \$680 per year. If the County agrees to a siting agreement, the applicant is proposing to pay the greater value of annual Revenue Share or Machinery & Tools Tax. With that agreement, the project would contribute roughly \$611,000 over 35 years. Preliminary revenue calculations to Gloucester County can be found in the economic impact analysis performed by Mangum Economics, in Appendix N.

Additionally, the Applicant is working on outreach to various community groups, such as local Chambers of Commerce, to identify community initiatives the Project can get involved in. We intend to become members of the Gloucester Chamber of Commerce and pursue ways to effectively contribute in the community. We also hope to work with County officials to donate to the emergency services department.



Lastly, it is important to note that these new revenues come with no corresponding demands on the County services and facilities (water, sewer, schools, roads etc.) and no impact on the capacity for future developments in the area.

### 10.3 INDIRECT REVENUE TO GLOUCESTER COUNTY

In addition to direct County revenues that can be invested in schools, first responders, and other services, Fox Mill Solar will provide a range of secondary economic benefits to Gloucester. The Project represents a \$10.3 million capital investment comprised of architecture, engineering, site preparation, other construction and development costs, and capital equipment. It will have about 20 people working on site at its peak construction. Local materials and labor will be used for construction and maintenance to the extent that they are available. Hexagon Energy is already trying to connect with local subcontractors who specialize in various work related to solar facility construction and maintenance. We are working to get these local companies and individuals on approved vendor lists so they can bid in and provide local work to the Project when the Project is ready for construction. Additionally, the Project will generate indirect spending at local businesses (hotels, restaurants, entertainment, and materials suppliers).

### PLANNING COMMISSION DETERMINATION REQUEST

Fox Mill Solar requests that the Planning Commission affirms that the project has been designed to be in substantial accord with the Comprehensive Plan and conform with all requirements set forth in Gloucester County's Solar Ordinance. The Applicant, Fox Mill, LLC, requests that the Planning Commission makes this determination pursuant to VA Code § 15.2-2232 in one of three ways:

#### **TO RECCOMEND APPROVAL AS IS (please say the following):**

"I move that the Planning Commission adopt to forward the application for Fox Mill Solar to the Gloucester Board of Supervisors with a favorable recommendation, as it complies with the requirements of the Zoning Ordinance and is substantially in accord with the Comprehensive Plan."

#### **TO RECCOMEND APPROVAL WITH CHANGES (please say the following):**

"I move that the Planning Commission adopt to forward the application for Fox Mill Solar with the following changes: \_\_\_\_\_ to the Gloucester Board of Supervisors with a favorable recommendation, as it complies with the requirements of the Zoning Ordinance and is substantially in accord with the Comprehensive Plan."

#### **TO RECOMMEND DENIAL (please say the following):**

"I move that the Planning Commission adopt to forward the application for Fox Mill Solar to the Gloucester Board of Supervisors with an unfavorable recommendation for the following reasons:

