



**CASEY B. ARMSTRONG**  
County Administrator



## ROCKINGHAM COUNTY

**BOARD OF SUPERVISORS**  
**DEWEY L. RITCHIE**  
Election District No. 1  
**SALLIE WOLFE-GARRISON**  
Election District No. 2  
**MATT J. DALE**  
Election District No. 3  
**LEILA C. LONGCOR**  
Election District No. 4  
**JOEL L. HENSLEY**  
Election District No. 5

### BOARD OF SUPERVISORS MEETING January 28, 2026

- 3:00 P.M. SITE VISIT – 5915 GOLDENVIEW DRIVE, LINVILLE, VA 22843
- 4:00 P.M. BOARD OF SUPERVISORS COMMUNITY AND TOURISM ENHANCEMENT GRANT WORK SESSION – BOARD OF SUPERVISORS CONFERENCE ROOM
- 5:00 P.M. DINNER
- 6:00 P.M. CALL TO ORDER – CHAIR LEILA C. LONGCOR  
INVOCATION – SUPERVISOR DEWEY L. RITCHIE  
PLEDGE OF ALLEGIANCE – DIRECTOR OF COMMUNITY DEVELOPMENT RACHEL A. SALATIN
  - 1. Approval of Minutes – Regular Meeting of January 14, 2026
  - 2. Approval of Minutes – Work Session of January 16, 2026
  - 3. Retirement Recognition – Pam Simmons, Director of Rockingham / Harrisonburg Alcohol Safety Action Program (ASAP)
  - 4. Report – Virginia Department of Transportation – Residency Administrator Donald F. Komara
  - 5. Staff Reports:
    - a. County Administrator – Casey B. Armstrong
    - b. County Attorney – Thomas H. Miller, Jr.
    - c. Deputy County Administrator – Patricia D. Davidson
    - d. Deputy County Administrator – Dwayne L. Martin
    - e. Director of Finance – Rebecca F. Guthrie
    - f. Director of Public Works – Philip S. Rhodes
    - g. Director of Community Development – Rachel A. Salatin
  - 6. Committee Reports:

Chair Longcor	Airport, Buildings & Grounds, Chamber of Commerce, Social Services
Supervisor Ritchie	Buildings & Grounds, Community Criminal Justice Board
Supervisor Wolfe-Garrison	Central Shenandoah Planning District Commission, H-R Metropolitan Planning Organization, Massanutten Regional Library, VACo Liaison
Supervisor Dale	Technology
Supervisor Hensley	Technology
Casey B. Armstrong	Shenandoah Valley Partnership
Philip S. Rhodes	Harrisonburg-Rockingham Regional Sewer Authority

- 7. Committee Appointments:
  - a. Harrisonburg-Rockingham Community Services Board

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*Recess*

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7:00 P.M. 8. Public Hearings

a. Rezoning Requests:

REZ25-1293 Yasin Soufi Nejad requests to rezone 1.6 acres from RR-1 (Residential or Recreational District) to A-2 (General Agricultural District). Tax Map # 95-A-83F. Election District 3.

REZ25-1749 John and Kathryn Johnson request to amend the proffers on a 2.716-acre portion of Tax Map # 125-A-263 and 125-A-261, zoned R-3 C (General Residential District with Conditions). Election District 3.

b. Special Use Permits:

SUP25-1532 Valley Solar Farm, LLC, for a large solar energy facility located at 2494 Kratzer Road, Rockingham, VA 22802. Zoned A-2 (General Agricultural District). Tax Map # 94-A-99B. Election District 2.

SUP25-1671 Wesley Harper for an additional dwelling located at 769 Whitmore Shop Road, Rockingham, VA 22802. Zoned A-1 (Prime Agricultural District). Tax Map # 91-A-7. Election District 2.

SUP25-1718 Reliant Development, LLC for a retail use not otherwise listed (U-Haul rental service) located at 4 Rockingham Park Way, Penn Laird, VA 22846. Zoned B-1 (General Business District). Tax Map # 126-2-A4A1. Election District 3.

9. Closed Meeting – Pursuant to Section 2.2-3711.A(5), Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business’ or industry’s interest in locating or expanding its facilities in the community

10. Unfinished Business

\*\*\*ADJOURN\*\*\*

BOARD OF SUPERVISORS PUBLIC HEARINGS  
RULES OF PROCEDURE

1. Public Hearings - the order of presentation shall be as follows, unless varied by the Chairman.
  - a. Staff report.
  - b. Applicant's presentation.
  - c. Comments, statements or presentations from members of the public. If a planning or zoning matter, those who are in support of the matter before the Board will speak first; those who have questions or concerns will speak next; those who are opposed will close the public comment period.

- d. Questions from members of the Board
2. The initial presentation by the applicant shall be limited to 10 minutes. Additional time will be granted at the discretion of the Chairman.
  3. Each speaker shall be limited to 3 minutes, whether speaking on behalf of a group or as an individual. Additional time will be granted at the discretion of the Chairman.
  4. When a large group is anticipated, a speakers' sign-up sheet will be located outside the hearing room. Speakers arriving after the commencement of the hearing will be recognized at the discretion of the Chairman.
  5. Repetitive testimony is discouraged.
  6. All comments shall be directed to the members of the Board of Supervisors. Debate is prohibited.
  7. Public remarks shall be confined to the matter under discussion and shall be relevant. The Chairman shall have the authority to end a presentation that violates these rules.
  8. Following discussion of all matters considered in the public hearing, the members will consider one of three actions regarding each matter:
    - Approval (with conditions, as applicable);
    - Denial; or
    - Table for further review.
  9. Once the public comment period has been closed, no further public input will be permitted unless clarification is requested by a Board member. The response shall address only those questions raised by the member.

Approved by the Board of Supervisors on May 22, 1996.

January 14, 2026

The Reorganizational Meeting of the Rockingham County Board of Supervisors was held on Wednesday, January 14, 2026, at 3:00 p.m., at the Rockingham County Administration Center, Harrisonburg, Virginia.

The following members were present:

DEWEY L. RITCHIE, Election District #1  
SALLIE WOLFE-GARRISON, Election District #2  
MATT J. DALE, Election District #3  
LEILA C. LONGCOR, Election District #4  
JOEL L. HENSLEY, Election District #5

Also present:

CASEY B. ARMSTRONG, County Administrator  
THOMAS H. MILLER, JR., County Attorney  
SHEILA K. PALADINO, Deputy County Attorney  
PATRICIA D. DAVIDSON, Deputy County Administrator  
DWAYNE L. MARTIN, Deputy County Administrator for Agriculture &  
Strategic Project Management  
MICHAEL L. BOWEN, Director of Technology  
KIRBY W. DEAN, Director of Parks & Recreation  
PAULA A. GREENHAGEN, Director of Human Resources  
REBECCA F. GUTHRIE, Director of Finance  
JEREMY C. HOLLOWAY, Fire & Rescue Chief  
ROSS C. MORLAND, Director of Engineering  
PHILIP S. RHODES, Director of Public Works  
ANN MARIE RITCHIE, Director of Court Services  
RACHEL A. SALATIN, Director of Community Development  
DYLAN L. NICELY, Deputy Director of Community Development  
KELLY S. GETZ, Zoning Administrator  
DANIEL J. BARNETT, Deputy Zoning Administrator  
JOSH R. HAUGH, Zoning & Building Coordinator  
JULIA C. COTTRELL, Planner  
ALLISON ACERO, Deputy Clerk  
DONALD F. KOMARA, Residency Administrator  
Virginia Department of Transportation  
C. BURGESS LINDSEY, Area Land-Use Engineer  
Virginia Department of Transportation

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**CALL TO ORDER**  
**PLEDGE OF ALLEGIANCE**

**INVOCATION.**

Administrator Armstrong called the meeting to order at 3:00 p.m.

Supervisor Ritchie provided the invocation, and Director of Community Development Salatin led the Pledge of Allegiance.

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**APPROVAL OF MINUTES.**

On motion by Supervisor Ritchie, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the regular meeting of December 10, 2025.

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**REORGANIZATION OF THE BOARD FOR 2026.**

Supervisor Ritchie made a motion to nominate Supervisor Longcor for the position of Chair for 2026. Supervisor Hensley seconded the motion.

Carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board elected Leila C. Longcor as Chair for 2026.

Chair Longcor thanked Supervisor Hensley for serving as Chair for the past year and expressed appreciation for the kindness and care he displayed towards the community.

Supervisor Hensley moved to nominate Supervisor Dale for the position of Vice-Chair for 2026. Supervisor Ritchie seconded the motion.

Carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board elected Matt J. Dale as Vice-Chair for 2026.

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**SETTING OF DAY AND TIME OF REGULAR MEETINGS.**

On motion by Supervisor Dale, seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following meeting schedule for 2026 and inclement weather policy for 2026.

Beginning with this meeting held on January 14, 2026, and each second Wednesday thereafter, the first meeting of the month shall commence at 3:00 p.m.

Beginning January 28, 2026, and the fourth Wednesday of each month thereafter, the second meeting of the month shall commence at 6:00 p.m., with the following exceptions: there will be only one meeting held in August on August 26, 2026, at 3:00 p.m., in November on November 11, 2026, at 3:00 p.m., and in December on December 9, 2026, at 3:00 p.m.

With regard to meetings delayed due to inclement weather, if a meeting cannot be held due to inclement weather or for any reason as determined by the Chair, or the Vice-Chair if the Chair is not available, the meeting will be held at the scheduled time on the following Wednesday, unless otherwise determined by the Board.

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**REVIEW OF 2026 CHAIR’S COMMITTEE APPOINTMENTS.**

On motion by Supervisor Hensley, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the following 2026 Chair’s Committee Appointments:

**BOARD OF SUPERVISORS  
2026 Chair's Committee Appointments**

**BOARD COMMITTEES:**

**BUILDINGS AND GROUNDS**

Dewey Ritchie  
Leila Longcor

**FINANCE**

Leila Longcor  
Dewey Ritchie

**PUBLIC WORKS**

Joel Hensley  
Matt Dale

**TECHNOLOGY**

Joel Hensley  
Matt Dale

**PERSONNEL**

Sallie Wolfe-Garrison  
Leila Longcor

**LIAISON COMMITTEES:**

**CITY-COUNTY LIAISON**

Leila Longcor  
Matt Dale

**SCHOOL BOARD LIAISON**

Dewey Ritchie  
Matt Dale

**JMU LIAISON**

Leila Longcor  
Matt Dale

**AUGUSTA/ROCKINGHAM LIAISON**

Leila Longcor  
Matt Dale

**TOWNS/COUNTY LIAISON**

Leila Longcor  
Casey Armstrong  
Town's Board Member

**SENTARA-RMH LIAISON**

Dewey Ritchie  
Matt Dale

**OTHER COMMITTEES:**

**CHAMBER OF COMMERCE**

Leila Longcor  
Joshua Gooden – Alternate

**COMMUNITY POLICY  
MANAGEMENT TEAM (CPMT)**

Joel Hensley  
Matt Dale

**CENTRAL SHENANDOAH PLANNING  
DISTRICT COMMISSION**

Sallie Wolfe-Garrison  
Joel Hensley

**COMMUNITY CRIMINAL  
JUSTICE BOARD**

Dewey Ritchie  
Casey Armstrong

**METROPOLITAN PLANNING  
ORGANIZATION**

Sallie Wolfe-Garrison  
Casey Armstrong  
Rachel Salatin – Alternate

**H-R REGIONAL SEWER AUTHORITY**

Philip Rhodes  
Logan Borrer - Alternate

**MASSANUTTEN REGIONAL  
LIBRARY**

Sallie Wolfe-Garrison

**SHENANDOAH VALLEY  
PARTNERSHIP**

Casey Armstrong  
Josh Gooden - Alternate

**SOCIAL SERVICES ADVISORY BOARD**

Leila Longcor

**VACO**

Sallie Wolfe-Garrison

**SHENANDOAH VALLEY REGIONAL  
AIRPORT**

Leila Longcor

**WORKFORCE INVESTMENT BOARD**

Dewey Ritchie  
Josh Gooden – Alternate

**RELATED LANDS (FEDERAL)  
NATIONAL PARK BOARD**

Joel Hensley  
Rachel Salatin

**BLUE RIDGE CIGARETTE  
TAX BOARD**

Trish Davidson

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**REPORT – VIRGINIA DEPARTMENT OF TRANSPORTATION.**

The Board heard Mr. Komara's report on the activities of the Transportation Department, including updates to recent bridge, road, and rural rustic projects. Mr. Komara informed the Board there were five bids approved for the Improve81 project.

Mr. Komara reported VDOT will be holding a public hearing on February 3, 2026, at the Keezletown Ruritan Club to discuss improvements to the Route 33 intersections with Route 276/620 (Cross Keys Road/Indian Trail Road) and Rockingham Park Way.

**SECONDARY STREET ADDITIONS TO THE SECONDARY SYSTEM OF STATE HIGHWAYS.**

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

**§33.2-705 – Land Development Additions to Secondary Route**

**RESOLUTION**

**WHEREAS**, Meadowbrook, (Phase 2, Phase 4, Phase 5A, Phase 5B, Phase 5C) has been completed; and

**WHEREAS**, the streets Meadowbrook, (Phase 2, Phase 4, Phase 5A, Phase 5B, Phase 5C) meet the public service criteria of the Secondary Street Acceptance Requirements; and

**WHEREAS**, the development sketch and VDOT Form AM 4.3, attached and incorporated herein as part of this resolution, define additions required in the Secondary System of State Highways as a result of construction; and

**WHEREAS**, certain segments identified on the incorporated Form AM 4.3 are ready to be accepted into the Secondary System of State Highways.

**NOW THEREFORE, BE IT RESOLVED**, this Board requests the Virginia Department of Transportation to add the segments identified on the incorporated Form AM 4.3 to the Secondary System of State Highways, pursuant to §33.2-705 of the *Code of Virginia*, for which segments this Board hereby guarantees the right of way to be clear and unrestricted, including any necessary easements for cuts, fills, and drainage, and

**BE IT FINALLY RESOLVED**, a certified copy of this resolution be forwarded to the Virginia Department of Transportation.

**ADOPTED** this 14<sup>th</sup> day of January 2026.

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**PRESENTATION - MASSANUTTEN REGIONAL LIBRARY.**

Zachary Elder, Director of Massanutten Regional Library presented the Annual Review for 2025. Mr. Elder reported that Massanutten Regional Library was named the 2025 Library of

the Year by the Virginia Library Association, the 2025 Nonprofit of the Year by the Harrisonburg-Rockingham Chamber of Commerce, and received the 2025 Scenemaker of the Year award by Harrisonburg Downtown Renaissance.

Positive highlights noted by Mr. Elder included an increase of operating hours, the hiring of a full-time Young Adult Specialist position, and major events such as the Big Read and Rocktown Author Festival. Mr. Elder also noted some challenges, such as the increased need for library space and the risk of losing online resources due to the reduction of federal funding for the Institute of Museum and Library Services.

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**ACCEPTANCE OF ABSTRACT OF VOTES.**

Director of Elections/Voter Registrar Lisa Gooden introduced Deputy Director of Elections Maddie Paladino and provided the Abstract of Votes cast in Rockingham County at the November 4, 2025, General and Special Elections.

Miss Paladino reported on the results of the recount that occurred on December 17 and 18, 2025, for School Board District 1. She said the recount resulted in Jacqueline O. “Jackie” Lohr holding a 17-vote lead, making the final count 3,154 votes for Jackie Lohr and 3,137 for Ernest Calhoun. Miss Paladino noted that since there was a 1 percent margin in the vote between Ms. Lohr and Mr. Calhoun, all expenses for the recount were paid by Rockingham County. Miss Paladino also explained there is no Abstract of Votes for the recount as the election results were already certified by the Board of Elections and no changes can be made by the state after results are certified.

On motion by Supervisor Hensley, seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board instructed the Clerk to spread the following abstract of votes from the November 4, 2025, General Election in the minutes:

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Governor**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Abigail D. Spanberger – Democratic	11622
Winsome Earle-Sears – Republican	24498
Total Write-In Votes	76

Total Number of Overvotes for Office 2

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Lieutenant Governor**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Ghazala F. Hashmi – Democratic	11207
John J. Reid, II – Republican	24665
Total Write-In Votes	90
Total Number of Overvotes for Office	2

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Attorney General**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Jay C. Jones – Democratic	9994
Jason S. Miyares – Republican	25672
Total Write-In Votes	131
Total Number of Overvotes for Office	0

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Member, House of Delegates (33<sup>rd</sup> District)**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED</i>
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(IN FIGURES)

Catherine E. “Cathy” Rec - Democratic	1524
Justin L. Pence – Republican	5088
Total Write-In Votes	13
Total Number of Overvotes for Office	1

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Member, House of Delegates (34<sup>th</sup> District)**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Andrew D. Payton – Democratic	5055
Tony O. Wilt – Republican	10771
Total Write-In Votes	22
Total Number of Overvotes for Office	1

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Member, House of Delegates (35<sup>th</sup> District)**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Jena L. Crisler – Democratic	4087
Chris S. Runion – Republican	9479
Total Write-In Votes	27
Total Number of Overvotes for Office	0

**ABSTRACT of VOTES**



Comer, Chad	<u>1</u>
Conner, Luke M.	<u>1</u>
Cousins III, Lawrence A.	<u>2</u>
Crist, John	<u>1</u>
Custer, Jack	<u>1</u>
Dandless, Ken	<u>1</u>
Dove, John L.	<u>3</u>
Dunlap, Stephen	<u>1</u>
Fawley, Elizabeth "Liz"	<u>1</u>
Flint, Kevin	<u>4</u>
Foltz, Lyle	<u>1</u>
Frantz, Eric	<u>1</u>
Fritz, Patrick	<u>4</u>
Fulk, Jeremy	<u>1</u>
Fulk, Lowell	<u>2</u>
Garst, Marsha	<u>1</u>
Gorman, John Thomas	<u>1</u>
Grandle, Whit	<u>1</u>
Gray, Allen	<u>1</u>
Hall, William James	<u>1</u>
Harper, Brent	<u>1</u>
Harris, Benjamin Scott	<u>1</u>
Hawkins, Grayson William	<u>1</u>
Hoffeditz, Herschel	<u>4</u>
Hoover, Tom	<u>1</u>
Hope, Patrick A.	<u>1</u>
Hottinger Jr., Tom	<u>1</u>
Hunt, Finley	<u>1</u>
Hutcheson, Bryan	<u>2</u>
James, Rick	<u>1</u>
Jessup, Tyler	<u>1</u>
Johns, Charles	<u>1</u>
Kirk, James Tiberius	<u>1</u>
Kyger, Bill	<u>1</u>
Layhey, Jim	<u>1</u>
Lohr, Jackson	<u>1</u>
Lohr, Matt	<u>1</u>
Magenhofer, Carl	<u>1</u>
Marcus, Andy	<u>1</u>
May, Jonathon	<u>1</u>
May, Keith	<u>1</u>
McDonald, Cherie	<u>1</u>
Miller, Forrest	<u>1</u>
Miller, Jared	<u>589</u>
Miller, Jason	<u>1</u>
Miller, Jeremy	<u>1</u>
Miller, Jerry	<u>1</u>

Miller, Justin	<u>2</u>
Monger III, Guy E.	<u>2</u>
Mongold, Brandon D.	<u>1</u>
Mongold, Jay	<u>1</u>
Moore, Chad	<u>1</u>
Morris, Karen	<u>1</u>
Mueliersman, Dawn M.	<u>1</u>
Myers, Dara	<u>1</u>
Myers, Mike	<u>1</u>
Newsaw, Jon	<u>1</u>
Paris, Allison	<u>1</u>
Payne, George	<u>1</u>
Proctor, Jennifer	<u>1</u>
Rec, Catherine E. "Cathy"	<u>1</u>
Rhodes, Debbie	<u>1</u>
Rhodes, Philip	<u>1</u>
Rice, Sean M.	<u>1</u>
Robertson, Ian	<u>2</u>
Rullifson, Allen	<u>2</u>
Ryan, Eric	<u>1</u>
Saunders, Ashley	<u>2</u>
Shameeradeen, Clifmond	<u>1</u>
Shean, Dora	<u>1</u>
Shifflett, Diane	<u>1</u>
Shifflett, Dylan A.	<u>1</u>
Shifflett, John	<u>1</u>
Short, Willy	<u>1</u>
Showalter, Donald	<u>2</u>
Showalter, John Owen	<u>2</u>
Siever, David	<u>2</u>
Sinnott, Tristan	<u>1</u>
Slater, Anthony	<u>2</u>
Smith, Jared	<u>1</u>
Stevenson, Kristopher	<u>1</u>
Thomas, Destry Keith	<u>1</u>
Thompson, Brandon S.	<u>2</u>
Thompson, Mike	<u>1</u>
Trumbo, Brent	<u>3</u>
Turner, Bryan	<u>1</u>
Turner, Gary	<u>1</u>
Turner, Jodi	<u>2</u>
Turner, Ronald Wayne	<u>1</u>
Weeks, Travis	<u>1</u>
Widner, Max	<u>1</u>
Willett, John	<u>1</u>
Williams, Adam	<u>1</u>
Woodward, Timothy L.	<u>1</u>

Yoder, Steve	<u>1</u>
Yost, Peter	<u>1</u>
Zavala, Ramon	<u>1</u>
Zweigler, James	<u>1</u>
Krystal	<u>1</u>

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Member Town Council (Town of Broadway)**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Joan Hoover Shifflett	1079
Elizabeth M. "Liz" Fawley	836
W.W. "Woody" Brown III	830
Tristan J. Sinnett	930
Total Write-In Votes	76
Total Number of Overvotes for Office	0

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Member Town Council – Special (Dayton)**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Trevor A. Cockburn	589
Total Write-In Votes	48
Total Number of Overvotes for Office	0

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA

at the 2025 November General Election held on November 04, 2025, for,

**Member Board of Supervisors (District 3)**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Matt J. Dale	6383
Total Write-In Votes	266
Total Number of Overvotes for Office	0

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Member School Board (District 1)**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Ernest O. Calhoun	3134
Jacqueline O. "Jackie" Lohr	3152
Total Write-In Votes	50
Total Number of Overvotes for Office	1

**ABSTRACT of VOTES**

Cast in ROCKINGHAM COUNTY, VIRGINIA  
at the 2025 November General Election held on November 04, 2025, for,

**Member School Board (District 3)**

<i>NAMES OF CANDIDATES ON THE BALLOT</i>	<i>TOTAL VOTES RECEIVED (IN FIGURES)</i>
Lauren K. Mullen	1979
Hilary L. Irons	4064
Matthew W. Cross	1884
Total Write-In Votes	43

Total Number of Overvotes for Office

2

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**COUNTY ADMINISTRATOR.**

County Administrator Armstrong recalled the County was asked by the Town of Bridgewater to manage the Erosion and Sediment Control Program approximately seven years ago. Mr. Armstrong reported on a recent letter received from Bridgewater notifying the County they were going to assume responsibility over the Erosion and Sediment Control Program.

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**COUNTY ATTORNEY.**

County Attorney Miller stated the Board must appoint a replacement for Rick Chandler for his position on the Rockingham Recreation Foundation Board to fill an unexpired term.

Supervisor Wolfe-Garrison recommended that Supervisor Dale provide representation on the Board as this is his district.

On motion by Supervisor Wolfe-Garrison, and seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board appointed Matt J. Dale to the Rockingham Recreation Foundation Board to complete the unexpired term.

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**DEPUTY COUNTY ADMINISTRATOR.**

Deputy County Administrator Davidson presented a proposed amendment to the Economic Development Policy. Ms. Davidson stated the amendment is to add criteria to the policy stating investments of \$500 million in machinery and tools would constitute taxpayer eligibility to a different tier schedule for the rebate. Ms. Davidson said the Economic Development Authority approved this change in December of 2025.

On motion by Supervisor Ritchie, and seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the amendment to the Economic Development Policy.

*(A copy of the proposed revised Economic Development Policy is attached to and made a part of these minutes.)*

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**DIRECTOR OF FINANCE.**

Director of Finance Guthrie provided the Board with the Community Policy and Management Team (CPMT) list of representatives. Ms. Guthrie recommended she continue to serve as the County’s official member and recommended Dwayne Martin to serve as alternate.

On motion by Supervisor Ritchie and seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board appointed Rebecca Guthrie to serve on the Community Policy and Management Team to serve as the County’s official member and appointed Dwayne Martin to serve as alternate.

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Ms. Guthrie presented a proposed revision to the County’s Design-Build Procedures. The Finance Committee recommended an update to the current Design Build Procedures to clarify the two-step procurement process. Ms. Guthrie noted this revision is only for County Procurement and would not apply to schools.

On motion by Supervisor Ritchie and seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

**RESOLUTION OF THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY,  
VIRGINIA ADOPTING PROCEDURES FOR THE PROCUREMENT OF DESIGN-  
BUILD CONTRACTS EFFECTIVE JANUARY 14, 2026**

**WHEREAS**, the Code of Virginia requires that prior to issuing a Request for Proposal for any design build contract, the public body shall have adopted by resolution written procedures governing the selection, evaluation, and award of such contract.

**NOW, THEREFORE**, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA this January 14, 2026, in accordance with the provisions of Chapter 43.1 of the Code of Virginia, the Board of Supervisors hereby adopts the following updated procedures for the procurement of Design-Build (“D-B”) contracts, as defined in the Chapter, which shall be followed by all departments of Rockingham County (“County”). These updated procedures shall be effective January 14, 2026.

- A. **DEFINITION:** Pursuant to §2.2-4379 of the Code of Virginia, *Design-Build Contract* means a contract between a public body and another party in which the party contracting with the public body agrees to both design and build the structure, or other item specified in the contract.

- B. LEGISLATIVE AUTHORITY: Pursuant to §2.2-4382 of the Code of Virginia, the County may contract to secure D-B projects on a fixed price or not-to-exceed basis in accordance with these procedures.
- C. CRITERIA AND APPROVAL FOR USE OF D-B CONTRACTS: The County shall follow all the criteria for use of D-B as set forth in the Code of Virginia.
- D. PREDETERMINATION PROCEDURES: Pursuant to §2.2-4382 (C), prior to making a determination as to the use of D-B for a specific construction project, the County shall have in its employ or under contract a licensed architect or engineer with professional competence appropriate to the project who shall (i) advise the County regarding the use design-build for that project and (ii) assist the County with the preparation of the Request for Proposal (RFP) and the evaluation of such proposals.

Pursuant to § 2.2-4382 (D), a written determination shall be made in advance by the County that competitive sealed bidding is not practicable or fiscally advantageous, and such writing shall document the basis for the determination to utilize D-B. The determination shall be included in the Request for Qualifications and be maintained in the procurement file.

Design-build contracts are intended to minimize the project risk for an owner and to reduce the delivery schedule and cost by overlapping the design phase and construction phase of a project.

Once the County has determined that a design-build contract is appropriate, the County shall use a two-step competitive negotiation process consistent with these procedures and with the standards established by the Division of Engineering and Buildings of the Department of General Services for state agencies when procuring a project by design-build.

- E. D-B SELECTION PROCEDURES: The following procedures shall be used in selecting a Design-Builder and awarding a contract:
  - a. The County shall appoint an Evaluation Committee (“Committee”) which shall consist of at least three (3) members from the County, including a licensed design professional, if possible. In addition to County staff members, the Committee may include a licensed professional engineer or architect with expertise in the specific area of the project, if deemed appropriate by the County Administrator. The County Attorney may also be included as a member of the Committee as needed.

- b. Selection of Qualified Offerors (STEP 1): On projects approved for D-B, the County shall conduct a prequalification process as follows to determine which Offerors are qualified to receive Request for Proposals (RFPs).
  - i. The County shall prepare a Request for Qualifications (“RFQ”) containing the County’s Facility Requirements, building and site criteria, site and survey data (if available), the criteria to be used to evaluate RFQ Responses and other relevant information, including any unique capabilities or qualifications that will be required of the contractor. All Offerors shall have a licensed Class “A” contractor, and an Architect or Engineer registered in the Commonwealth of Virginia as part of the Project Team.
  - ii. The RFQ shall be posted for a minimum of thirty (30) days in accordance with Chapter 43.1 and the County shall include in the RFQ acceptable methods of response submission.
  - iii. The Committee shall evaluate each Offeror’s RFQ responses and any other relevant information and shall determine which Offerors are fully qualified and suitable for the project.
  - iv. The RFQ evaluation shall result in a short list of at least two (2) Offerors to receive the RFP. An Offeror may be denied prequalification only as specified under § 2.2-4317 or those capabilities or qualifications beyond licensure set out in the RFQ, but the short list shall consist of those deemed best qualified. It is possible for an offeror to be found qualified, but not be selected to the short list.
  - v. The RFQ evaluation process shall evaluate an Offeror’s to determine whether the Offeror has constructed, by any method of project delivery, at least three (3) projects similar in program and size.
  - vi. At least thirty (30) days prior to the date established for the submission of proposals, the County shall advise in writing each Offeror which sought prequalification whether that Offeror has been prequalified. In the event that an Offeror is denied prequalification, the written notification to such Offeror shall state the reasons for such denial of prequalification and the factual basis of such reasons.
- c. Selection of Design-Build Contractor (Step 2):
  - i. The County shall send an RFP to the D-B Offerors on the short list for the project and request formal proposals from them. The criteria for award

shall be included in the RFP. The basis of the award of the contract shall be in accordance with the Code of Virginia and the criteria for the award shall be established in advance and provided in the Request for Proposals (RFP) document. It is noted that cost is a critical component of the selection process. Guidance on methods for award can be found in Virginia's Construction and Professional Services Manual (2024.1 Edition, as amended) § 7.3.1.

- ii. Sealed Technical Proposals as described in the RFP shall be submitted to the County. Cost Proposals shall be sealed separately and submitted to the County. The Cost Proposals shall be kept sealed until the evaluation of the Technical Proposals and design adjustments are completed. The County shall include in the RFP where and how submissions can be received.
- iii. The Committee will evaluate the Technical Proposals based on the criteria contained in the RFP. It will inform each D-B Offeror of any adjustments necessary to make its Technical Proposal fully comply with the requirements of the RFP. In addition, the County may require that Offerors make design adjustments necessary to incorporate project improvements and/or additional detailed information identified by the Committee during design development.
- iv. Based on the adjustments made to the Technical Proposals, the Offeror may amend its Cost Proposal.
- v. The Committee shall evaluate (and rank if technical rankings are to be considered as a criterion for award) the Technical Proposals and the Cost Proposals. After evaluation and ranking, the Committee shall conduct negotiations with two (2) or more offerors submitting the highest ranked proposals. The Committee shall make its recommendation for the selection of an offeror to the County based on its evaluation of the Technical Proposal, Cost Proposal, and the outcome of negotiations. Should the County determine in writing and in its sole discretion that only one Offeror is fully qualified, or that one Offeror is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that Offeror after approval of the Procurement Manager. Otherwise, the County shall open the Cost Proposals and apply the criteria for award as specified in the RFP and approved by the County.
- vi. The Committee shall make its recommendation for the selection of a Design Builder to the Board of Supervisors. The contract shall be awarded to the Offeror who is fully qualified and has been determined to have

provided the best value in response to the RFP. Once the selection has been made as to which Offeror will be awarded the contract, the County will post a Notice of Award on either eVA at [www.eva.virginia.gov](http://www.eva.virginia.gov) or on the County website at <https://www.rockinghamcountyva.gov/>.

- vii. The award documentation will subsequently be followed by a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the Offeror's Technical and Cost Proposals as negotiated.
- viii. The County will notify all Offerors who submitted proposals which Offeror was selected for the project. In the alternative, the County may notify all Offerors who submitted proposals of the County's intent to award the contract to a particular Offeror at any time after the County has selected the Design Builder. When the terms and conditions of multiple awards are so provided in the RFP, awards may be made to more than one Offeror.
- ix. Upon written request, documentation of the process used for the final selection shall be made available to the unsuccessfully Offerors.

Additional guidance for the use of these procedures can be found in Section 7.3.1 of Virginia's Construction and Professional Services Manual (2024.1 Edition, as amended) and all of its subsections.

Adopted this 14<sup>th</sup> day of January 2026.

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**DIRECTOR OF PUBLIC WORKS.**

Director of Public Works Rhodes presented a change order in the amount of \$460,000 for Littleton & Associates for the Three Springs Water Plant third well development project. Mr. Rhodes stated this change order is for the installation of new skids and the plant itself.

On motion by Supervisor Hensley, and seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board awarded a contract in the amount of \$460,000 to Littleton & Associates for the Three Springs Water Plant third well development project.

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Mr. Rhodes requested approval for a new position of a Landfill Truck Driver.

On motion by Supervisor Ritchie, and seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board authorized staff to hir an additional Landfill Truck Driver.

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**DIRECTOR OF COMMUNITY DEVELOPMENT.**

Director of Community Development Salatin requested support to draft an ordinance amendment to change the use “Large Solar Energy Facility” from permitted by-right to special use permit in the Industrial Zoning District (I-1). Ms. Salatin explained that with this change, it would allow the Board greater discretion in the siting of large solar energy facilities. Ms. Salatin mentioned staff would also consider amending the definition of “area occupied”.

On motion by Supervisor Dale, and seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board authorized staff to draft an ordinance amendment to change the use “Large Solar Energy Facility” from permitted by-right to special use permit in the Industrial Zoning District (I-1).

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Ms. Salatin reported that in 2024, State Code sections 15.2-2209.1:2 and 15.2-2286 were updated to require localities to allow residential projects, solar projects, and energy storage system projects a minimum of three years to commence when approved by special use permit instead of the regular two years. Ms. Salatin stated that staff will present an ordinance amendment in February or early March to bring Rockingham County Code into compliance with this requirement.

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Ms. Salatin explained in 2026, County staff will seek to enhance public-facing informational content. She said an ad hoc committee consisting of herself, Casey Armstrong, Trish Davidson, and Joshua Gooden created a content calendar to guide Downtown Creative in producing materials that align with County communication goals. Ms. Salatin notified the Board they may be asked to participate in interviews or provide soundbites on relevant topics of interest.

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**DIRECTOR OF HUMAN RESOURCES.**

Director of Human Resources Greenhagen requested approval of an update to the Drug and Alcohol Testing Program for CDL drivers. Ms. Greenhagen stated the proposal is to revise the program to include safety-sensitive positions such as utility and landfill workers.

On motion by Supervisor Hensley, and seconded by Supervisor Ritchie, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the update to the Drug and Alcohol Testing Program for CDL drivers to include utility and landfill workers.

*(A copy of the updated Drug and Alcohol Testing Program for Safety Sensitive Positions is attached to and made a part of these minutes.)*

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**OTHER.**

Supervisor Wolfe-Garrison reported that the Commonwealth Transportation Board voted to transfer the Shenandoah Valley Rail Trail project and its funding to Virginia Passenger Rail Authority (VPRA).

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**RECESS.**

At 4:42 p.m., Chair Longcor declared the regular meeting recessed for reorganizational meetings of the Countryside Sanitary District, the Lake Shenandoah Stormwater Control Authority, the Lilly Subdivision Sanitary District, the Massanutten Water and Sewer Authority, and the Smith Creek Water and Waste Authority.

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**RECONVENE.**

Chair Longcor reconvened the regular meeting at 5:01 p.m.

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**ADJOURN.**

Chair Longcor declared the meeting adjourned at 5:02 p.m.

\_\_\_\_\_  
Chair



ECONOMIC DEVELOPMENT POLICY  
FOR  
ROCKINGHAM COUNTY, VIRGINIA

Effective July 1, 2020  
Proposed Revision December, 2025

**Introduction:**

*Rockingham County is built on a foundation of agriculture and industry where integrity and responsible stewardship lead to a prosperous future. Our mission is to support established businesses, promote expansion projects and attract new industry. We will work to enhance the vitality of our businesses and citizens alike by diversifying new capital investment as well as showcasing a variety of existing businesses that build upon our agricultural base.*

**Goals and objectives:**

- Continue to be a leading locality in the Commonwealth for the agriculture industry
- Build stronger relationships with existing businesses
- Retain and educate a strong and leading workforce
- Strategically attract new businesses that align with Rockingham County culture and values
- Support healthy expansion and a diversified business community
- Educate the business community on the availability of local and regional incentives

**Elements of Economic Development in Rockingham County**

**I. Economic Growth**

Rockingham County will work to identify specific market needs that matter to our local economy. The County will prioritize relationships with existing businesses to better understand how we can help them grow and find the skilled labor they need to be able to endure future market fluctuations. The County will continue to work to support businesses that create new wealth.

**II. Business Retention**

Rockingham County will meet regularly with local business leaders to stay apprised of their specific needs, including new opportunities for expansion and complimentary businesses needed to support our existing industry. The County will work with state and federal agencies to target and initiate grants and funding opportunities that enhance both local business and the lives of our citizens. Business people and developers are encouraged to inform the County of new projects before applications are submitted so the County can help business people and developers realize potential funding opportunities at the earliest opportunity.

### III. Workforce Education

The County will work with public and private schools, Massanutten Technical Center, James Madison University, Blue Ridge Community College and other local colleges and universities to promote and develop diversified training opportunities through curricula that target local business and community needs.

### IV. Growth and Development

Rockingham County will work to encourage growth and new development in locations that are compatible with surrounding land uses and consistent The County zoning ordinance and Comprehensive Plans for development. The County will determine development potential by evaluating the utilities and infrastructure in the area as well as the impact on other services we provide locally, such as education and emergency response. A potential site must also have the ability to comply with all local, state and federal environmental regulations.

### V. Technology Grants

A business located in the County that designs, assembles, manufactures or develops, or maintains goods or provides services related to, advanced and innovative technological systems or devices; or uses advanced and innovative technological systems or devices to design, assemble, manufacture, develop and maintain goods and services, may be eligible for a technology grant. Grant eligibility requires that existing businesses must have invested at least 50 percent of the prior years' assessed value for Machinery and Tools as defined in the Virginia State Code or invest \$20 million in new capital outlay for Machinery and Tools. **Investments above \$500 million in new capital outlay for Machinery and Tools will also be eligible.** New businesses must invest at least Five Hundred Thousand and no/100 Dollars (\$500,000) in Machinery and Tools. Application for participation in the technology grant program must be made prior to purchasing the equipment that will become the new machinery and tools so that the taxpayer and the County can reach an understanding on what the expansion project entails and the tax for specifically which pieces of equipment will be included in the grant calculation. The beginning and ending dates of the installation period, up to twenty-four (24) months, shall be agreed upon in the approved application.

Existing Business Criteria:

Within the Twenty-four (24) month period determined during the application process, an existing business must either:

1. Invest in new machinery and tools having an assessed value of at least Fifty percent (50%) of the previous tax year's machinery and tools assessed value,
2. Invest in new machinery and tools having an assessed value of at least Twenty Million Dollars (\$20,000,000), whichever is less,

OR

3. **Invest in new machinery and tools having an assessed value of at least Five Hundred Million (\$500,000,000).**

The investment referred to in paragraphs 1 and 2, immediately preceding, may be through either long term lease arrangement or purchase.

Before payment of each annual rebate described below, the taxpayer must satisfy the Commissioner of the Revenue that the machinery and tools associated with the expansion are installed and in use by filing an itemized schedule with the next annual tax return after the equipment is put in service, the schedule to include purchase price and date put in service. The installation must have occurred within the period of time agreed to in the application process, up to twenty-four (24) months. The Commissioner must certify to the County the same, and the Treasurer must certify that all taxes for pre-existing and new machinery and tools have been paid in full by the due date.

If criteria **1 or 2** are met, the taxpayer is eligible to receive rebates of:

- Year 1 - 60% of machinery and tools tax paid on the new investment
- Year 2 - 50% of machinery and tools tax paid on the new investment
- Year 3 - 40% of machinery and tools tax paid on the new investment
- Year 4 - 30% of machinery and tools tax paid on the new investment
- Year 5 - 20% of machinery and tools tax paid on the new investment

If criteria **3** is met, the taxpayer is eligible to receive rebates of:

- Year 1 - 70% of machinery and tools tax paid on the new investment
- Year 2 - 60% of machinery and tools tax paid on the new investment
- Year 3 - 50% of machinery and tools tax paid on the new investment
- Year 4 - 40% of machinery and tools tax paid on the new investment
- Year 5 - 30% of machinery and tools tax paid on the new investment
- Year 6 - 20% of machinery and tools tax paid on the new investment

#### New Business Criteria:

A new business venture **in Rockingham County** must invest a minimum of Five Hundred Thousand dollars (\$500,000) in machinery and tools through either long-term lease arrangement or purchase.

Before payment of each annual rebate described below, the taxpayer must satisfy the Commissioner of the Revenue that the machinery and tools have been installed are in use and have been included on the annual tax return, the Commissioner must certify to the County the same, and the Treasurer must certify that all taxes for pre-existing and new machinery and tools have been paid in full by the due date.

If all criteria are met, the taxpayer is eligible to receive rebates of:

- Year 1 - 60% of machinery and tools tax paid on the new investment
- Year 2 - 50% of machinery and tools tax paid on the new investment
- Year 3 - 40% of machinery and tools tax paid on the new investment
- Year 4 - 30% of machinery and tools tax paid on the new investment
- Year 5 - 20% of machinery and tools tax paid on the new investment



**County of Rockingham, Virginia**

**Application for Economic Development Grant**

A company or identifiable subdivision of a company, or an individual, firm or corporation within a Technology Zone, applying for an Economic Development Grant shall:

1. Meet the requirements as outlined in the policy guidelines of the technology zone;
2. Remit the full payment of all taxes owed by such applicant and due to Rockingham County, including the taxes due on the new investment, and;
3. Cooperate in the verification of the above by Rockingham County. Initial applications may only be made within the investment period, as set forth in the technology zone.

To apply for Technology Zone designation, complete this form and return it to Casey Armstrong, County Administrator, Rockingham County Administration Center, 20 East Gay Street, Harrisonburg, VA 22802, (540) 564-3012 or email [carmstrong@rockinghamcountyva.gov](mailto:carmstrong@rockinghamcountyva.gov).

Technology Zone \_\_\_\_\_  
Name of Company (applicant) \_\_\_\_\_  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Fax \_\_\_\_\_  
Name of Authorized Representatives \_\_\_\_\_  
Title of Authorized Representative \_\_\_\_\_  
E-mail address \_\_\_\_\_  
Federal Identification No. \_\_\_\_\_ SIC Code \_\_\_\_\_  
Estimated Value of New Investment \$ \_\_\_\_\_  
Timeframe for New Construction/Investment: Date (from-to)  
\_\_\_\_\_-\_\_\_\_\_  
Current Number of Employees \_\_\_\_\_  
Number of New Employees \_\_\_\_\_

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL INFORMATION PRESENTED ABOVE IS CORRECT.

I will make available for review by the County Administrator and/or the Commissioner of the Revenue all of the records relevant to information required by this form.

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date



**County of Rockingham, Virginia**

**Application for Economic Development Grant**

Part I – Please provide a brief overview of the planned expansion.

Part II – Please Provide a brief description and schedule of the proposed improvements.



**County of Rockingham, Virginia  
Application for Economic Development Grant**

**\*\*\*\*\* FOR OFFICE USE \*\*\*\*\***

Annual Certification - Technology Zone

Name of Company (applicant) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_

Based on my understanding of the information supplied in this application and any additional information I may have reviewed, the applicant company.

Check one:

- The applicant is hereby certified for Year 1 as a qualified Technology Zone business as defined by the Rockingham County Code.
- The applicant would not qualify for inclusion in the technology zone as defined by the Rockingham County Code.

\_\_\_\_\_  
County Administrator

\_\_\_\_\_  
Date

I hereby certify that the applicant company has no outstanding taxes due by the County.

\_\_\_\_\_  
Commissioner of the Revenue

\_\_\_\_\_  
Date

Effective Date of Tax Abatement:  January 1  April 1  July 1  October 1

*First quarter after date of application if already located in the County or first quarter after the company is located in the County. For example, if approved April 30, July 1 would be the first eligible quarter for the program.*

# Rockingham County



## Drug and Alcohol Testing Program For Safety Sensitive Positions

PURPOSE

To ensure a safe, healthy, and productive work environment, and to comply with applicable federal and state regulations, Rockingham County has established a drug and alcohol testing program for employees in safety-sensitive positions.

## SCOPE

This policy applies to all employees in positions classified as safety-sensitive, including but not limited to:

- Truck Drivers (CDL and Non-CDL)
- Utility Workers
- Landfill Employees - including heavy equipment operators, scale operators, landfill workers, and landfill administrative and management staff.
- Public Safety Employees - including Fire & Rescue and Law Enforcement personnel.

## DEFINITIONS

**Safety-Sensitive Position:** A safety-sensitive position is defined under this policy as “a job, including any supervisory or management position, in which an impairment caused by drug, alcohol, or cannabis usage where an employee’s job duties or performance directly affects the safety of themselves or others. This includes roles where inadequate task performance or failure to perform could lead to safety incidents.”

**Random Testing:** Unannounced drug and/or alcohol tests administered using a statistically random selection process.

**Prohibited Substances:** Substances tested under this policy include, but are not limited to, marijuana, cocaine, opiates, barbiturates, amphetamines, benzodiazepine, MDMA, methamphetamine, methadone, oxycodone, phencyclidine.

For the protection of our employees and the general public, Rockingham County demands our vehicles be operated in a safe and controlled manner. The Federal and State governments also feel this need as they have decreed a drug and alcohol testing program be initiated for all CDL drivers in intrastate and interstate commerce. The procedures for testing, confidentiality record keeping and sanctions are defined in the FHWA guidelines (49 CFR Part 40). The Federal Department of Transportation and the Virginia State Police will conduct enforcement of the rules. Additionally, the County has designated some positions as safety sensitive positions that are subject to this policy.

Rockingham County expects all employees to adhere to normal, common sense rules of behavior while working. Rockingham County has determined, however, that certain actions may lead to appropriate disciplinary action up to and including termination of employment. These actions include the use, sale, purchase, transfer or possession of prohibited drugs and alcohol while on County property, in, on or about county vehicles, or while conducting County business. Any of these actions may result in immediate suspension pending investigation subject to discharge.

## TESTING POLICY AND PROCEDURES

All applicants and employees in safety sensitive positions will be tested for alcohol and prohibited drugs in the following situations, as appropriate:

1. Pre-employment
2. Reasonable suspicion and/or probable cause
3. Post accident
4. Random testing
5. Return to duty
6. Follow-up Testing

### 1. Pre-employment testing for applicant

Prior to employment, all final applicants will be required to submit to a drug screen. All applicants refusing a drug screen or testing positive will not be hired.

### 2. Reasonable suspicion and/or probable cause

Whenever an employee covered under this policy is reasonably suspected of using a prohibited drug or being under the influence of alcohol, the employee shall be required to submit to a drug and alcohol test. Where practical, at least two supervisors shall substantiate the decision to test an employee. The decision to test will be based on a reasonable belief the employee is using a prohibited drug or under the influence of alcohol on the basis of specific, contemporaneous, physical, behavioral, or performance indicators of drug or alcohol use.

### 3. Post accident

As required by the Federal and State regulations or otherwise within this policy, every employee involved in a reportable accident must subject him/herself to a drug test **immediately** after the accident but not later than 32 hours after the accident if out of the area. It is expected that there will be no out of the area accidents as all work is located within Rockingham County. A reportable accident includes any of the following: any vehicle having to be towed from the scene of the accident, or a personal injury requiring treatment away from the scene of the accident, or a fatality. If the employee is seriously injured and cannot provide a specimen at the time of the accident, documentation must be obtained from the hospital that would indicate whether there were prohibited substances in the employee's system.

### 4. Random

All employees covered under this policy are required to submit to drug and alcohol testing on a random basis as required by the Federal and State regulations;

- a. Random testing shall be unannounced.
- b. Employees subject to the tests will be randomly selected.
- c. For all current CDL drivers, the annual amount of tests will equal not less than 50% for drugs, 10% for alcohol. Other safety sensitive positions are also included in the random testing program.
- d. The testing frequency and selection process will continue as long as the employee is employed in a safety sensitive position.

## **5. Return to Duty**

For CDL drivers, the requirements for return-to-duty testing will be performed in accordance with 49 CFR Part 40.305, Subpart O. Likewise, those working safety sensitive positions will be tested prior to return to duty, if applicable, and must have a negative drug and/or alcohol test result.

## **6. Follow-up Testing**

CDL drivers are subject to the requirements for return-to-duty testing detailed in 49 CFR Part 40.307, Subpart O. Other safety sensitive positions will be required to participate in follow-up testing if it is included as part of the plan recommended by the Employee Assistance Program professional.

Covered employees testing positive will be placed on immediate suspension. Every situation in which an employee tests positive will be judged on a case-by-case basis. All options, including rehabilitation or discipline up to and including termination, will be considered.

## **REHABILITATION**

If a Rockingham County employee voluntarily admits to a drug or alcohol problem before an accident or incident, and is covered under our health insurance plan, the employee will be referred to our insurance mental health and substance abuse program. Rockingham County will attempt to hold a job for the employee for 60 calendar days. Upon successful completion of the rehabilitation program, the employee will enter the County's last chance return to work program. The employee may use any accumulated annual leave or sick leave during the rehabilitation treatment program.

## **LAST CHANCE PROGRAM**

Upon successful completion of a rehabilitation program, the employee may be rehired or returned to work, on the condition the employee tests negative during any random testing for the next 60 months. If at anytime the employee tests positive, the employee will be terminated or discharged from employment with the County.

## **DRUG AND ALCOHOL TESTING FACILITY**

All samples will be taken at our designated drug and health provider (MRO). Laboratory work to be processed by their certified National Institute of Drug Abuse

(NIDA) laboratory. Results will be reviewed by the Medical Review Officer (MRO) of our designated provider.

## **RECORD KEEPING**

The MRO will notify covered employees of positive or negative tests results. For positive tests the specific drug detected will be indicated. Rockingham County is required to retain for five years all records pertaining to the administration and results of the drug-testing program. Rockingham County must maintain an annual summary of the results from the driver qualification file for five years (exception: one year only for negative test results);

- a. Date of urine collection
- b. Location of collection site
- c. Identity of the lab performing the test
- d. Name of the Medical Review Officer (MRO)
- e. Whether the test results were positive or negative, if positive the names of the drug(s).

The Medical Review Officer (MRO) used by Rockingham County is required to have sole custody of individual tests results and is required to retain these tests results for at least five years.

## **STANDARDS SPECIFIC TO CDL DRIVERS**

All drug and alcohol testing will be performed according to government standards as published in the Federal Register (49 CFR part 40) or current federal regulations, as applicable. These regulations are designed to ensure the drug-testing program, supervised by health care professionals, will yield accurate results while maintaining employee confidentiality.

Rockingham County shall ensure that all persons designated to supervise drivers receive training on alcohol misuse and controlled substances use. The training will be used by the supervisors to determine whether reasonable suspicion exists to require a driver to undergo testing under Sec. 382.307. The training shall include the physical, behavioral, speech, and performance indicators of probable alcohol misuse and use of controlled substances.

Rockingham County shall provide educational material that explains the requirements of 49 CFR Part 40 and the employer's policies and procedures with respect to meeting these requirements. This will be done prior to the start of alcohol and controlled substances testing under this part and to each driver subsequently hired or transferred into a position requiring driving a commercial motor vehicle.

## **SANCTIONS SPECIFIC TO CDL DRIVERS**

Job applicants will not be hired if they test positive for prohibited drug or alcohol use. Rockingham County will not place in service any applicant before receiving the results of the pre-employment drug test. Employees who refuse to be tested or who test positive must be considered medically unqualified to operate a commercial motor vehicle until they:

- a. No longer use controlled substances;
- b. Test negative for use of controlled substances;
- c. Are medically re-certified as being qualified to operate a vehicle;
- d. Continue to participate in any program or aftercare required by an employee assistance program counselor and;
- e. Agree to be subject to follow-up testing for up to 60 months after returning to work.

An employee who tests positive for drug use does not have to be offered an opportunity for rehabilitation. Any driver involved in a fatal accident who refuses to be tested or tests positive for drug or alcohol use must be deemed medically unqualified to operate a commercial motor vehicle for one year.

## APPENDIX A

### **Drug and Alcohol Testing Program Commercial Driver License Drivers**

### **Forms**

December 2025

REQUEST FOR PRIOR EMPLOYER TEST RESULTS  
COUNTY OF ROCKINGHAM, VIRGINIA

TO:

FROM: Human Resources Department

SUBJECT: Request to Obtain Past Drug and Alcohol Test Results

DATE:

\_\_\_\_\_ has advised us that he/she worked for your company as a driver, or that he/she applied to your company for work as a driver during that past two (2) years.

\_\_\_\_\_  
Social Security #

\_\_\_\_\_  
Date of Birth

Regulations of the Federal Highway Administration (FHWA) (49 CFR 382,413) require us to obtain from your company and require your company to provide us, information concerning the above-named driver's past drug and alcohol test results (including refusals to be tested).

In accordance with the FHWA's regulations, therefore, we are providing you with the Driver's written authorization directing your company to provide us with the following information concerning this driver:

- all positive test results during the past two (2) years;
- all alcohol test results of 0.04 or greater during the past two (2) years;
- all instances in which the driver refused to submit to a DOT-required drug and/or alcohol test during the past two (2) years.

Please provide this information to Human Resource Director, County of Rockingham, P O Box 1252, Harrisonburg, Virginia 22803, as soon as possible by facsimile or mail. (Fax # (540) 564-1790 as required by the FHWA, the information which you furnish will be treated as strictly confidential.

Thank you for your cooperation.

**APPLICANT'S AUTHORIZATION TO OBTAIN  
PAST CONTROLLED SUBSTANCES AND ALCOHOL TEST RESULTS**

1. \_\_\_\_\_, understand that as a condition of hire with the County of Rockingham I must give the County written authorization to receive the results of all DOT required controlled substances and/or alcohol tests (including refusals to be tested) from ALL of the companies for which I have worked as a driver, for which I took a pre-employment controlled substances and/or alcohol test, during the past two (2) years. I also authorize the County to contact and receive results from any consortium that represents the companies I worked for or applied to. I understand that my signing of this authorization does not guarantee me a job or guarantee that I will be offered a position with the County of Rockingham.

Listed below are ALL of the companies for which I worked as a driver, or to which I applied as a driver during the past two (2) years. I authorize the County of Rockingham to obtain from those companies, and I authorize those companies to furnish, the following information concerning my controlled substances and alcohol tests: (1) all positive controlled substances test results during the past two years; (2) all alcohol test results greater than 0.02 during the past two years; all instances in which I refused to submit to a DOT-required controlled substances and/or alcohol test during the past two years.

The following is a list of ALL of the companies for which I worked as a driver, or to which I applied for work as a driver, during the past two (2) years:

Company Name & Address:	Dates worked for/applied to:

I have read and understand this authorization to release my past controlled substances and alcohol test results. I certify that all of the information which I have furnished on this form is true and complete, and that I have identified ALL of the companies for which I have either worked, or applied for work, as a driver during the past two years.

Print Name:	Signature:	Date:
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Social Security #:	Date of Birth:	
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**ACKNOWLEDGEMENT OF RECEIPT  
OF DRUG AND ALCOHOL TESTING PROGRAM  
COMMERCIAL DRIVER 'S LICENSE  
COUNTY OF ROCKINGHAM, VIRGINIA**

I hereby acknowledge that:

- I have received a copy of the County's Drug and Alcohol Testing Program for CDL Drivers and Safety Sensitive Positions;
- I have read and fully understand its contents;
- I understand I may be subject to drug and/or controlled substances testing; and
- I may be disciplined or dismissed for testing positive, or refusing to cooperate in testing, or for violating any provisions of this policy.

SIGNED:

Print Name:	Signature:	Date:
Social Security #:	Department:	

**CONSENT FORM FOR ALCOHOL AND  
CONTROLLED SUBSTANCES TESTING**

**COUNTY OF ROCKINGHAM, VIRGINIA**

Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Department: \_\_\_\_\_

I freely consent to tests of my urine for evidence of marijuana, cocaine, amphetamines, opiates, and PCP. I freely consent to tests of my breath. I freely consent to the release of hospital treatment records related to post-accident situations in which my breath could not be tested.

I also consent to the release of test results and other relevant medical information to County management, the designated Medical Review Officer, Sentara RMH or other medical provider/test site. Further, I release the County of Rockingham, designated collection sites, RMH or other medical facility, and designated laboratories from any and all liability to me which they might otherwise have arising out of or related to such testing or the reporting of the test results to County management or to other persons permitted or required by law or regulation to receive such information.

**AGREED:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

January 16, 2026

A Work Session of the Board of Supervisors was held at 9:00 a.m. on Friday, January 16, 2026, at the Rockingham County Administration Center, Harrisonburg, Virginia.

Present:

DEWEY L. RITCHIE, Election District #1  
SALLIE WOLFE-GARRISON, Election District #2  
MATT J. DALE, Election District #3  
LEILA C. LONGCOR, Election District #4  
JOEL L. HENSLEY, Election District #5

Also present:

THOMAS H. MILLER, JR., County Attorney  
PATRICIA D. DAVIDSON, Deputy County Administrator  
DWAYNE L. MARTIN, Deputy County Administrator for Agriculture &  
Strategic Project Management

oooooOoooo

**CALL TO ORDER.**

Chair Longcor called the meeting to order at 9:00 a.m.

oooooOoooo

**DISCUSSION – COMMUNITY AND TOURISM ENHANCEMENT GRANT.**

A discussion regarding the Community and Tourism Enhancement Grant was held. A meeting was scheduled for January 28, 2026, to continue this discussion.

Supervisor Dale moved to place a hold on the remainder of the applications, pending further information from the Lions Club.

Seconded by Supervisor Hensley and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board agreed to place a hold on the remainder of the applications for the Community and Tourism Enhancement Grant.

**ADJOURN.**

Chair Longcor declared the meeting adjourned at 10:15 a.m.

\_\_\_\_\_,  
Chair



# ROCKINGHAM COUNTY

## FINANCE DEPARTMENT

Rebecca Guthrie, CPA  
Director of Finance

20 E Gay Street  
Harrisonburg, VA 22802

Ph. 540-564-3010  
Fax 540-564-1433  
rguthrie@rockinghamcountyva.gov

## FINANCE STAFF REPORT

January 28, 2026

### Procurement

#### **ACTION:**

- Innovation Village Pad Site #2 Contract Increase: On October 8<sup>th</sup> the Board of Supervisors approved contracting with Partners Excavating as the low bid for ITB#25-0919-01 Innovation Village Pad Site #2 Construction up to the amount of \$984,176. The amount was a base price and did not include the quantities of mass rock to be removed from the site. Staff have verified mass rock removal of 61,840 cubic yards at a cost of \$15.00/CY in accordance with the low bid. Thus, the Finance Committee is requesting an increase to the contract in the amount of \$927,600 for a total contract price of 1,911,776.

#### NO ACTION:

- Administration Building Design-Build RFP: The County has issued a Request for Proposals from qualified contractors Harman Construction, KBS Inc., Lantz Construction, Nielsen Builders Inc., and Warfel Construction, to serve as the Design-Builder for the construction of a new County Administration Building to be located in the County's Tech Park, Innovation Village at Rockingham. The new building will be constructed next to the current SRI Building located at 140 Research Dr, Harrisonburg VA 22802.

*Proposals will be received until 2:30pm, local time, Friday March 6, 2026. Timeline is shown below:*

Cutoff for Questions	February 6, 2026
Proposals Due – at least 120 days	March 6, 2026
Evaluation Period	March 9 – March 13, 2026
Interviews	March 17, 2026 (times TBD)
RFP Discussion	April 8, 2026
Board of Supervisors Consideration for Approval	April 22, 2026



# ROCKINGHAM COUNTY

## FINANCE DEPARTMENT

Rebecca Guthrie, CPA  
Director of Finance

20 F. Gay Street  
Harrisonburg, VA 22802

Ph. 540-564-3010  
Fax 540-564-1433  
rguthrie@rockinghamcountyva.gov

# Finance Continued

## Payroll and Accounts Payable

The payroll team has successfully processed 1,242 W-2's for the County and 3,130 W-2's for the Schools. Additionally, the accounts payable team has successfully mailed out 321 1099's for the County and 151 1099's for the Schools. All tax forms were completed prior to the February 2<sup>nd</sup> deadline.

**Thank you for your hard work, Finance Team!**



## COUNTY of ROCKINGHAM Finance Department

**Rebecca Guthrie, CPA  
Director of Finance**

TO: Board of Supervisors  
FROM: Rebecca Guthrie, Director of Finance  
DATE: January 28, 2026  
SUBJECT: Items for Surplus

The attached list represents items that are no longer used by Rockingham County. If the Board approves the item for surplus, that item would be sold on the public surplus website.

If you have any questions, please don't hesitate to contact me.

RG/bjl

**Items Declare Surplus/Other 12/03/2025**

<b><u>Dept. #</u></b>	<b><u>Department</u></b>	<b><u>Vehicle Number</u></b>	<b><u>Description</u></b>	<b><u>Quantity</u></b>	<b><u>Declared To</u></b>
4402	Utilities	1023	1998 Ford F800	1	Web

**Items to Discard**



# The Department of Community Development Staff Report

January 28, 2026

## BOARD ACTION

### Appointment of District 3 Planning Commissioner:

David Curfman to be appointed to complete Matt Dale’s unexpired term, which expires on August 31, 2027. Upon expiration, Mr. Curfman would be eligible for two additional four-year terms.

### Appointment of District 4 Board of Zoning Appeals (BZA) Member:

Royce Hylton to be appointed to complete Michael Harvey’s unexpired term, which expires on June 30, 2028. Upon expiration, Mr. Hylton would be eligible for additional five-year term appointments.

### Reappointment of Members of the Local Board of Building Code Appeals (LBBCA):

Mike Pugh to be reappointed for a term expiring October 31, 2029, and Dwight Walton to be reappointed for a term expiring October 31, 2030. *It is worth noting that the County’s LBBCA has not convened since 1985, as no appeals have been filed.*

## STANDING COMMITTEES

Standing Committee	Staff Lead(s)	Status	Meeting Date
Agricultural & Forestal Advisory Committee	Kayla & Dylan	No new business.	As needed
Bicycle & Pedestrian Advisory Committee	Dylan	No new business.	As needed
Board of Building Code Appeals	Joe	No new business.	As needed
Board of Zoning Appeals	Kelly	No new business.	As needed
Planning Commission	Rachel	Action item(s) listed below.	First Tuesday of each month

### At its January 6, 2026, meeting, the Planning Commission acted on the following item:

Project #	Applicant	Request	Location	Status
REZ25-1749	John and Kathryn Jonhson	Requests to amend the proffers on a 2.716-acre portion of a property zoned R-3 C (General Residential with Conditions) of Election District 3.	Portions of Tax Map # 125-A-263 and 125-A-261	PC recommended approval. BOS date 1/28/26.

**At its February 3, 2026, meeting, the Planning Commission will act on the following items:**

Project #	Applicant	Request	Location	Status
OA26-0033	Staff Generated	Staff generated ordinance amendment to Section 17-1003.02 of the Rockingham County Code to allow three years for the commencement of solar projects, energy storage projects, and residential projects approved by Special Use Permit, as mandated by updates to Virginia State Code.	-	To be heard by PC on 2/3/26. BOS date TBD
OA26-0034	Staff Generated	Staff generated ordinance amendment to Table 17-606 and Section 17-607 of the Rockingham County Code to amend the supplemental standards for the use Large solar energy facility, and to amend the land use table for the uses Large solar energy and Large solar energy installed over impervious surfaces.	-	To be heard by PC on 2/3/26. BOS date TBD
OA26-0073	Staff Generated	Staff generated ordinance amendment to Section 17-607 of the Rockingham County Code to amend the setback requirements for agricultural uses in and in the near vicinity to urban growth areas.	-	To be heard by PC on 2/3/26. BOS date TBD

**PROJECTS**

Special Projects	Staff Lead(s)	Description/Status
Agricultural Preservation & Protection Committee	Kelly	The APP Committee, which includes Supervisor Longcor and Supervisor Hensley, met in July and December 2024, and on October 2, 2025. Discussion topics in October included the County’s subdivision ordinance and conservation easements. The next meeting is tentatively scheduled for February, 2026. This project is ongoing.
Hydrogeological Study Research		Dwayne Martin, Deputy County Administrator for Agriculture and Strategic Project Management, will now be overseeing this project and will be incorporating it into his staff report.
Briery Branch Community Center	Kayla & Rachel	On February 6, 2025 Governor Youngkin announced that Rockingham County received a \$100,000 Planning Grant through the Community Development Block Grant (CDBG) program to support the revitalization of the Briery Branch Community Center. Environmental testing, including assessments for asbestos, lead, and water quality, have been completed. Septic system evaluations are currently underway. The next Project Management Team (PMT) meeting is scheduled for January 26 at 4:00 p.m.

North Route 11 Corridor	Julia & Kayla	At the July 9, 2025, Board of Supervisor meeting, staff was directed to continue in long range planning and code compliance efforts in the North Route 11 Corridor area. This project is ongoing.
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Monthly Summary	Staff Lead(s)	Monthly Status: as of December 31, 2025
Deed/Plat Review	Donna	12 deeds/plats submitted 4 of which are awaiting revisions
Code Compliance	Kelly, Brittany & Josh	71 active code cases 21 of which are pending legal action and 9 are pending action by the magistrate
Building Inspections & Plan Review	Joe, Ben, & Matt	1832 building/other inspections (averaged 91.6 daily) 41 residential plans under review 23 commercial plans under review 223 permits issued
Planning & Zoning Applications (Excludes items tabled by BOS)	Kelly, Daniel, Kayla & Dylan	11 special use permits under review 5 rezonings under review

## TRANSPORTATION PROJECT APPLICATIONS

### Revenue Sharing

The VDOT Revenue Sharing Program’s full applications were due on September 15. Revenue Sharing (VDOT’s 50/50 matching grant) funds can be used for eligible rural additions and to construct, reconstruct, improve, or maintain roads.

Staff, with VDOT assistance, submitted the following projects:

- Shoulder widening on a section of Airport Road
- Improving a vertical curve on Friedens Church Road, 0.1 mile east of Oakridge Road, to increase sight distance
- Requesting additional allocation for the Cross Keys Road and Port Republic Road turn lane project

## LARGE SCALE SOLAR ENERGY FACILITIES

Project Name	Location	Projects of 50 Acres or Less (in acres)	Projects of 50 to 150 Acres (in acres)
SolAmerica (Scenic L Farms)	South of Rockingham Pike & 50' east of Eagle Rock Road	18	
Caden Energix Endless Caverns, LLC	South of Craney Island Road		149
Sun Ridge Solar	10276 South East Side Highway (old quarry site)		150
Knight Solar	West of intersection of East Point Road & Freeze Farm Lane		149
<b>TOTAL</b>		<b>18</b>	<b>448</b>

## REQUESTS TABLED BY BOARD OF SUPERVISORS

### Special Use Permit Application(s):

Date	Case #	Applicant	Request	Location	Election District
12/9/20	SUP20-297	Todd White	Two additional dwellings	728 Fellowship Road	3
6/9/21	SUP21-075	Hank Hensley	Small contractors business	4765 Pleasant Valley Road	3
8/23/23	SUP23-0921	Aleksandr Bogdanov	Large utility building	Runkles Gap Road	5
11/15/23	SUP23-1304	Robert Long	Additional dwelling	Doe Hill Road	5
11/13/24	SUP24-1424	Marlen Showalter	Two additional dwellings	17449 Runions Creek Road	1

### Rezoning Request(s):

Date	Case #	Applicant	Request	Location	Election District
11/12/25	REZ22-2203	B&A Group LLC	Request to rezone 4.19 acres from B-1 C (General Business with Conditions) to I-1 C (Industrial with Conditions). Tax Map # 94-A-91.	On the west side of Kratzer Road (Rt. 753), approximately 0.10 mile north of Friendship Drive (Rt. 901)	2

**Ordinance Amendment(s):**

Case #	Applicant	Request
OA24-1387	Staff-generated	Chapter 17 (Zoning Ordinance), Section 17-306, Low-Density Residential District (R-1), Section 17-307, Medium Density Residential District (R-2), and Section 17-308, General Residential District (R-3), to limit the number of building permits that may be issued within a development project during any rolling twelve (12) month period. The allowed number of building permits issued within a rolling twelve (12) month period may only be exceeded by special use permit.

**STAFFING AND ACHIEVEMENTS**

Number of Staff	22	Number of Vacancies	1	Number of Job Postings	1
Recent Staff Changes & Achievements	Building Inspector Devin Miller successfully completed his residential building certification through the Department of Housing and Community Development (DHCD).				

2025

**2025 Annual Report**



Rockingham County, Va  
COMMUNITY DEVELOPMENT

Building | GIS | Planning | Zoning



## **ADMINISTRATIVE**

**Rachel Salatin**—Director

**Dylan Nicely**—Deputy Director

## **BUILDING**

**Joe Shifflett**—Building Official

**Ben Terry**—Deputy Building Official

**Matthew Schultz**—Residential Plan Reviewer

**Dale Gulley**—Permit Specialist

**Royce Poletti**—Permit Specialist

**Jackie White**—Permit Specialist

**James Riddel**—Building Inspector

**Rick Davis**—Building Inspector

**Danny Mason**—Building Inspector

**Devin Miller**—Building Inspector

**Walden Hatton**—Building Inspector

## **GIS**

**Mark Rathke**—GIS Manager

**Kendrick Smith**—GIS Specialist

## **PLANNING**

**Kayla Yankey**—Senior Planner

**Julia Cottrell**—Planner

## **ZONING**

**Kelly Getz**—Zoning Administrator & Subdivision Agent

**Daniel Barnett**—Deputy Zoning Administrator

**Josh Haugh**—Zoning & Building Coordinator

**Donna Jenkins**—Deed & Subdivision Reviewer

**Brittany Jarvis**—Zoning Inspector

# **22 STAFF**

## Zoning Ordinance Amendments

Of the nine (9) ordinance amendments reviewed by the Planning Commission, eight (8) were recommended for approval and subsequently approved by the Board of Supervisors, and one (1) was recommended for denial and subsequently tabled by the Board of Supervisors.

Requests to amend Chapter 17 of the County Code may be initiated by the public, the Planning Commission, the Board of Supervisors, or by staff, if support for consideration is given by the Board of Supervisors. If a proposed ordinance amendment is given support, Zoning staff assists to draft amendment language that is clear, consistent with the existing ordinance, and technically accurate.

Once drafted, the amendment is presented to the Planning Commission at a public hearing. The Commission may recommend approval, approval with modifications, recommend denial, or may table the proposal for additional study. After the Planning Commission issues its recommendation, the amendment proceeds to a public hearing before the Board of Supervisors, who may vote to approve, approve with modifications, deny, or table the amendment for additional study.

*A list of ordinance amendments is included at the end of this report.*



*Planners Kayla Yankey and Julia Cottrell perform a site visit.*

## Data Center Ordinance

Rockingham County's data center ordinance and policy, approved in September 2025 after extensive staff development, aims to address identified concerns related to visual impacts, water use, power consumption, and noise from data center projects. Rather than designate specific areas or properties for data centers, the County's ordinance relies on the special use permit process to evaluate each proposal individually, guided by the Comprehensive Plan and its priorities. The adopted policy encourages developers to use sustainable technologies, including closed-loop cooling systems, and to install new power lines underground.

## Mixed-Use Structure Ordinance

In November 2025, the Board of Supervisors approved a staff-initiated ordinance amendment adding mixed-use structures as a permitted land use within the Zoning Ordinance. The amendment increases flexibility for mixed-use development, ensures compatibility between commercial and residential uses, and allows residential uses in certain districts—such as B-1 and B-2—where they were previously prohibited. The amendment aligns the Zoning Ordinance, and the goals of the Stone Spring Urban Development Area Plan's compact development policies, while introducing an additional housing option.

## Rezoning

A rezoning is the reclassification of a piece of land from one zoning district to another. Rezoning of land, an eight-to-twelve-week process, is often requested when a property owner wants to use their land for a purpose that is not permitted by the current zoning. Applications are reviewed by county staff and outside agencies. These comments are consolidated into a Case Report that is presented to the Planning Commission and then the Board of Supervisors who ultimately make the determination.

In 2025, sixteen (16) rezoning requests were submitted for staff and agency review. By the end of the year, fourteen (14) of these requests had been heard by the Planning

2025 Rezoning	
Use	Acres
Industrial	8.913
Business	21.885
Residential	12.85
Agricultural	21.6

Commission. Of those, twelve (12) received a recommendation for approval and two (2) received a recommendation for denial. One (1) request was withdrawn by the applicant prior to consideration by the Board of Supervisors. Of the eleven (11) requests heard by the Board of Supervisors, nine (9) were approved, one (1) denied, and one (1) tabled. Two (2) requests are scheduled to be heard by the Board of Supervisors in 2026.

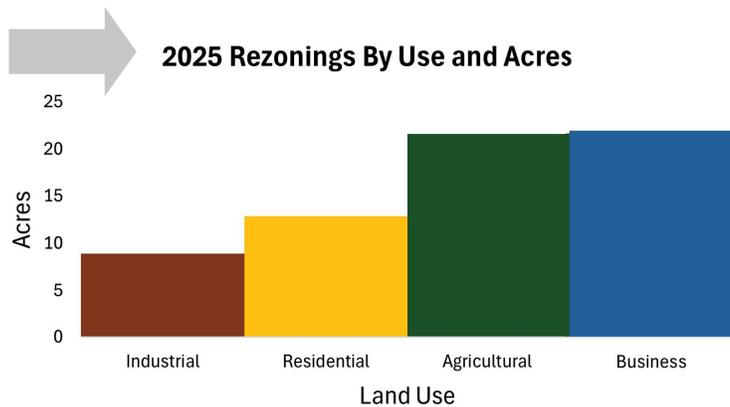
Of the sixteen (16) submitted rezoning requests, six (6) are located within the Stone Spring Urban Development Area (UDA).

In 2025, a total of 65.248 acres were rezoned. Of this amount, 8.913 acres were rezoned for industrial use, 12.85 acres for residential use, 21.6 acres for agricultural use, and 21.885 acres for business use.

## Special Use Permits

Table 17-606 of the County Code lists uses in each zoning district that are permitted by right and uses that are permitted only by Board approval of a special use permit. Uses listed by special use permit are considered to have a potentially greater impact upon neighboring properties, roads, or utilities, than uses permitted by right and are considered by the Board on a case-by-case basis. Unlike the voluntary proffers of rezonings, conditions can be placed on a special use permit by the Board of Supervisors.

Special use permits are not heard by the Planning Commission. They are presented to the Board of Supervisors at a public hearing where the Board may approve, approve with conditions, deny, or table the permit for further study. Out of twenty-nine (29) special use permit requests submitted for staff and agency review, twenty-two (22) were approved, four (4) were denied, and three (3) were withdrawn by the applicant.



*A list of rezonings and special use permit requests is included at the end of this report.*

## Pre-Application Meetings

In 2025, planning staff facilitated 19 pre-application meetings covering 34 projects. Held on the first and third Wednesdays each month, these meetings bring together review staff and partner agencies to help applicants address questions and concerns before submitting a formal application.

# Land Use Related Ordinance Amendments

Any chapter of the Rockingham County Code of Ordinances may be amended using the same process as amendments to Chapter 17 of the Zoning Ordinance. In 2025, two ordinance amendments—one from Chapter 9 and one from Chapter 14—were presented by Community Development staff and reviewed by the Planning Commission and the Board of Supervisors. Both were ultimately approved.

## Chapter 9: Health and Sanitation — Short-Term Rental (STR) Ordinance

In January 2024, the Board of Supervisors directed staff to study short-term rentals and their potential impacts. A subcommittee comprised of Board and Planning Commission members met on August 1, 2024, and January 31, 2025. On May 6, 2025, the Planning Commission tabled a draft ordinance focused on health, safety, and welfare. To gather public input, a community survey was conducted, closing on June 13. Over 90 responses were collected. The results were reviewed at a Planning Commission work session on July 1. Following revisions, the Planning Commission recommended approval on August 5. The draft ordinance—which proposed an annual permitting process—was presented to the Board of Supervisors on October 22, tabled for further study, and subsequently approved on December 10. Implementation of the STR regulations will begin in 2026.

**2 Subcommittee Meetings**  
**2 Public Hearings**  
**90 Survey Responses**  
**1 Public Work Session**

## Chapter 14: Refuse, Garbage, and Weeds

In May 2025, the Board of Supervisors approved amendments to the Refuse, Garbage, and Weeds Ordinance. The ordinance requires residential properties to maintain grass, weeds, and similar vegetation at a height of 10 inches or less, and business, commercial, and industrial properties at 12 inches or less. Agriculturally zoned properties are exempt.

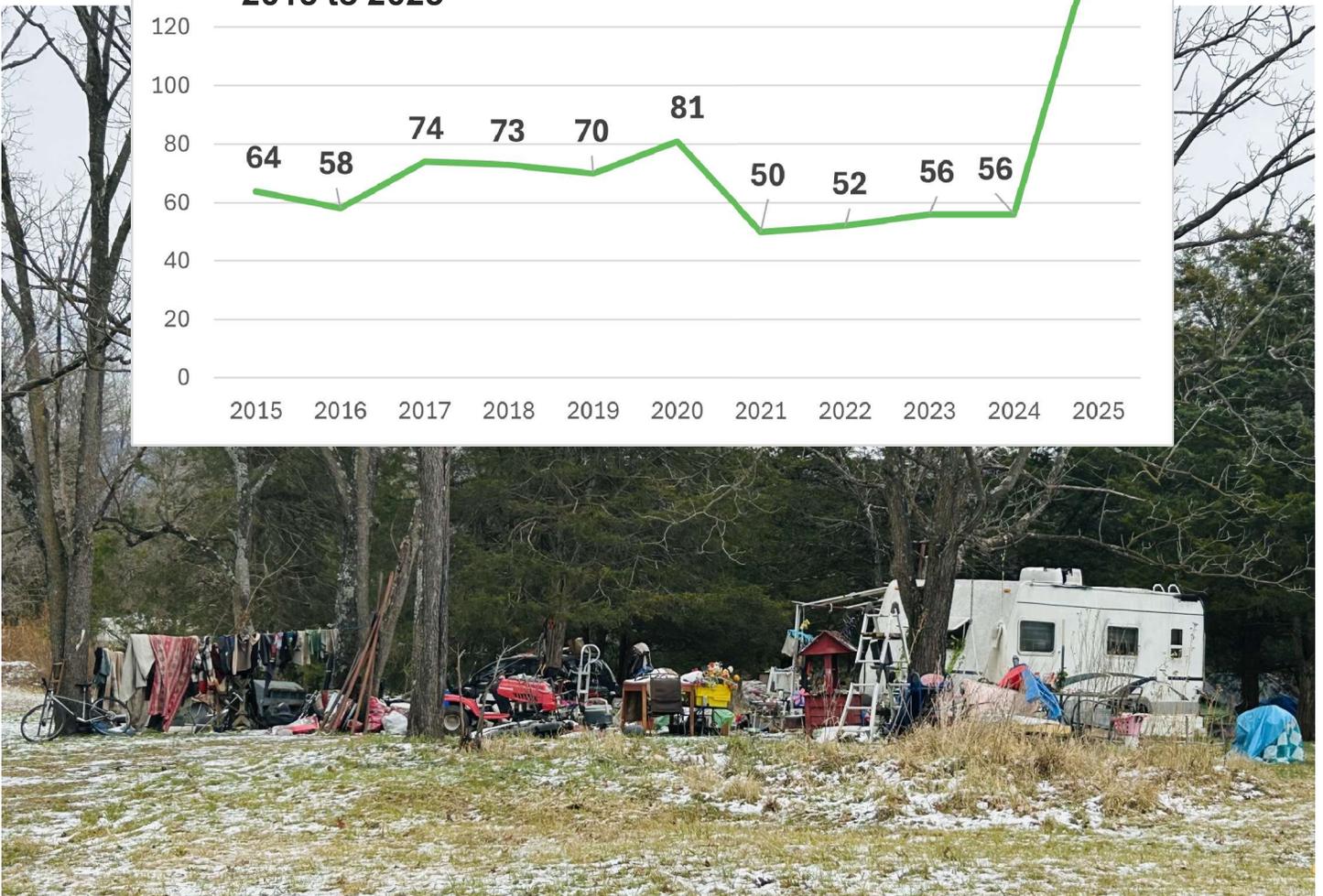
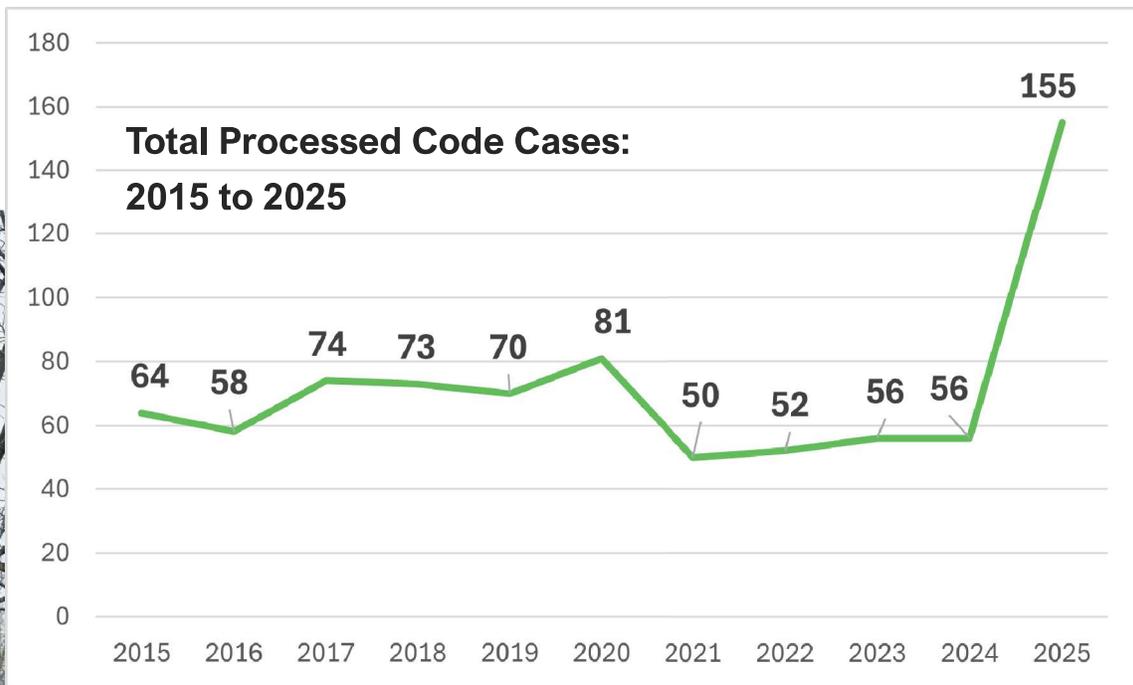


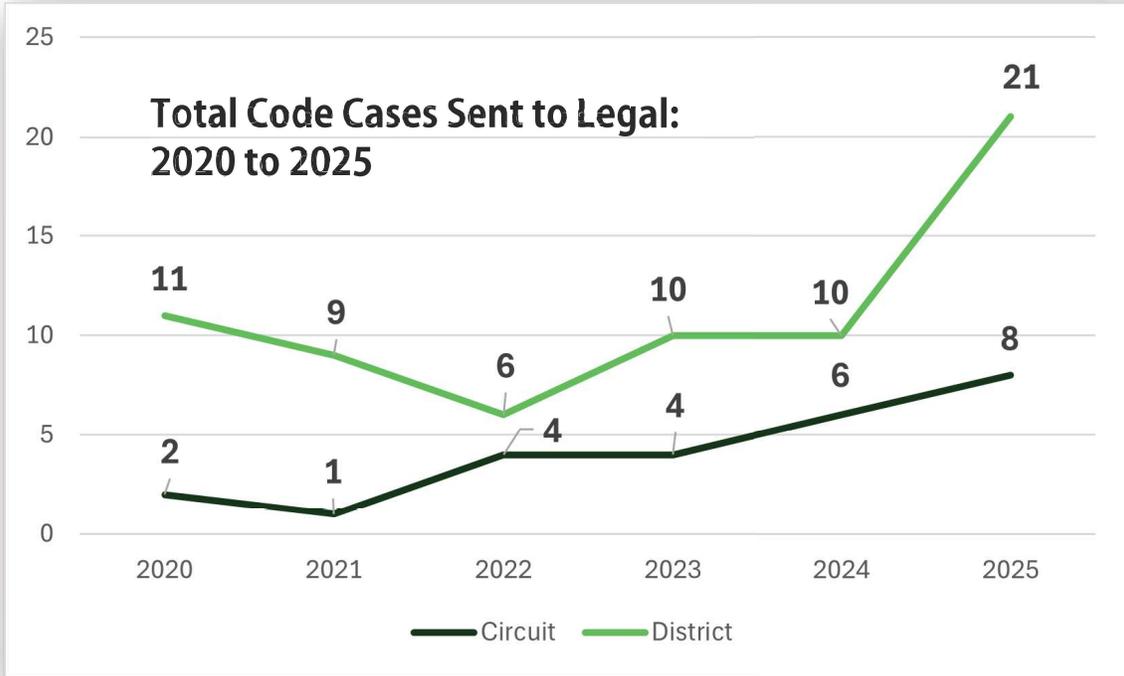
# Code Compliance

The Zoning division enforces the County’s Zoning Ordinance (Chapter 17), portions of the Refuse, Garbage, and Weeds Ordinance (Chapter 14), and portions of Health and Sanitation (Chapter 9). The office investigates potential violations identified by County staff during routine duties and complaints received from the public. Common complaints include unpermitted businesses, illegal occupancies, and the accumulation of refuse.

Staff conduct site visits to contact property owners and document potential violations. When no imminent threat to health, safety, or welfare exists, staff work with responsible parties to establish a compliance schedule prior to pursuing legal action. If necessary, an official notice of violation is issued.

In 2025, the Zoning division continued to work closely with the County Attorney’s Office to streamline code compliance procedures and address long-standing violations. As a result, case activity increased significantly, with a total of 155 cases processed, compared to 56 in 2024.





## Zoning Violations

Property owners have 30 days from the date of a notice of zoning violation to appeal to the Rockingham County Board of Zoning Appeals (BZA). If a case is not appealed and compliance is not achieved within the established timeframe, it is referred to the County Attorney’s Office for filing in Circuit Court.

In 2025, 98 zoning violation cases were opened. Of these, 44 remain active, 12 were determined not to be violations, 21 were brought into compliance, and 21 were referred for legal action.

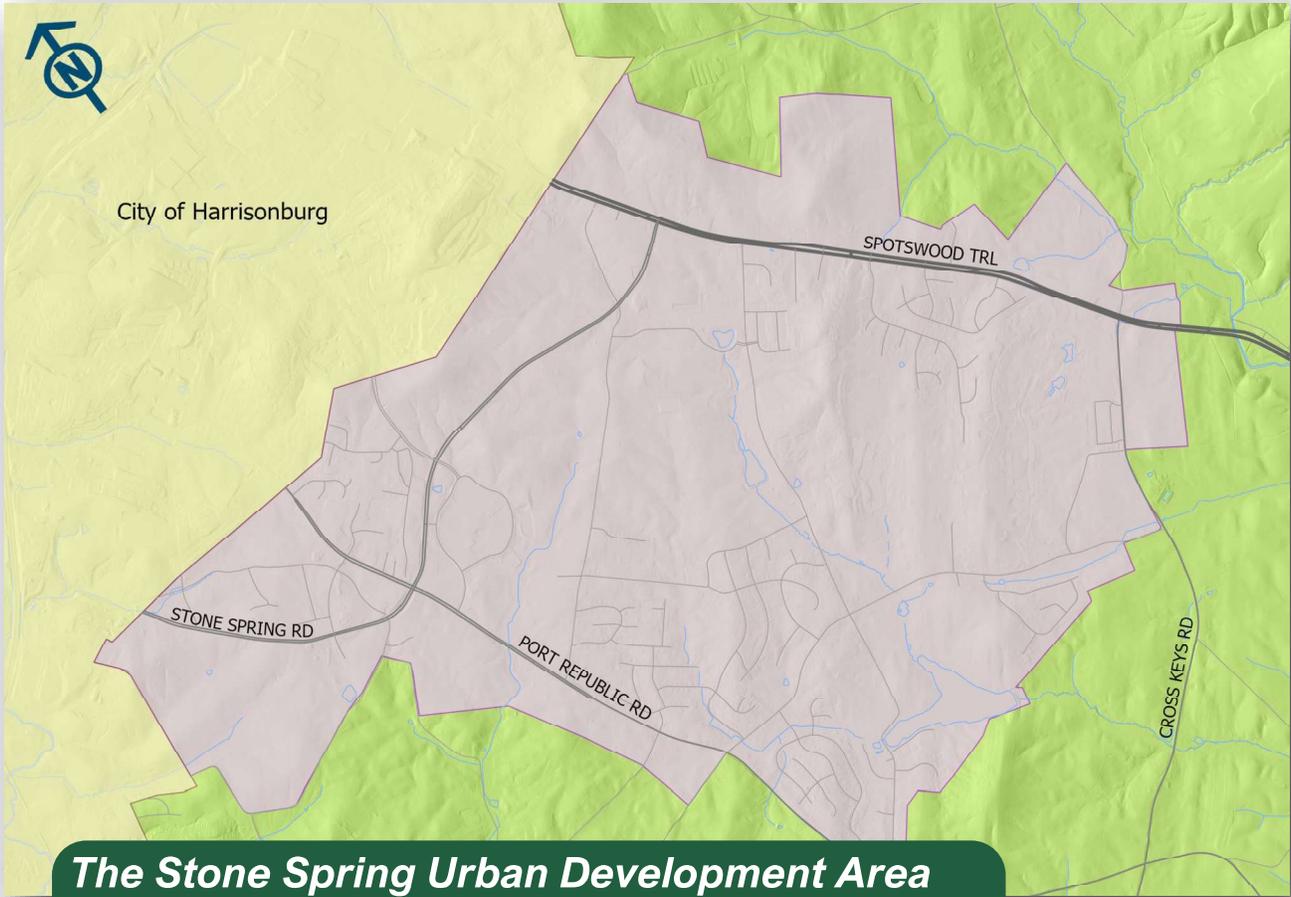
## Refuse Violations

Refuse violations not corrected within 15 days are presented to the magistrate’s office for a hearing in General District Court. In 2025, 36 refuse violation cases were opened. Of these, 4 remain active, 3 were not found to be violations, 21 were brought into compliance, and 8 were referred for legal action.

## Grass and Weed Violations

Grass and weed violations not corrected within 10 days may be remedied by the County.

In 2025, 14 grass and weed cases were opened. Of these, 4 remain active, 9 were brought into compliance, and 1 was remedied by the County.



***The Stone Spring Urban Development Area (UDA) Plan establishes guidelines for compact development aimed at preserving rural and agricultural land.***

The Urban Development Area (UDA) encompasses 4,635 acres, representing approximately 0.85% of the County’s total land area. As of 2025, an estimated 2,112 acres of the UDA are developed, leaving 2,523 acres undeveloped.

Currently, the UDA contains 5,840 residential units. In 2025, development activity within the UDA included the construction of 131 new residential units and one commercial structure. Additionally, 22 residential units and four commercial structures were approved but not constructed.

Area	Square Miles	Acreage
<b>UDA</b>	7.25	4,635
<b>County</b>	853	545,920

The Stone Spring UDA Plan promotes predictable development patterns through the application of Traditional Neighborhood Design (TND) principles, which support higher densities, increased walkability, and the preservation of agricultural land by concentrating growth in more compact forms.

The Stone Spring UDA Plan was adopted in 2020 as a component of the Comprehensive Plan and aims to balance a variety of density and unit types, while encouraging compact, walkable alternatives that preserve land while allowing for healthy economic growth.

# Urban Development Area

## Revenue Sharing

The Revenue Sharing Program is a dollar-for-dollar, cash match state funding program for use by localities to construct, improve, or maintain the primary, secondary, or urban roadways for qualifying projects. In 2025, Planning Staff submitted three projects through this program. In June of 2026, the Commonwealth Transportation Board (CTB) will determine which projects from across the state will receive funding and adopt the VDOT Six-Year Improvement Program.

### **Intersection of Port Republic Road (VA 253) and Cross Keys Road (VA 276) Turn Lane Improvements:**

This application requested additional funds to supplement an earlier Revenue Sharing award that will install left turn lanes on Cross Keys Road for east and westbound Port Republic Road traffic. This project will begin construction in 2027.

### **Airport Road (Rt 727) Shoulder Widening:**

This project would install shoulders to a 0.45-mile section of Airport Road (Rt 727) from Wise Hollow Road (Rt 698) to 0.45 mile west of Wise Hollow Road (Rt 698). If funded, this project would begin construction in 2029.

### **Intersection of Friedens Church Road (Rt 682) and Oakridge Road (Rt 680) Improvements:**

This project would improve a vertical curve on Friedens Church Road, 0.1 mile east of Oakridge Road, to increase sight distance. If funded, this project would begin construction in 2029.

## Transportation Studies

In 2025, Planning Staff, in conjunction with VDOT, conducted two transportation studies.

### **Gravels Road Study:**

The County commissioned VDOT to evaluate roadway capacity and identify potential improvements in the area north of the City of Harrisonburg, bounded by North Valley Pike (US 11), Harpine Highway (VA 42), Gravels and Buttermilk Creek Road, and the Harrisonburg city limits. Conducted from Spring 2024 to early 2025, the study reviewed current zoning and land use, assessed existing traffic patterns, and explored new connectivity options to better separate commercial and residential traffic.

### **Route 259 (Mayland Road) STARS Study:**

The Route 259 (Mayland Road) STARS (Strategically Targeted and Affordable Roadway Solutions) study is a joint effort by VDOT, Rockingham County, and the Town of Broadway to assess transportation needs along a 4-mile segment of Route 259, from Broadway Avenue in the Town of Broadway to Route 11 in Rockingham County. The study, which began in 2025 and will conclude in 2026, aims to identify crash hotspots, recommend cost-effective safety improvements, and enhance mobility for all users. It will evaluate existing and projected conditions, and its final recommendations may be advanced through state transportation funding programs.

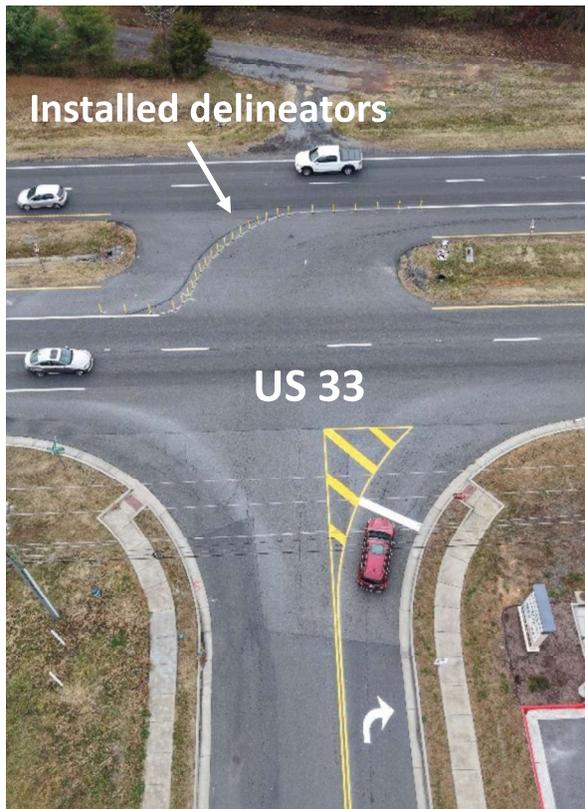
**3 Applications**  
**2 Studies**

# Transportation



## Radar Speed Sign Installation

In 2025, Community Development staff, with assistance from VDOT staff, installed two radar speed signs. One sign was installed on Gravels Road (Rt 765), eastbound; another was installed on Oakwood Drive (Rt 704), westbound. These signs are intended to improve safety by reducing speeds to better accommodate multiple modes of transportation traveling at various speeds.



## Rockingham Park Safety Improvements

In 2025, Community Development staff, with assistance from VDOT and the Department of Engineering, installed temporary traffic delineators in the US 33 median crossover at Rockingham Park Way which included roadway striping on Rockingham Park Way. This temporary improvement restricts left turns from Rockingham Park Way. Vehicles needing to travel east on US 33 must turn right onto US 33 and make a U-turn at Jessica Drive. Vehicles needing to travel east on US 33 are encouraged to use the Park's back gate entrance to access Indian Trail Road. A future VDOT-funded project will install permanent median curbing and a dedicated U-turn crossover near Valley View Golf Carts on US 33.



## Agricultural & Forestal Districts

Rockingham County promotes land conservation through its nine Agricultural and Forestal Districts—voluntarily created by landowners under Section 15.2-4300 of the Code of Virginia — to assist in the protection of farmland, timberland, and open space for economic and environmental benefit.

While no districts were due for renewal in 2025, at the property owners’ request, the Board approved the removal of two parcels totaling 189.112 acres from the Mauzy District.

9

## Agricultural & Forestal Districts

## Agricultural Preservation & Protection Committee

Preserving the agricultural industry is a key objective of the County’s Comprehensive Plan. By establishing designated growth boundaries, the County directs development around the City of Harrisonburg, the seven incorporated towns, Massanutten Resort, and McGaheysville, helping to safeguard the County’s agricultural areas.

The Agricultural Preservation and Protection Committee (APPC) was established on April 24, 2024, by the Board of Supervisors as an ad hoc committee to investigate the loss of farmland reported in the 2022 USDA Census of Agriculture and to explore strategies for supporting the agricultural economy in Virginia’s leading agricultural county. The Committee is comprised of Supervisor Hensley as Chair, Supervisor Longcor, local agricultural professionals, and is staffed by Community Development. The APPC met twice in 2024 and twice in 2025, and its work is scheduled to continue in 2026.

**In 2024, Rockingham County had 326,762 acres zoned A-1 and A-2. By 2025, this total had increased slightly to 326,818 acres. While approximately 425 acres were rezoned from A-1 and A-2 to non-agricultural districts between 2020 and 2025, this loss was offset by other countywide rezonings. As a result, when all zoning changes are considered, rezonings approved in 2024 and 2025 produced a net gain of approximately 56 acres countywide.**

# Deed & Subdivision Review

A subdivision is defined as the division of any tract of land into two or more lots. Rockingham County regulates subdivisions under Chapter 16, Subdivision of Land, which governs the review of new parcels and changes to existing property lines. The Subdivision Agent is responsible for interpreting these ordinances and ensuring compliance with Chapter 17, Zoning.

## Commercially or Residentially Zoned Properties

For commercially or residentially zoned properties, a subdivision plat is submitted to the Department of Community Development's Subdivision Office for review of compliance with the zoning ordinance and Section 16-37 of the subdivision ordinance. Final plats are also reviewed by the Virginia Department of Transportation (VDOT), the Virginia Department of Health (VDH), and the County's Departments of Public Works and Engineering to ensure entrances, easements, and utilities meet all state and local requirements.

## Agriculturally Zoned Properties

Proposed changes to agriculturally zoned properties are classified in Section 16-9 of the subdivision ordinance as one of four division types: (a) adjoining transfer, (b) non-family division, (c) family division, or (d) division by inheritance. A deed and survey are submitted to the Subdivision Office for review. Documentation from VDOT confirming an approved entrance and from VDH confirming an approved or permitted septic system may also be required.

In 2023, the subdivision ordinance was amended to establish a seven-year waiting period for non-family divisions of agriculturally zoned property, a change that has helped preserve agricultural land. Previously, no waiting period was required. Additionally, A-1 zoned parcels may apply for non-family divisions only once every five years, and A-2 parcels once every three years.

Although a proposed agricultural division may meet the technical requirements of the code, the Subdivision Agent retains discretion to deny a division if it is determined to circumvent the intent of the ordinance (see Interpretation 09-01 of Section 16-9).

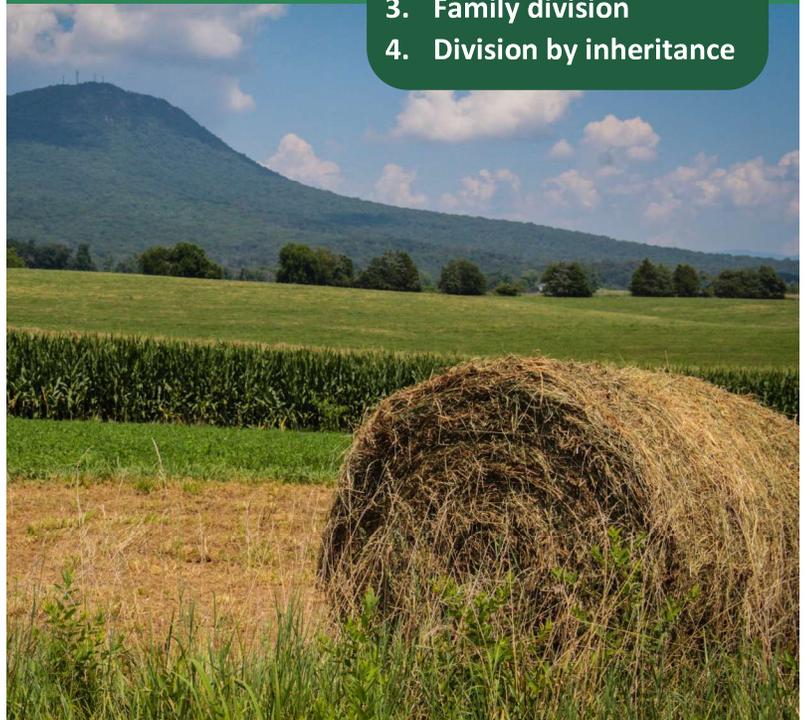
# 2025 Subdivision Activity

In 2025, the office reviewed 139 subdivision applications, including:

- 63 adjoining land transfers
- 13 non-family divisions
- 15 non-family Grantor to Self divisions
- 26 family divisions
- 2 divisions by inheritance
- 18 subdivision plats (typically creating multiple lots)
- 2 denied

## 4 Types of Land Divisions:

1. Adjoining transfer
2. Non-family division
3. Family division
4. Division by inheritance



# Impacts of Development

In 2025, the Board of Supervisors approved a Comprehensive Plan amendment (CPA24-1394) to add guidance to the land use chapter's objectives and strategies. The amendment emphasizes that, when reviewing future residential rezoning requests, both the County and developers should consider the potential impacts of a development on public services, facilities, and infrastructure, including public schools. A majority of the six residential rezoning requests received in 2025 have voluntarily included proffers such as phased unit construction and land dedication, to help mitigate the development's impacts.

## Evolve Support & Use

As part of an ongoing initiative, GIS staff have made numerous updates and improvements this year to permitting software, Evolve. These procedural enhancements have increased efficiency for both internal workflows and public users. The public portal—launched in March 2023— has been active for almost three years.

**Increased Digital Activity:** In 2025, approximately 40% of building permit applications and 70% of site plan applications were submitted through the Evolve online portal. In the month of November, about 80% of building inspections were scheduled online.

## 52 Drone Videos

In 2025, the Geographic Information System (GIS) division captured 52 aerial videos that were used by staff to present rezoning and special use permit requests to the Planning Commission and Board of Supervisors. Videos were also used in large-scale project management reports.



# GIS

## Two New GIS Applications

This year, improvements have been made to existing applications—the Development Tracker and the Election Polling Locator— in addition to introducing two new applications:

**Launched in May 2025,** the Virginia Rescue Challenge application maps Fire and Rescue training locations across Rockingham and Augusta counties for use in the statewide training challenge.

**Launched in July 2025:** The Technology Support Locations application maps the buildings and structures serviced by the Department of Information Technology (IT). Future enhancements will allow it to track computers, servers, phones, and other IT-supported equipment.

Both applications are user-friendly and easy to navigate. They provide specialized services within the departments for training and to better serve the organization.

# GIS

## Data Support

The GIS division uses advanced computer technology to collect, manage, analyze, and display County data. This information is organized into layered datasets—such as parcels, roads, and boundaries—within an interactive map that serves both internal users and the public.

Although housed within the Department of Community Development, GIS resources are used widely across County departments and by outside agencies. One key user is Rockingham County Public Schools (RCPS), particularly for the annual update of the student generation rate table. By combining student enrollment data with housing unit types, RCPS and County staff can better predict how many students a proposed development may generate and what infrastructure improvements may be needed. Current and historic generation rates are evaluated with each applicable land-use application.

A long-term goal of the GIS division is to base parcel data on recorded surveys and plats, improving accuracy with each newly mapped record. In 2009, approximately 14,000 of the County's 45,000 parcels (31%) were mapped from surveys or plats. By 2013, that number rose to 16,962 of 47,475 parcels (35%), and by 2025 it reached 23,925 of 51,647 parcels (46%), showing a steady increase of precision. Data accuracy for emergency services also remains a focus. In 2025, 615 new address points and 47 new road centerlines have been created. As of July 2025, Rockingham County has maintained a verification accuracy of 97% in address points and 98% in road centerlines.

**As of July 2025,  
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points and 98% in road  
centerlines.**

The GIS division continues to provide substantial data and reporting support for several Community Development initiatives, including identifying and analyzing County-owned property and evaluating undeveloped Rural Village (RV)-zoned parcels.



# The Quarterly Build

In fall 2025, the Building division launched *The Quarterly Build*, a newsletter designed to inform and assist residents and contractors with building-related topics and permitting. It will assist the community in avoiding common building and maintenance issues, staying updated on building code changes, and highlighting construction projects—both ongoing and completed—throughout Rockingham County.

## THE QUARTERLY BUILD

*Rockingham County Building Division Quarterly Newsletter*  
October/December 2025



Building Buc-ee's

County staff from multiple departments and divisions worked closely with Texas-based firm L.A. Architects on this extensive project, which spanned more than four years—from the initial rezoning application to the issuance of the final certificate of occupancy in June 2025.

Specifically, the building staff collaborated with Buc-ee's design team to complete the initial plan review and manage several design revisions throughout construction. The building inspections team, led by Building Official Joe Shuffett and Deputy Building Official Ben Terry, conducted hundreds of inspections and numerous site visits to ensure full compliance with building codes and successful project completion.

Located along Interstate 81, the Rockingham Buc-ee's is the brand's first location in Virginia. The facility includes more than 100 fuel pumps, 74,703 square feet of retail space, and the company's recognizable beaver mascot. In addition to providing food and fuel services, Buc-ee's has contributed to local economic growth by creating employment opportunities and establishing a new commercial destination within Rockingham County.



Seasonal Reminders:

- Keep gutters clear of leaves and obstructions to ensure proper water flow and prevent ice dams that can affect drainage.
- Close foundation vents at cold weather sets in to help protect pipes and utilities beneath your home or business from freezing. These vents remain open in warmer months to provide necessary ventilation and moisture control.
- Disconnect exterior water hoses to prevent freezing and potential bursting of pipes as temperatures drop.

BUILDING PLAN REVIEW	NUMBER OF REVIEWS	
	2024	2025
Commercial-Initial	218	273
Commercial-Revisions	201	350
Residential-Initial	905	824
Residential-Revisions	622	593
<b>Total</b>	<b>1,946</b>	<b>2,040</b>

## Building Buc-ee's

County staff from multiple departments worked closely with Texas-based company Buc-ee's to support the development of the brand's first location in Virginia. The process of developing this property took over four years—from rezoning to the final certificate of occupancy in June 2025. Drone footage captured throughout construction documented the scale of this project.



<b>BUILDING PERMITS ISSUED—RESIDENTIAL</b>	<b>2024</b>	<b>2025</b>
Single-Family Detached Dwellings	336	234
Duplex Units	99	64
Townhouse Units	263	304
Apartment Units (not buildings)	159	261
Manufactured Homes	27	23
Additions/Remodels	317	301
Storage/Accessory Structures	66	111
Miscellaneous (deck, retaining wall, tank, garage, pool)	198	247
Individual Electrical/Plumbing/Mechanical (service upgrade, water heater installation, HVAC replacement)	428	424
Solar Facilities (roof- and ground-mounted)	72	89
Demolitions	28	34
<b>Residential Total</b>	<b>1,993</b>	<b>2,092</b>

<b>BUILDING PERMITS ISSUED—COMMERICAL</b>	<b>2024</b>	<b>2025</b>
New Construction	48	47
Additions/Remodels	66	65
Miscellaneous (deck, retaining wall, tank, construction trailer, tent, elevator, sign)	73	64
Individual Electrical/Plumbing/Mechanical (above ceiling, outdoor lighting, HVAC replacement)	66	136
Solar Facilities (small- and large-scale)	5	6
Demolitions	4	5
Collocations (antennas and equipment located on existing cell towers)	5	3
Amusements (carnival rides, ski lifts, zip lines)	10	12
<b>Commercial Total</b>	<b>277</b>	<b>338</b>



Wentworth Townhomes



*Building Inspector, Rick Davis, was recognized for his 20 years of service during Rockingham County's annual service award ceremony.*

<b>ISSUED BUILDING PERMITS</b>	
2024	2,270
2025	2,430

<b>PERFORMED INSPECTIONS</b>	
2024	22,869
2025	23,022

## Briery Branch Community Center

In Spring 2025, Rockingham County received a \$100,000 Community Development Block Grant (CDBG) Planning Grant for the revitalization of the Briery Branch Community Center.

In partnership with the Central Shenandoah Planning District Commission (CSPDC) and the Briery Branch Community Club, the County is exploring options to expand childcare access in the Briery Branch community. A Project Management Team—comprised of County staff, District 4 Supervisor Leila Longcor, Community Club members, and CSPDC staff—has met monthly to guide the project.

As part of the CDBG grant application, a survey was conducted in 2024 that identified childcare needs. In 2025, as part of the planning grant, an additional survey helped to refine preferred age ranges and pricing ranges.

In 2025, environmental testing (asbestos, lead, and water quality) was completed to assess renovation feasibility. Septic system evaluations are ongoing, with next steps anticipated in 2026. Grant funding remains available through June 2026.

*Updated playground equipment was installed in 2024 at the Briery Branch Community Center*



## Capital Improvement Program

A Capital Improvement Program (CIP) is a plan that identifies, prioritizes, and budgets for capital projects over a set period of five years. The 2027 to 2031 CIP update began in fall 2025. The Planning Commission established a five-member CIP Advisory Subcommittee comprised of Deputy Director of Community Development Dylan Nicely, representing the Board of Supervisors; County Schools Chief Financial Officer Justin Moyers, representing the County School Board; Planning Commissioner Kevin Flint; and citizen representatives Dennis Driver and Ben Craig. Deputy County Administrator for Finance and Operations Trish Davidson and the subcommittee reviewed requests and made recommendations for inclusion. The updated CIP will be presented with the annual budget to the Planning Commission and Board in early 2026.

# 2025 SPECIAL USE PERMIT REQUESTS

Special Use Permit #	Description	Outcome
SUP24-1991	<b>Bradley Flynn</b> for an accessory structure to be placed closer to the property's front setback than the primary dwelling. Located at 9517 Singers Glen Road, Singers Glen. Zoned R-1 (Low-density Residential). Tax Map # 63A-3-6. Election District 2.	Approved by the Board of Supervisors
SUP24-1547	<b>Gray Fox Design Works</b> for a woodworking shop and an off premise sign. The off premise sign is located on 2383 Fort Lynne Road, Rockingham and the woodworking shop is located directly west of this property. Zoned A-2 (General Agricultural). Tax Map # 93-A-79A & 93-A-79. Election District 2.	Approved by the Board of Supervisors
SUP24-1929	<b>Timber Ridge Construction LLC</b> for a small contractors operation located at 6372 Faughts Road, Mount Crawford. Zoned A-2 (General Agricultural). Tax Map # 150-A-73B. Election District 3.	Approved by the Board of Supervisors
SUP25-0089	<b>Sherri Guyer</b> for a bed and breakfast, retreat center, and event center located at 3214 Old Furnace Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 110-A-99B. Election District 3.	Approved by the Board of Supervisors
SUP25-0086-2	<b>Intercept Youth Services (IYS XXIII LC)</b> for a substance abuse treatment facility located at 16056 Elderly Lane, Timberville. Proposed rezoning (REZ25-0086) from A-1 (Prime Agricultural) to A-2 C (General Agricultural with Conditions). Tax Map # 41-A-54A. Election District 1.	Approved by the Board of Supervisors
SUP25-0117	<b>Rocktown Power LLC</b> for an energy storage system located directly east of 335 Hulings Lane, Timberville. Zoned A-1 (Prime Agricultural). Tax Map # 54-A-58. Election District 1.	Denied by the Board of Supervisors
SUP25-0267	<b>BPG Holdings</b> for a mini-storage facility located at the intersection of North Valley Pike (Rt. 11) and Vine Street. Zoned A-2 (General Agricultural). Tax Map # 94-4-2. Election District 2.	Withdrawn by applicant
SUP25-0273	<b>Stone Haven</b> for an emergency and protective facility located at 4692 Port Republic Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 139-A-111A. Election District 3.	Approved by the Board of Supervisors
SUP24-1743	<b>VPGC LLC</b> for the expansion of an existing feed mill and to exceed the maximum allowed building height in the A-2 zoning district, located at 3955 Virginia Poultry Drive, Rockingham, VA 22802. Zoned A-2 (General Agricultural). Tax Map # 79-A-103B. Election District 2.	Approved by the Board of Supervisors
SUP25-0339	<b>Christopher Coppiano</b> for a CDL motor vehicle repair shop and impound lot located at 3570 North Valley Pike. Zoned B-1 (General Business). Tax Map # 95-11-1. Election District 2.	Withdrawn by applicant
SUP23-0516-2	<b>Rockingham AD1 LLC</b> for the expansion of a biomass conversion facility and to exceed the maximum building height in the A-1 zoning district. Located at 7076 Lawyer Road, Rockingham, VA. Zoned A-1 (Prime Agricultural). Tax Map # 152-A-91. Election District 3.	Approved by the Board of Supervisors
SUP25-0668	<b>BPG Holdings</b> for a mini-storage facility located at the intersection of North Valley Pike (Rt. 11) and Vine Street. Zoned A-2 (General Agricultural). Tax Map # 94-4-2. Election District 2.	Denied by the Board of Supervisors

Special Use Permit #	Description	Outcome
SUP25-0428	<b>Horizon Church</b> for a church expansion and to exceed the maximum building height in the R-2 zoning district. Located at 3591 Izaak Walton Drive, Rockingham. Zoned R-2 (Medium Density Residential). Tax Map # 125-A-263A. Election District 3.	Approved by the Board of Supervisors
SUP25-0755	<b>Ray Showalter</b> for an additional dwelling located at 5296 Mole Hill Road, Dayton. Zoned A-2 (General Agriculture). Tax Map # 107-A-98. Election District 2.	Approved by the Board of Supervisors
SUP25-0619	<b>Osiel Bravo</b> for a small contractors operation located at 3404 Friedens Church Road, Mount Crawford. Zoned A-2 (General Agricultural). Tax Map # 138-A-75B. Election District 4.	Approved by the Board of Supervisors
SUP25-0808	<b>Douglas Beale</b> for a cemetery located at 11388 Hollow Road, Fulks Run. Zoned A-2 (General Agricultural). Tax Map # 37-A-62. Election District 1.	Approved by the Board of Supervisors
SUP25-0646	<b>Gas City LLC</b> for a convenience store located at 112 Cowan Lane, Broadway. Zoned A-2 (General Agricultural). Tax Map # 67-A-66 and 67-A-67A. Election District 1.	Denied by the Board of Supervisors
SUP25-0885	<b>Cosner Construction Inc</b> for two single-family dwellings to be served by private well and septic within an urban growth area. Located at 12204 Daphna Road, Broadway. Zoned R-1 (Low-Density Residential). Tax Map # 52-A-119. Election District 1.	Approved by the Board of Supervisors
SUP25-0540	<b>Cedar Hill Estates II</b> for a wastewater treatment facility located on Layman Trestle Road, approximately 0.4 mile southeast of the Old Furnace Road and Layman Trestle Road intersection. Zoned A-1 (Prime Agricultural). Tax Map # 110-A-27 and 110-A-31. Election District 3.	Approved by the Board of Supervisors
SUP25-1036	<b>Tracy Moats</b> for a child daycare located at 9918 Jacksons Way, Port Republic. Zoned A-2 (General Agricultural). Tax Map # 152-A-95A. Election District 5.	Approved by the Board of Supervisors
SUP25-1117	<b>Melissa Sager</b> for an additional dwelling located at 5525 Cross Keys Road, Mount Crawford. Tax Map # 151-A-9C. Zoned A-2 (General Agricultural). Election District 3.	Approved by the Board of Supervisors
SUP25-1123	<b>JG Pallets LLC</b> for a like use to a woodworking shop located at 1838 Buffalo Drive, Harrisonburg. Zoned A-2 (General Agricultural). Tax Map # 95-A-67A. Election District 3.	Denied by the Board of Supervisors
SUP24-1977	<b>Roland Showalter Jr.</b> for the expansion of a woodworking shop located on the west side of West Dry River Road, approximately 0.2 mile north of the West Dry River Road and Koogler Road intersection. Zoned A-1 (Prime Agricultural District). Tax Map # 105-A-163A and 105-A-163B. Election District 4.	Approved by the Board of Supervisors
SUP25-1315	<b>Randall Knicely</b> for a large utility building located at 515 Second Mountain Trail, Hinton, VA. Zoned RR-1 (Residential or Recreational). Tax Map # 74-1-22. Election District 2.	Approved by the Board of Supervisors
SUP25-1277	<b>Massanutten Presbyterian Church</b> for an electronic message center located at 50 Indian Trail Road, Penn Laird, VA. Zoned A-2 (General Agricultural). Tax Map # 126-A-58A. Election District 3.	Approved by the Board of Supervisors

Special Use Permit #	Description	Outcome
SUP25-0528	<b>George Williams</b> for an outdoor shooting range located at 9614 Steamboat Hollow Road, Dayton. Zoned A-2 (General Agricultural). Tax Map # 89-A-95A. Election District 4.	Denied by the Board of Supervisors
SUP25-1396	<b>Weldon Maust</b> for a small contractor's operation located at 2383 Fort Lynn Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 93-A-78 and 93-A-79. Election District 2.	Approved by the Board of Supervisors
SUP25-1415	<b>Roger Turner</b> for a cemetery located at 14280 Stanford Lane, Fulks Run. Zoned A-2 (General Agricultural). Tax Map # 37-A-40. Election District 1.	Approved by the Board of Supervisors
SUP25-1594	<b>Dustin Knicely</b> for two off premise signs one located at 6683 West Dry River Road and the other located directly north of the Ottobine Road (Rt 257) and Dry River Road (Rt 738) intersection. Zoned A-1 (Prime Agricultural). Tax Map # 122-A-85B and 122-A-150C. Election District 2.	Approved by the Board of Supervisors

## 2025 REZONING REQUESTS

Rezoning Case #	Description	Outcome
REZ24-1343	<b>Redwing LLC (Port Place Townhomes)</b> requested to rezone a 6.63-acre parcel from A-2 (General Agricultural) to PMF (Planned Multi-Family). This property is located on the northeast side of Port Republic Road (Rt 253), approximately 0.15-mile northwest of Boyers Road (Rt 704). Tax Map # 125-A-20 and 125-A-20D. Election District 3.	Planning Commission recommended approval; Board Approved.
REZ24-1564	<b>William and Norma Koogler</b> requested to rezone 0.448 acre of a 65.45-acre parcel from A-2 (General Agricultural) to I-1 (Industrial). The property is located directly east of 2433 Silver Lake Road. Portion of Tax Map # 107-4-1. Election District 2.	Planning Commission recommended approval; Withdrawn by applicant prior to Board hearing.
REZ25-026	<b>Rockingham Redi-Mix Inc</b> requested to rezone two parcels totaling 8.913 acres from I-1 C (Industrial with Conditions) to PID (Planned Industrial Development). The property is located directly south of the intersection of John Wayland Highway (Rt 42) and Garbers Church Road (Rt 910). Tax Map # 108-A-123 & 107-A-208. Election District 2.	Planning Commission recommended approval; Board Approved
REZ25-086	<b>Intercept Youth Services (IYS XXIII LC)</b> requested to rezone a 2.225-acre parcel from A-1 (Prime Agricultural) to A-2 C (General Agricultural with Conditions). The property is located at 16056 Elderly Lane, Timberville. Tax Map # 41-A-54A. Election District 1.	Planning Commission recommended approval; Board Approved
REZ25-0137	<b>Greenport Group LLC</b> requested to amend approximately 1.3 acres of the R-5 (Planned Neighborhood) Master Plan for Phase V of Greenport Subdivision. Tax Map # 125G-A-133B, 125G-A-133A, and 125G-14-A. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0240	<b>Townes at Congers Creek LLC</b> requested to establish a master plan for a 4.92-acre portion of a parcel zoned R-5 (Planned Neighborhood), to include no more than 57 townhouse units. Portion of Tax Map # 125-8-8. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0363	<b>STNL Development, LLC</b> requested to amend the proffers on an approximately 1.00-acre parcel, zoned B-2 C (Neighborhood Business with Conditions), to add the use, Animal Hospital. The property is located at 29 Titus Drive, Penn Laird. Tax Map # 126F-11-1. Election District 3.	Planning Commission recommended approval; Board Approved

Rezoning Case #	Description	Outcome
REZ25-0671	<b>Hunter Armentrout</b> requested to rezone approximately 18.2 acres from RR-1 (Residential or Recreational) to A-2 C (General Agricultural with Conditions). Tax map # 95-A-84E. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0704	<b>B&amp;A Group LLC</b> requested to rezone 3.9 acres of a 7.0-acre parcel from B-1 (General Business) to R-3 C (General Residential with Conditions). Portion of Tax Map # 95-9-1B. Election District 2.	Planning Commission recommended denial; Board Denied
REZ25-0948	<b>Highway 81 LLC</b> requested to rezone 20.885 acres from B-1 (General Business) to BX C (Business Interchange with Conditions). The property is located at 4070 North Valley Pike, Rockingham. Tax Map # 95-4-1. Election District 2.	Planning Commission recommended approval; Board Approved
REZ25-1101	<b>Christopher Dove</b> requested to rezone 1.175 acres from R-2 (Medium Density Residential) to A-1 (Prime Agricultural). The property is located at 3519 North Eastside Highway, Elkton. Tax Map # 115-A-13. Election District 5.	Planning Commission recommended approval; Board Approved
REZ22-2203	<b>B&amp;A Group LLC</b> requested to rezone 4.19 acres from B-1 C (General Business with Conditions) to I-1 C (Industrial with Conditions). The property is located on the west side of Kratzer Road (Rt. 753), approximately 0.10 mile north of Friendship Drive (Rt. 901). Tax Map # 94-A-91. Election District 2.	Planning Commission recommended denial; Board tabled on November 12, 2025
REZ25-0185	<b>Weidig Family Trust and DR Horton</b> requested to rezone two parcels totaling approximately 44 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). This property is located west of Port Republic Road (Rt 253), approximately 0.1 mile south of Stone Spring Road (Rt 280). Tax Map # 125-A-20G and a portion of 125-7-1. Election District 4.	Planning Commission recommended approval; to be heard by Board in January 2026
REZ25-1293	<b>Yasin Soufi Nejad</b> requested to rezone 1.6 acres from RR-1 (Residential or Recreational) to A-2 (General Agricultural). Tax Map # 95-A-83F. Election District 3.	Planning Commission recommended approval; to be heard by Board in January 2026
REZ25-037	<b>Cobblers Valley Development Inc</b> requested to amend 10.7 acres of an existing R-5 (Planned Neighborhood) Master Plan. The property is located west of Wingtip Way (Private), adjoining Cobblers Valley Subdivision. Tax Map # 108D-6-B and 108-13-3. Election District 2.	Under staff review
REZ25-1303	<b>Legacy Land LLC (Walnut Grove)</b> requested to rezone 82.905 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). Tax Map # 124-A-130. Election District 4.	Under staff review

## 2025 COMPREHENSIVE PLAN AMENDMENT

Amendment	Chapter	Reason/Scope	Outcome
CPA24-1394	Chapter 7	Staff generated amendment to the Comprehensive Plan Land Use Chapter to include guiding language that when reviewing future residential rezoning requests, the County and the developer shall account for a development's impact on public services, facilities, and infrastructure, including public schools, to mitigate development impact to public facilities and infrastructure.	Planning Commission tabled; action to be taken in 2026

# 2025 ORDINANCE AMENDMENTS

Amendment	Section	Reason/Scope	Outcome
OA24-1387	Section 17-306, 17-308	Staff generated amendment to limit the number of building permits that may be issued within a development project during any rolling twelve (12) month period. The number of building permits issued within a rolling twelve (12) month period may only be exceeded by special use permit.	Planning Commission recommended denial; Board tabled.
OA24-1681	Section 17-806, 17-700.03, 17-400.02 (e)	Staff generated amendment to amend the setbacks and property owner’s association requirements in the Planned Industrial District (PID) and the Planned Commercial District (PCD) and to allow structures with engineered foundations and elevation certificates to be built in the 100-year floodplain.	Planning Commission recommended approval; Board approved.
OA25-0118	Section 17-606	Staff generated ordinance amendment to make the use, Electronic Data Storage or Processing Center, available by special use permit in the I-1 (Industrial) District.	Planning Commission recommended approval; Board approved.
OA25-0297	Section 17-701.03	Staff generated ordinance amendment to amend the private street requirements.	Planning Commission recommended approval; Board approved.
OA25-0476	Section 17-306.04, 17-307.04, 17-606, 17-607	Citizen generated ordinance amendment to allow single-family detached dwellings on private well or septic systems in the R-1 and R-2 zoning districts by special use permit within an urban growth area.	Planning Commission Recommended approval; Board approved.
OA25-0046	Section 17-315	Staff generated Ordinance Amendment to require that all uses in the BX District requiring water service be served by public water and that any use requiring sewage treatment shall be served by public sewer. Additionally, this ordinance amended the requirements of this section whereas any new BX district shall be located in an urban growth areas as designated in the comprehensive plan or any other plan adopted by the County.	Planning Commission recommended approval; Board approved.
OA25-1006	Section 17-201, 17-606, 17-607	Staff generated ordinance amendment to amend the definition of Electronic Data Storage or Processing Center, create supplemental standards for Data Centers, and amend the land use and zoning table for the uses of Data Center and Central Energy Plant.	Planning Commission recommended approval; Board approved
OA25-1067	Section 17-607	Staff generated ordinance amendment to amend the supplemental standards for single-family detached dwelling with independent living quarters.	Planning Commission recommended approval; Board approved.
OA25-1355	Section 17-201, 17-606, 17-607, 17-702.05	Staff generated Ordinance Amendment to amend the definition of Dwelling, live/work, create supplemental standards for Mixed Use Structure, and the land use, zoning table for the uses of Dwelling, live/work and Mixed Use Structure, and create parking requirements for Mixed Use Structure.	Planning Commission recommended approval; Board approved.

## 2025 CHAPTER 9 & 14 ORDINANCE AMENDMENTS

Amendment	Section	Reason/Scope	Outcome
OA25-0672	Section 14-23	Staff generated ordinance to enact Article IV, Grass, Weeds, and Similar Vegetation of Chapter 14, Refuse, Garbage and Weeds of the Code Of Ordinances of Rockingham County, Virginia.	Approved by the Board of Supervisors
OA25-0486	Section 9-3 through 9-9	Staff generated ordinance to enact sections 9-3 through 9-9 to Chapter 9 (Health and Sanitation Ordinance) of the Rockingham County Code. The proposed ordinance would add health, safety, and welfare standards to the operation of short-term rentals and establish an administrative permit process through which the standards would be enforced.	Planning Commission recommended approval; Board approved.

## 2025 AGRICULTURAL & FORESTAL AMENDMENTS

Amendment	Chapter	Reason/Scope	Outcome
AFD24-1829	Sec 17-509	John and Christine Grace requested to withdraw two parcels totaling 189.112 acres from the Mauzy Agricultural and Forestal District. This property is located east of US 11 (N Valley Pike) along Graceland Drive (private), approximately 0.5 mile south of the intersection of US 11 and Arkton Road (Rt 798). Tax Map # 67-2-1 & 67-2-2. Election District 1.	Planning Commission recommended approval; Board Approved

# County of Rockingham

Rachel A. Salatin  
Director

## Department of Community Development



### Rezoning Case Report: REZ25-1293

<b>Applicant</b>	Yasin Soufi Nejad
<b>Location</b>	East side of Buffalo Drive, approximately 0.97 mile south of the intersection of Buffalo Drive and Trinity Church Road (Rt 724).
<b>Comprehensive Plan Designation</b>	Agricultural Reserve
<b>Tax Map #</b>	95-A-83F
<b>Present Zoning</b>	RR-1 - Residential or Recreational District
<b>Proposed Zoning</b>	A-2 - General Agricultural District
<b>Acreage</b>	1.60
<b>Election District</b>	3
<b>Planning Commission Action</b>	Tabled, November 5, 2025 Recommended Approval, December 2, 2025
<b>Board of Supervisors Action</b>	Scheduled for January 28, 2026

## General Information

### Overview and Background

The applicant is requesting to rezone 1.6 acres from RR-1 (Residential or Recreational District) to A-2 (General Agricultural).

Proffers have not been submitted to limit uses; therefore, all A-2 uses would be available if this request is approved.

## Staff and Agency Analysis

### Planning and Zoning

#### *Comprehensive Plan*

The parcel is designated as Agricultural Reserve in the Comprehensive Plan. Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

#### *Zoning Ordinance*

The A-2 (General Agricultural) district is designed to implement the Comprehensive Plan goals related to the preservation of the County's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural resources. The predominant land uses in the A-2 district shall be agricultural production and forestry. Agritourism and agribusiness-related support uses shall be permitted in order to supplement farm income (Section 17-303).

The minimum acreage required for the A-2 district shall be six (6) contiguous acres. No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing A-2 district. **Staff Note:** *this property is eligible to be considered for rezoning to A-2 as it adjoins an existing A-2 district.*

### Building Services

If this rezoning were approved, building plans would be reviewed and approved prior to the issuance of building permits. There is a temporary electrical service pole on the property; the connection will be discontinued in the event new construction does not commence by April 1, 2026.

### Fire

This request is located within the North Valley Pike Emergency Response Station's response area. The Fire Marshal's Office has no concerns with the rezoning. Any future projects will need to meet the requirements of the Rockingham County Fire Prevention Code.

### Public Works

County water and sewer are not available at this location.

### Rockingham County Public Schools (RCPS)

RCPS has no comments.

### Virginia Department of Transportation (VDOT)

At the development phase, VDOT will determine the required design of the entrance to the property based on the proposed use and expected trip generation. The proposed entrance will be required to meet all applicable state standards.

## Virginia Department of Health (VDH)

If any future use requires a sewage disposal system or private well, permits will need to be obtained from the local health department.

## **Considerations**

### Surrounding Uses

This property adjoins A-2 zoned property to the north and south and RR-1 zoned property to the east.



### Comprehensive Plan

The property is designated as Agricultural Reserve in the Comprehensive Plan.

### Uses

Proffers have not been submitted; therefore, all A-2 uses will be available if this request is approved. The size of the lot will naturally limit available uses, such as, but not limited to, poultry houses and hog operation.

### Active Zoning Violation

On September 30, 2025, a zoning violation was issued to the property due to the presence of fowl. In the RR-1 zoning district, the keeping of domestic animals requires a Special Use Permit. With a Special Use Permit, the RR-1 district allows up to five (5) birds or fowl per lot. The number of fowls currently on the property exceeds this limit, and rezoning to the A-2 district would be required to allow additional animals.

The A-2 zoning district provides greater flexibility by allowing, by right, up to one (1) animal unit per parcel under six (6) acres. As defined in the Zoning Ordinance, one (1) animal unit consists of domestic or domesticated:

- one (1) adult bovine animal (cattle, buffalo, etc.),
- two (2) juvenile bovine animals less than one (1) year old,
- two (2) camelid animals (llamas, alpacas, etc.),
- one (1) equine animal (horse, donkey, etc.),
- five (5) ovine animals (sheep, etc.),

- five (5) capridae animals (goats, etc.),
- two (2) porcine animals (pigs, etc.),
- fifty (50) small poultry (chickens, ducks, etc.),
- ten (10) medium poultry (turkeys, geese, etc.), **or**
- three (3) large poultry (ostriches, emus, etc.).

### **Planning Commission Action**

On a motion by Commissioner Dale, and a second by Commissioner Harvey, the request was tabled on November 5, 2025 to allow time to communicate with the applicant, who was not present.

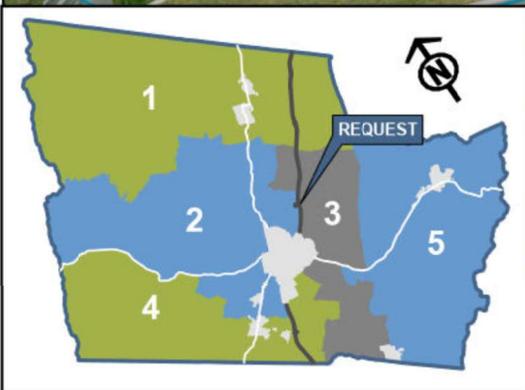
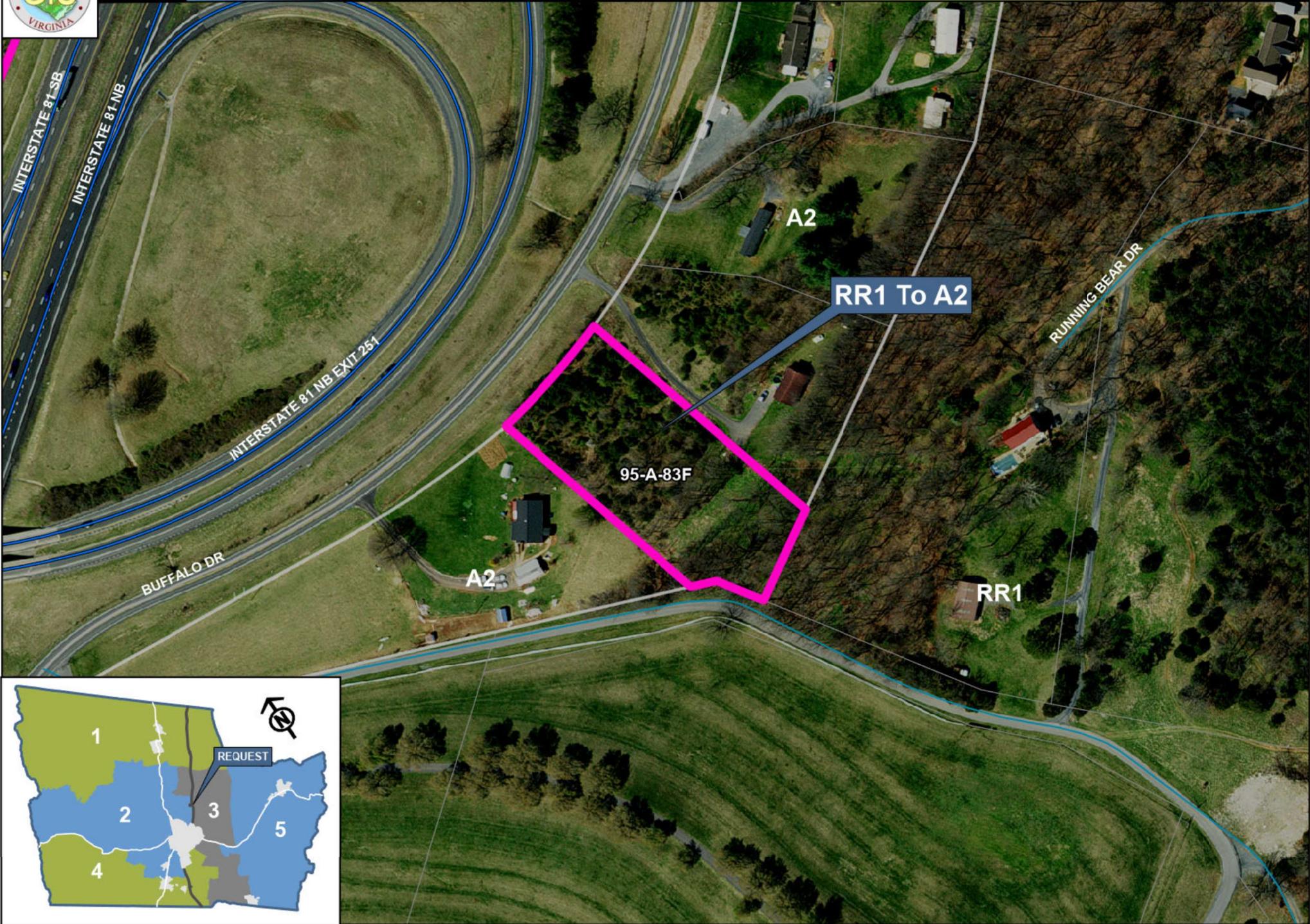
On December 2, 2025, the Planning Commission removed the request from the table and voted 4-0 to recommend approval to the Board of Supervisors.



# Yasin Soufi Nejad Rezoning Request



REZ#25-1293





# Rockingham County Rezoning Application

### Office Use Only

Application Date Received: \_\_\_\_\_

Project Number: \_\_\_\_\_

## Application Procedure

The time it takes to process a rezoning varies depending on the application submission date in connection to scheduled public hearings. Additional information may be required to complete your application once staff and agencies have performed an initial two-week review. Public hearing dates will be provided once all required materials are submitted.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view and drone video taken of the property to use during public hearing presentation.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing\*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing\*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

*\*The applicant, or representative, is encouraged to attend both related public hearings.*

## Application Checklist (please submit with application)

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#).

- A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- If rezoning to a [Planned District](#), a [master plan and plan description](#) are required.
- If rezoning to a [Conventional District](#), a [statement of proffers](#) may be submitted.
- If applicable, any required traffic analysis and/or studies.
- If applicable, any required public utility easements.
- Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee:**

Planned Development District Rezoning Request	
Fee	\$1000 + \$25/acre
Amendments Involving a Public Hearing	\$1000 + \$25/acre
Proffer Amendments Not Involving a Public Hearing	\$750
Conventional District Rezoning Request	
Agricultural (for agricultural uses)	\$200
Single – or Two-family Residential	\$600 + \$25/acre
Residential for More than Two Families	\$600 + \$25/acre
Commercial/Industrial	\$600 + \$25/acre
Other	\$600 + \$25/acre

**Do not pay any invoice associated with this application for an amount that is not clearly stated above. All fraudulent charges/invoices should be reported to the County immediately.**

**Rezoning Application Form**

Property Owner: Yasin Soufinea  
Address: 1041 Betsy Ross Ct Harrisonburg VA 22802  
Telephone: 540 236 2074 Email: \_\_\_\_\_

Other Applicant Party (such as a contract purchaser) if applicable: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: Samrand1984@yahoo.com

Other Contact Person (such as a law or engineering firm) if applicable: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Application Contact: \_\_\_\_\_

Property Location: (N S E W) of (Road Name) Buffalo Dr (Route #) \_\_\_\_\_  
approximately 152 miles/feet (N S E W) of (Road Name) 81  
(Route #) 81. Election District #: 3

Property Tax Map Number(s): 95-A-83F

Number of acres in rezoning request: 1.6 Current Zoning: RR1 Proposed Zoning: A2

Indicate Method of:

Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

N/A

Sewage Disposal

- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: \_\_\_\_\_

N/A

\* If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.

Please check attachments included:

- For **Conventional District** Rezoning: A Statement of Proffers, in compliance with Section 17-1004.03 of Rockingham County's Zoning Ordinance, may be submitted with this form.
- For **Planned District** Rezoning: A Master Plan and Plan Description, in compliance with Section 17-1004.04 of Rockingham County's Zoning Ordinance, shall be submitted with this form.

Yasin Soufinea  
Print Name of Landowner

\_\_\_\_\_  
Print Name of Applicant or Agent

[Signature]  
Signature of Landowner

\_\_\_\_\_  
Signature of Applicant or Agent

## Department of Community Development



### Rezoning Case Report: REZ25-1749

<b>Applicant</b>	John and Kathryn Johnson
<b>Location</b>	Northwest side of Massanetta Springs Road (Route 687), approximately 0.5 mile south of Shen Lake Drive (Route 689).
<b>Stone Spring Urban Development Area Plan</b>	Suburban Transect (T-2)
<b>Tax Map #</b>	Portions of 125-A-263, 125-A-261
<b>Present Zoning</b>	R-3 C - General Residential District with Conditions
<b>Proposed Zoning</b>	R-3 C - General Residential District with Conditions (Proffer Amendment)
<b>Acreage</b>	2.716
<b>Election District</b>	3
<b>Planning Commission Action</b>	Recommend Approval January 6, 2026
<b>Board of Supervisors Action</b>	Scheduled for January 28, 2026

## General Information

### Overview and Background

In 2020, the Lake Pointe Village Property Owner's Association (POA) rezoned tax map # 125-A-263 and 125-A-261 to R-3 C (General Residential with Conditions) with the following proffers:

- The property shall consist of no more than three residential duplexes.
- All subdivided lots and dwelling units would be incorporated into the Lake Pointe Village Property Owners Association.
- All dwelling units shall share a common driveway with a single point of access onto Massanetta Springs Road.
- All residential lots created on the property would be amassed on approximately 2 acres in the easternmost portion of the property.

### *The current request (REZ25-1749):*

This application requests to amend the proffers on a 2.716-acre portion of the above tax map parcels, by restricting the use and development of the property to no more than two single family detached dwellings. The property would no longer be required to be within the Lake Pointe POA or restricted to a common driveway with a single access point onto Massanetta Springs Road. The residual R-3 C acreage not included in this rezoning request will remain common area for the Lake Pointe Village POA, as designated in the 2020 rezoning.



## Staff and Agency Analysis

### Planning and Zoning

#### *Stone Spring Urban Development Area Plan*

The Suburban Transect Zone (T-2) consists of low-density residential areas primarily of detached single-family residences with large landscaped yards, and some attached housing, such as duplexes and townhouses. Mixed-use nodes of residential, neighborhood commercial, telecommuter services, and civic activity (such as libraries, parks, and plazas) are present. Setbacks are large and variable. Building height is typically lower than in the Transition Transect Zone (T-3). The T-2 has less emphasis on pedestrian accommodations than the T-3.

#### *Zoning Ordinance: General Residential District (R-3) (Section 17-308)*

The R-3 district provides medium-density to high-density residential development alternatives, including neighborhood amenities and commercial areas. While allowing for a variety of uses, the R-3 district is primarily residential. All nonresidential uses shall be compatible with the residential nature of the district. Any new R-3 district created after

October 1, 2014, shall be located in urban growth areas designated in the Comprehensive Plan or any other plan adopted by the County

Building Services

Building Services has no comment.

Engineering and Environmental

If this rezoning is approved, any future applicant should contact the environmental manager ([ahancock@rockinghamcountyva.gov](mailto:ahancock@rockinghamcountyva.gov)) to discuss a potential wetland area on the property. A 25-foot riparian buffer is required on each side of any perennial or intermittent streams.

Fire

This request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's response areas. The Fire Marshal's Office has no concerns with the request.

Public Works

County water and sewer are available to the property.

Rockingham County Public Schools (RCPS)

RCPS has no comment.

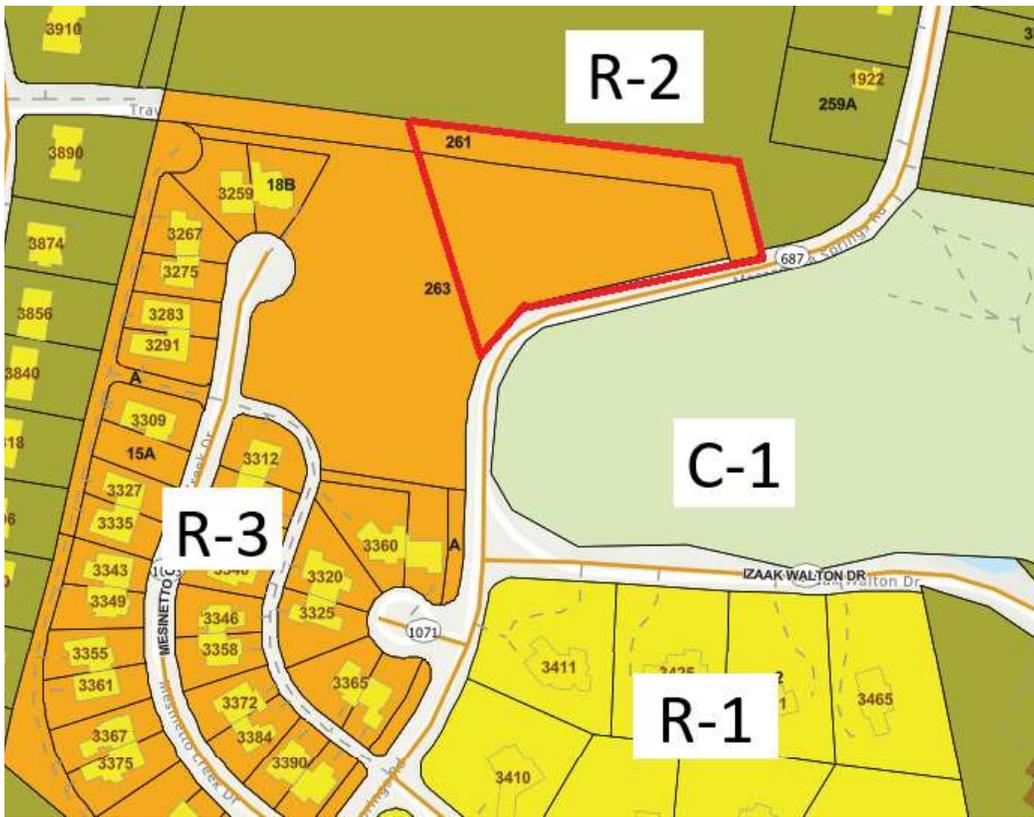
Virginia Department of Transportation (VDOT)

Any new entrance will be required to meet all applicable state standards. A VDOT Land Use Permit is required for a new entrance and may be obtained at the VDOT Harrisonburg Residency Office.

**Considerations**

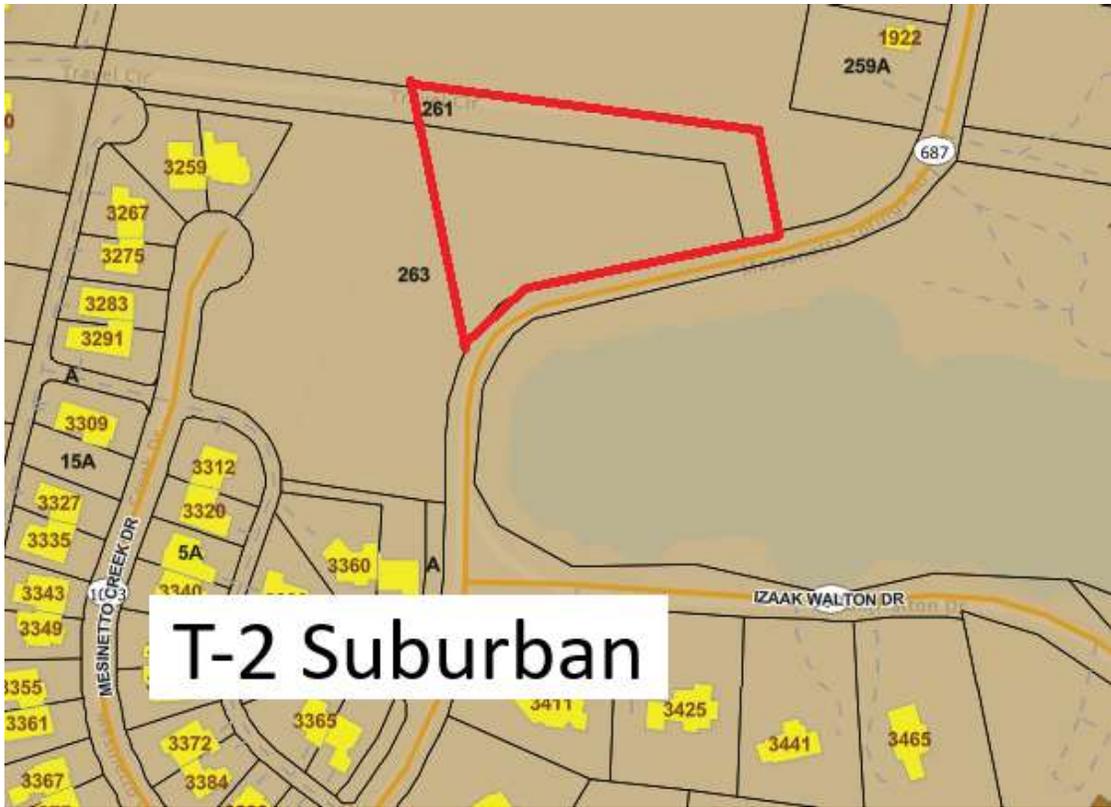
Surrounding Uses

The property adjoins R-2 zoned land to the north, R-3 zoned land to the west, and C-1 zoned land to the south (Lake Shenandoah).



Stone Spring Urban Development Area Plan

The property is designated as Suburban (T-2) in the Stone Spring Urban Development Area Plan and is located within an established suburban-style community consisting of existing duplexes and single-family homes. This proposal is not inconsistent with the Suburban designation.



Density

The 2020 approved proffers would permit up to three duplexes (six units). This request would decrease the density by only allowing two single-family dwelling units.

**Planning Commission Action**

On a motion from Commissioner Sheets, seconded by Commissioner Flint, the Planning Commission voted 4-0 to recommend approval at the January 6, 2026 meeting.

Proffer Statement

Re: Lake Pointe Village POA (c/o Renee Conell, President, LPVPOA)

Date: December 8, 2025

Rezoning Case Number: REZ25-1749

Tax Map Numbers: Portions of 125-(A)-L263, L261 Totaling approximately 2.716 acres ("Property")

STATEMENT OF PROFFER

The Applicant hereby proffers that the use and development of this Property shall be in strict accordance with the following condition:

1. The Property shall consist of no more than two single family detached dwelling units;

The condition set forth in this proffer statement shall supersede all conditions governing the 2.716 acres ("Property") set forth in previous proffer statements including those dated July 24, 2020.

Applicant Signature \_\_\_\_\_



Owner Signature \_\_\_\_\_

DocuSigned by:  
*Renee Conell*  
E07F9F0D5B284AB...

Approved  
9/23/20  
REZ20-145

PROFFER STATEMENT

RE: *Lake Pointe Village*

Owner: Lake Pointe Village POA (c/o Ed Smith, Secretary)

Date: July 24, 2020

Rezoning Case Number: TBD

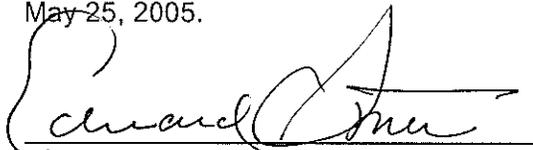
Tax Map Numbers: 125-(A)-L263, L261 totaling approximately 6.51 acres ("Property")

STATEMENT OF PROFFERS

Applicant hereby proffers that the use and development of this Property shall be in strict accordance with the following conditions:

1. The Property shall consist of no more than three residential duplexes (6 dwelling units, total).
2. Dwelling units / subdivided lots shall be incorporated into the Lake Pointe Village Property Owners Association at time of initial development and/or sale. Associated restrictions, covenants, and bylaws will govern.
3. All dwelling units on the Property shall share a common driveway / access easement with a single point of access onto Massanetta Springs Rd (Rte 687).
4. All residential lots associated with this rezoning shall be amassed into approximately 2± acres total, and located on the easternmost portion of the Property as generally depicted on Attachment A.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements, including those approved with the previous rezoning of TM 125-(A)-L263 dated May 25, 2005.



Applicant/Owner Signature

Edward Smith

Printed Name

Scale:

Project:

**SITE PLAN**  
**Lake Pointe Village**  
Massanetta Springs Rd. Duplexes  
Rockingham, VA 22801

Revisions:  
No. Description Date

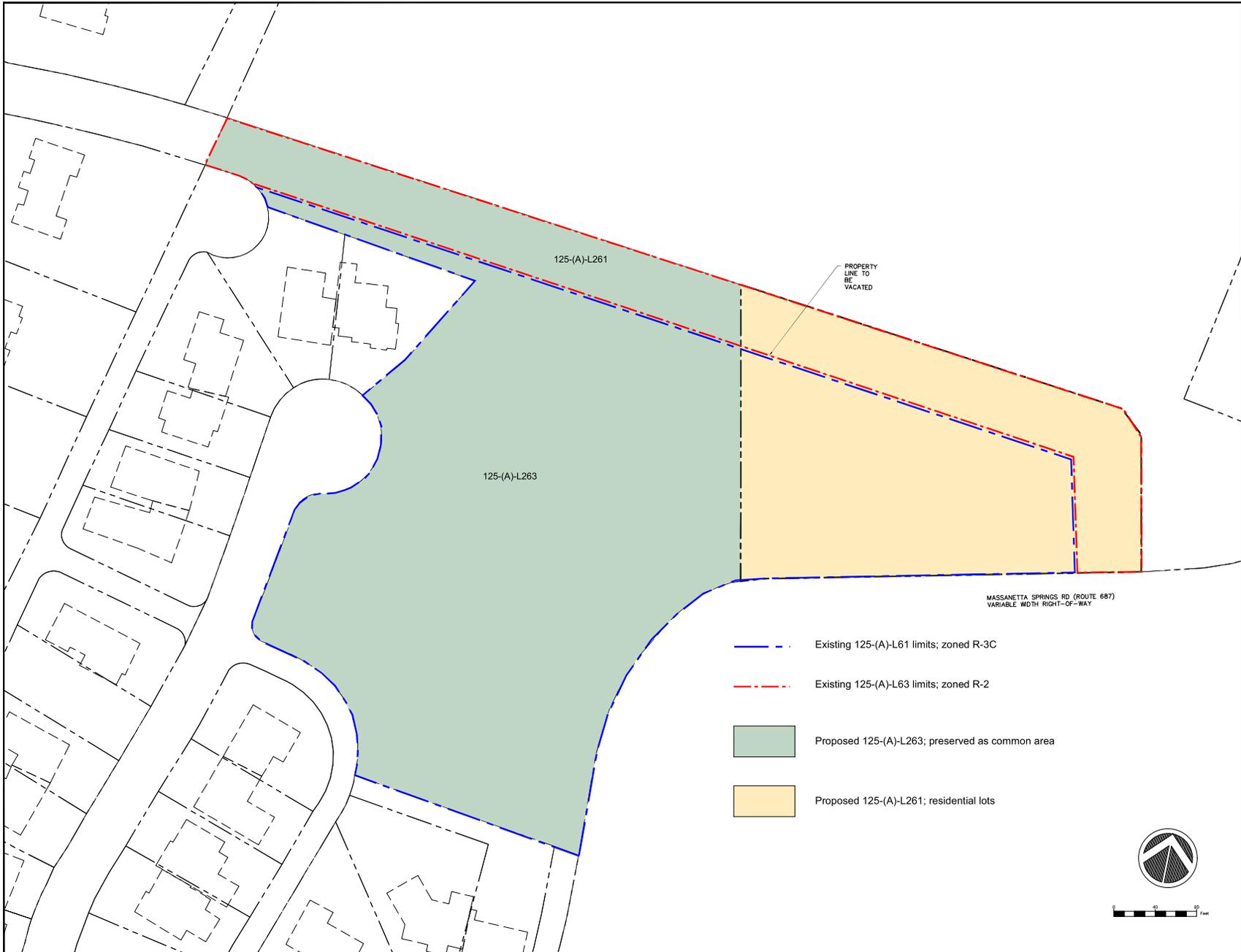
No.	Description	Date

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

**REZ20-145**  
**ATTACHMENT A**

Project number: 20019C  
Date: JULY 24, 2020  
Drawn by: RES  
Checked by: SCR

**C4.01**



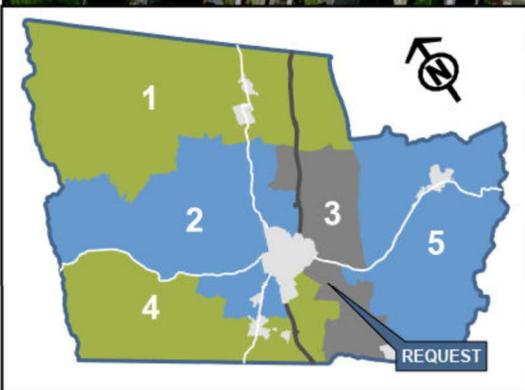
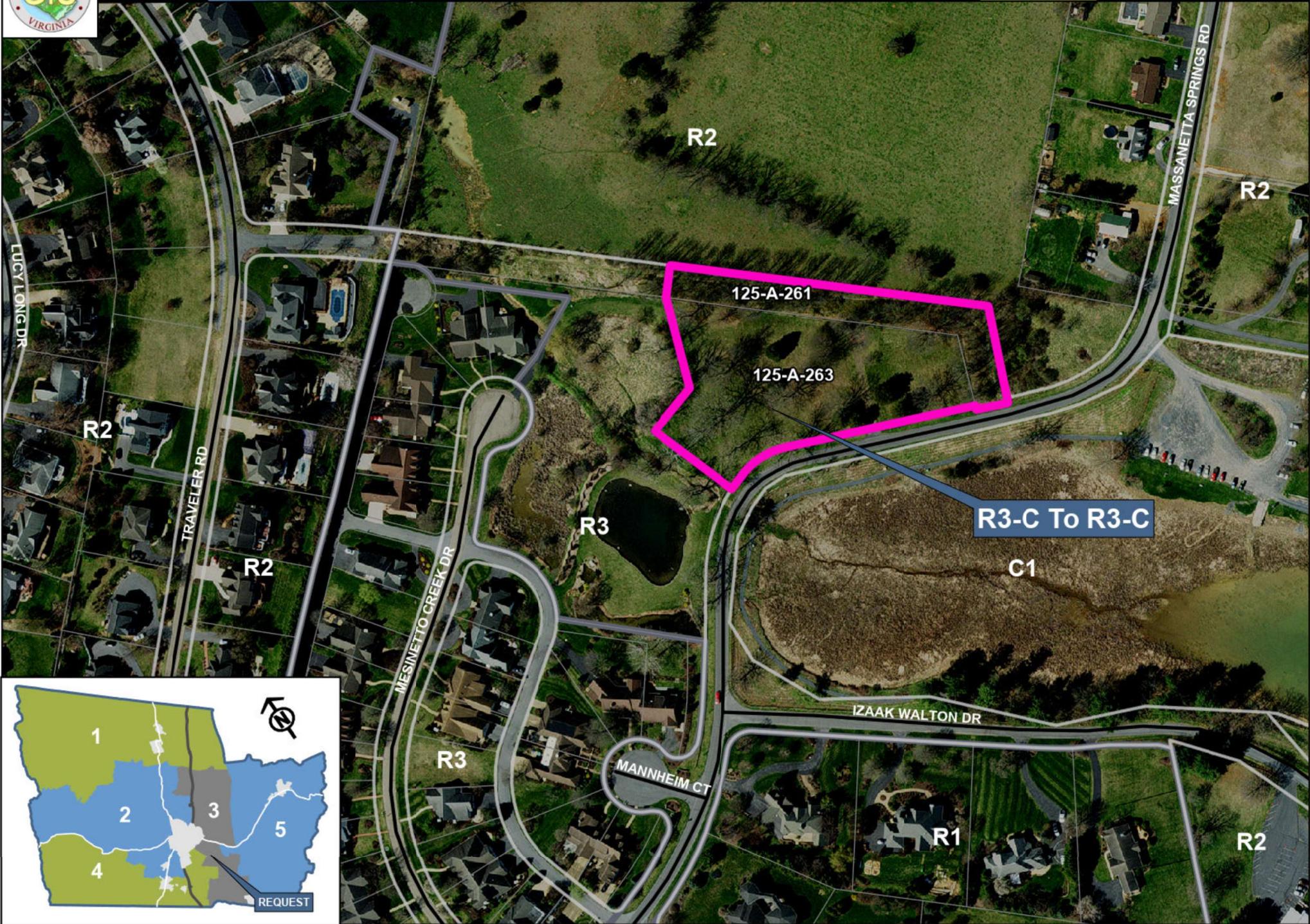
-  Existing 125-(A)-L61 limits; zoned R-3C
-  Existing 125-(A)-L63 limits; zoned R-2
-  Proposed 125-(A)-L263; preserved as common area
-  Proposed 125-(A)-L261; residential lots

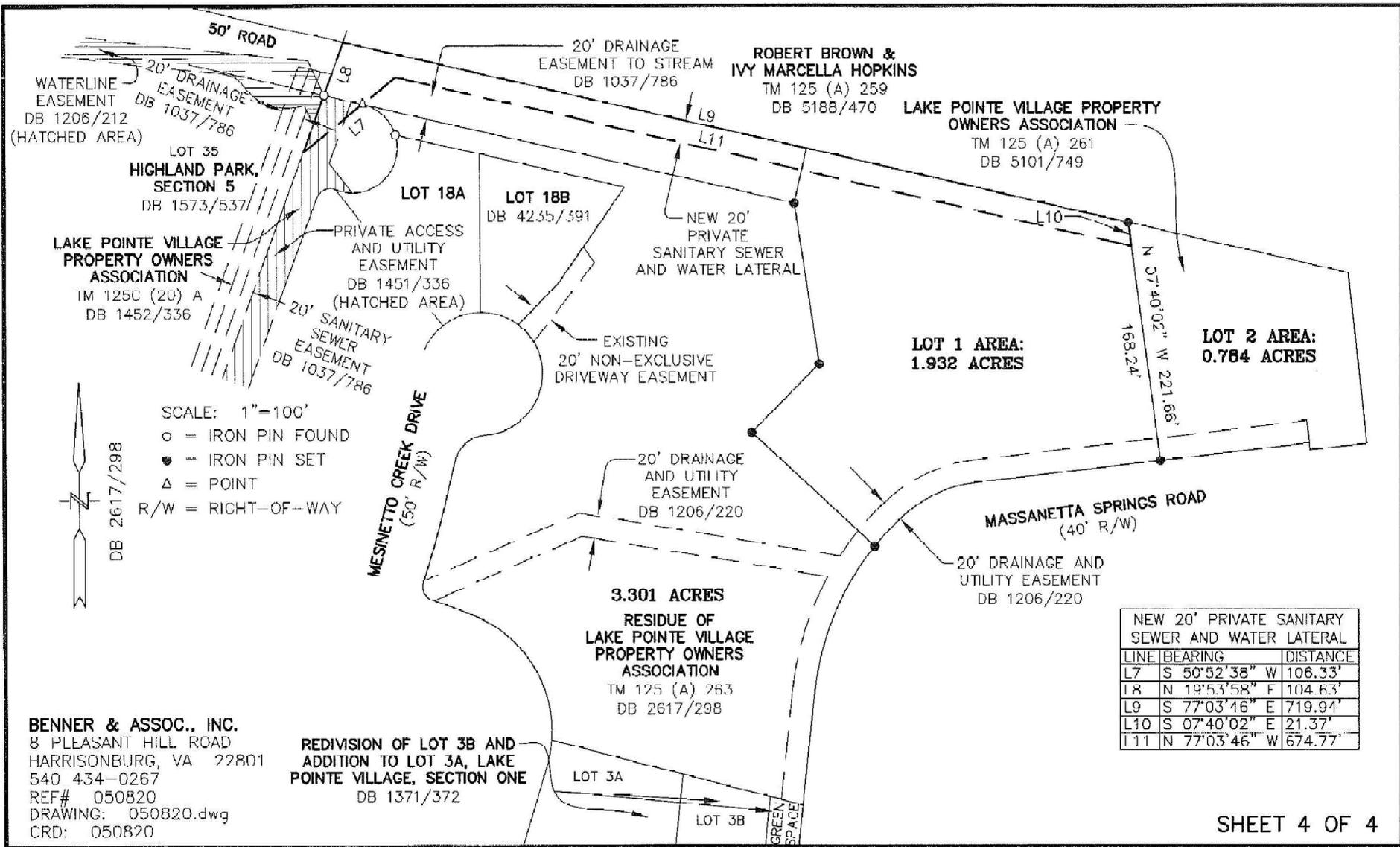


# John and Kathryn Johnson Rezoning Request



REZ#25-1749





50' ROAD  
 20' DRAINAGE EASEMENT DB 1037/786  
 WATERLINE EASEMENT DB 1206/212 (HATCHED AREA)

LOT 35  
 HIGHLAND PARK, SECTION 5  
 DB 1573/537

LAKE POINTE VILLAGE PROPERTY OWNERS ASSOCIATION  
 TM 125C (20) A  
 DB 1452/336

PRIVATE ACCESS AND UTILITY EASEMENT DB 1451/336 (HATCHED AREA)

20' SANITARY SEWER EASEMENT DB 1037/786

LOT 18A

LOT 18B  
 DB 4235/591

20' DRAINAGE EASEMENT TO STREAM DB 1037/786

ROBERT BROWN & IVY MARCELLA HOPKINS  
 TM 125 (A) 259  
 DB 5188/470

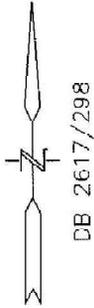
LAKE POINTE VILLAGE PROPERTY OWNERS ASSOCIATION  
 TM 125 (A) 261  
 DB 5101/749

NEW 20' PRIVATE SANITARY SEWER AND WATER LATERAL

EXISTING 20' NON-EXCLUSIVE DRIVEWAY EASEMENT

LOT 1 AREA:  
 1.932 ACRES

LOT 2 AREA:  
 0.784 ACRES



SCALE: 1"=100'  
 ○ = IRON PIN FOUND  
 ● = IRON PIN SET  
 Δ = POINT  
 R/W = RIGHT-OF-WAY

MESNETTO CREEK DRIVE  
 (50' R/W)

20' DRAINAGE AND UTILITY EASEMENT DB 1206/220

3.301 ACRES  
 RESIDUE OF LAKE POINTE VILLAGE PROPERTY OWNERS ASSOCIATION  
 TM 125 (A) 263  
 DB 2617/298

MASSANETTA SPRINGS ROAD  
 (40' R/W)

20' DRAINAGE AND UTILITY EASEMENT DB 1206/220

NEW 20' PRIVATE SANITARY SEWER AND WATER LATERAL		
LINE	BEARING	DISTANCE
L7	S 50°52'38" W	106.33'
L8	N 19°53'58" E	104.63'
L9	S 77°03'46" E	719.94'
L10	S 07°40'02" E	21.37'
L11	N 77°03'46" W	674.77'

**BENNER & ASSOC., INC.**  
 8 PLEASANT HILL ROAD  
 HARRISONBURG, VA 22801  
 540 434-0267  
 REF# 050820  
 DRAWING: 050820.dwg  
 CRD: 050820

REDIVISION OF LOT 3B AND ADDITION TO LOT 3A, LAKE POINTE VILLAGE, SECTION ONE  
 DB 1371/372

LOT 3A

LOT 3B

GREEN SPACE



# Rockingham County Special Use Permit Application

## Application Procedure

The time it takes to process a special use permit varies depending on the application submission date in connection to scheduled public hearings. Additional information may be required to complete your application once staff and agencies have performed an initial two-week review. Public hearing dates will be provided once all required materials are submitted.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 578-1120 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Special use permit sign placed on property in public view and drone video of property taken.
6. Public hearing advertisement placed in the local paper.
7. Board of Supervisors public hearing, review, and final special use permit determination. The decision to approve or deny the special use permit request is ultimately determined by the Rockingham County Board of Supervisors. (The applicant, or representative, is encouraged to attend related public hearing.)

## Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete special use permit application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#) to the Rockingham County Zoning Administrator.

- A completed and signed application (digital PDF preferred).
- A boundary map of the property, showing what is described in the "Guide: Proposed Use Layout for Special Use Permit Application" section of this application. The submitted map cannot be larger than 11" x 17".
- Required **\$550 fee**
- Please answer the following questions and where required, attach additional information to this application. The information provided will be reviewed by the staff in their analysis of your request.

An application for a special use permit shall be considered incomplete when an applicant fails to provide the following required information. Based upon the size, scale, complexity and impact of the proposed use, the zoning administrator may waive or modify certain requirements of this application. Any waivers or modifications shall be expressed in writing by the zoning administrator and shall be provided, by the applicant, as part of this application.

# Special Use Permit Application Form

**Property Owner:** Shergill, LLC

Address: 43107 Baron Street Chantilly, VA 20152

Telephone: 703-302-0574

Email: gursimran.shergill@gmail.com

**Other Applicant Party (such as a contract purchaser) if applicable:** Valley Solar Farm, LLC

Address: 2201 W Broad St # 200, Richmond, VA 23220

Telephone: 804-789-4040 ext 715

Email: paul.cozens@cepsolar.com

**Other Contact Person (such as a law or engineering firm) if applicable:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**Application Contact:** Paul Cozens

**Property Address:** 2494 KRATZER RD

**Property Location:** (N S E W) of (Road Name) \_\_\_\_\_ (Route #) \_\_\_\_\_  
approximately \_\_\_\_\_ miles/feet (N S E W) of (Road Name) \_\_\_\_\_  
(Route #) \_\_\_\_\_. **Election District #:** 2

**Property Tax Map Number(s):** 94/ A / 99/ B

**Use Applied For:** Solar Energy Facility, Large

**Acreeage in Parcel:** 112.9

**Acreeage to be used:** About 20

**Current Zoning:** A2

**Size And Height Of Existing And/Or Proposed Building Or Structure if applicable:** See Site Plan

**Size and Height of Signage if applicable:** N/A

## Indicate Method of:

### Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

### Sewage Disposal

- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: \_\_\_\_\_

*\* If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.*

**Are there any historical features, listed on a national or state registry, located on the property? If so, please provide documentation.** No

**Are there any wetlands or sinkholes, as delineated by a professional engineer, located on the property? If so, please provide documentation.** See site plan and project narrative

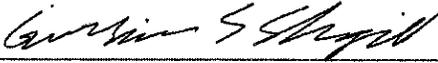
Are there any known cemeteries located on the property? No

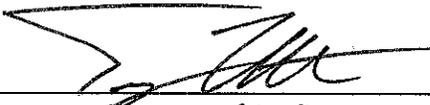
Is the property located in the Cross Keys and Port Republic Battlefield Study Area, Core Area, or Field of Fire? No

Is the property currently in an Agricultural and Forestal District? If so, please indicate which District.  
No

Explain in detail your proposal, hours of operation, number of employees, customer trips expected, etc.

Please see site plan and project narrative

  
\_\_\_\_\_  
Signature of Landowner

  
\_\_\_\_\_  
Signature of Applicant or Agent

**Guide: Proposed Use Layout for Special Use Permit Application (required)**

The Rockingham County Zoning Ordinance requires Special Use Permit applications to include an accurately scaled proposed use layout. The scaled proposed use layout and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the special use permit is approved by the Board of Supervisors.

The accurately scaled proposed use layout shall include the following information as a minimum:

1. Size and shape of parcel of land where use or building is to be located.
2. Location of use of proposed and/or existing buildings---distance from public highways, from adjoining property.
3. Size and shape of proposed and/or existing buildings.
4. Access to and from property.
5. Relation to street and highway intersections.
6. Any planned screening or landscaping.
7. Number and location of off-street parking spaces.
8. Specify proposed use of area (if not contained in building).

Reference Section 17-1003.01 of the Zoning Ordinance located on the County's website for more information and requirements.

Rockingham County  
Department of Community Development  
20 E. Gay Street  
Harrisonburg, VA 22802

Valley Solar Farm, LLC  
2201 W. Broad St, Suite 200  
Richmond, VA 23220

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**To:** Rockingham County Department of Community Development  
**From:** CEP Solar

CEP Solar is pleased to present the following Special Use Permit (SUP) application, on behalf of Valley Solar Farm, LLC (the “Applicant”), for Valley Solar (the “Project”). The application is for a distribution-scale solar energy facility located on one parcel in the District 2 of Rockingham County. The Project will be capable of generating up to 5-megawatts alternating current (MWac) of clean energy delivered to the local distribution system within Dominion Energy’s service territory. This is enough power to meet the energy needs of about 560 Virginia homes, based on U.S. Energy Information Administration (EIA) data. The Project will not require the construction of a new substation or a battery storage system.

The Project will be developed on land that is currently used for cattle grazing. The land intended for development is designated for industrial land use in the 2024-2044 Rockingham County Comprehensive plan. Adjoining and neighboring land uses include concrete production, manufacturing, poultry houses, poultry production, cattle grazing, and residential. The project will be located over six hundred (600) feet from any nearby residence. There will be no trees cleared as part of the project development, and the project is not sited on land designated as prime farmland. The Project will utilize approximately 18 percent of the total acreage of the property, allowing The Project to greatly exceed the county's setback standards.

The Project will provide a substantial increase in economic benefit to Rockingham County compared to the current revenues generated by the project parcels. It will also not place a burden on public services or infrastructure, while generating environmental and economic benefits to the community through emission-free and affordable energy generation.

We look forward to working with Rockingham County on this project and developing Valley Solar in a manner that benefits the County’s citizens and preserves land use options for future generations. If you have questions or require additional information, please do not hesitate to contact me.

*Paul Cozens*

Paul Cozens  
paul.cozens@cepsolar.com  
804-789-4040 ext.715

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## 1. Project Details

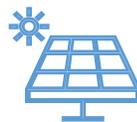
Valley Solar Farm, LLC (the “Applicant”) is seeking approval of a Special Use Permit (“SUP”) to enable it to construct and operate a large solar energy facility with a maximum nameplate capacity up to five (5) Megawatts alternating current (MWac). Valley Solar (the “Project”) will be situated on a portion of a parcel owned by Shergill, LLC identified as Tax Map ID No. 94-A-99-B (the “Parcel”). The Parcel is currently used for pasture and timberland. The Project is located on Kratzer Road and is approximately 0.7 miles north of the Harrisonburg City line.

The Parcel is 112.97 acres in size, The Applicant is leasing approximately 50 acres of the Parcel and approximately 21.4 acres will be used as buildable area for the Project. Within the buildable area about 12 acres will be used for solar panels and Project infrastructure such as racking, pilings, and inverters. An additional 19.3 acres of forested area within the leased area will be maintained as a “tree reserve area”. The remaining 63 acres of the Parcel will not be a part of the Project and will be retained and used by the property owner.

The Project site is located in District 2 of Rockingham County. Site control has been secured through an option to lease agreement as demonstrated in [Exhibit 8.8 - Site Control](#). The Project will deliver clean and cost-competitive energy through a distribution circuit that runs along Kratzer Road next to the project site and connects to Dominion Energy’s Harrisonburg substation.



Total parcel size is approximately 113 acres



Approximately 12 acres for the solar facility and associated equipment



Approximately 84 acres are reserved for setbacks, buffers and use by the landowners.

The Project developer is CEP Solar, a Virginia-based renewable energy development company focused on providing sustainable energy solutions in the Commonwealth of Virginia. CEP Solar is submitting this Application, on behalf of the Applicant in compliance with Rockingham County’s Zoning Ordinance (the “Ordinance”) requirements for a “large solar energy facility”. CEP Solar shares the County’s commitment to ensure that the best practices in solar development are implemented in Rockingham County and we are committed to demonstrating this commitment as part of this Project.

The Project’s final site plan will be completed after field studies and advanced engineering have been conducted, and it will be submitted to the County along with construction plans at the time of final site plan approval.

## 2.0 Planning Considerations

### 2.1 Current Use and Proposed Use

In its current use, approximately 40.4 acres of the parcel are used for agricultural / grazing along with a single-family residence. About 71.9 acres are forested. The proposed land use is a large solar energy facility consisting of photovoltaic (PV) panels and associated equipment. The proposed use would utilize roughly 21.4 acres of the parcel, and all forested land on the parcel will remain intact. The facility will produce clean and affordable energy that flows into the local grid, powering homes and businesses.

### 2.2 Conformity with Comprehensive Plan

Va. Code § 15.2-2232 provides that the County’s Comprehensive Plan controls “the general or approximate location, character and extent of each feature shown on the plan.” Any “public utility facility” proposed after the adoption of the Comprehensive Plan may be constructed “unless or until the *general location or approximate location, character and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof.*” [Emphasis added]. Further § 15.2-2232.H allows a locality to allow for the substantial accord review for solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.” Because the Application requires an SUP approved by the Board of Supervisors, a separate review by the County’s Planning Commission is not required.

## 3.0 General Development Considerations

### 3.1 Compatibility with the Community and Adjacent Properties

Due to the passive nature of solar energy facilities, there are no anticipated adverse impacts to the public health, safety, or welfare of the citizens of Rockingham County. During operation and maintenance, the facility produces no vibration, emissions, odor, or fumes. During construction, there will be limited noise and equipment emissions, which will be mitigated as required by the Ordinance, including limiting the hours of operation of post-driving and other construction equipment from sunrise to sunset. Because the Project does not use any public utilities, there is no impact on public infrastructure. The Project will be set back a minimum of 100 feet from public rights of way and 200 feet from residences.

Solar projects also make good neighbors – they generate minimal sound during operation and are screened effectively with vegetative buffers and existing vegetation given their minimal height. Solar is a low-impact land use, providing benefits to the County and the community with minimal-to-no impact on the County’s resources. Other forms of development (commercial,

residential housing, etc.) require additional services such as roads, utilities, schools, and law enforcement.

The Project is compatible with the existing use of the Parcel and the adjoining parcels. There are no residences within at least 600 feet of the Project area. This greatly exceeds the required setbacks from existing dwellings. Other adjoining and nearby land uses include a concrete production facility, a rock quarry, large scale poultry houses, large manufacturing facilities, and a poultry processing facility. The proposed development area is designated as a future industrial land use in the 2024-2044 Rockingham County Comprehensive Plan.

### 3.2 Glint and Glare

The Ordinance sets out provisions for glare and appearance of a solar energy facility. The Project will be designed to maximize absorption and minimize glare toward adjoining properties and upward toward aircraft. The design of support buildings, if required, and related structures shall use materials, colors, textures, and landscaping that will camouflage the facility from surrounding residences.

### 3.3 Sound

During operation, the Project will not produce sound outside of the Project boundaries. Components that produce sound, such as inverters, will be set back from the Project boundary so they will not be heard from adjacent properties. Additionally, the Project will only be operating during the day, so there will be no sound produced at night. During construction, there will be a temporary increase in sound levels due to the operation of construction equipment. The construction period is expected to last about 6 months, during which construction activities will be limited in accordance with SUP conditions and applicable sections of the Ordinance.

### 3.4 Fire Safety

While electrical fires are an extremely rare occurrence at solar facilities, they may occur in the event of an improper connection. These concerns are addressed by testing and safety standards required of solar panels, inverters, and associated equipment. In addition, the Project will follow safety standards set in the National Electric Code (NEC) and National Fire Protection Association (NFPA) code to ensure safe design, construction, and operation of the facility.

The Project owner or operator will, in coordination with the Rockingham County Department of Fire and Rescue, provide education and training on how to respond in the event of a fire or other emergency on the premises.

## 4.0 Economic Impacts

The Project will provide a substantial increase in economic benefit to Rockingham County compared to the current revenues generated by the Parcel. The Project will also generate environmental and economic benefits to the community through emission-free and affordable energy generation.

Unlike other forms of development, the Project will not place a burden on the County's public services or infrastructure, limiting costs so that the revenues generated are added directly to Rockingham County's bottom line for the benefit of the community.

Many corporations are beginning to require access to renewable energy when deciding where to locate their facilities. The adoption of this growing field can lead to direct economic boosts during construction, long-term economic gains by the local economy, and serve to attract further business development to the region. Funds raised from Project tax revenue will reduce the burden of the County to raise taxes on its citizens and support the County in making capital investments today.

## 5.0 Environmental and Cultural Considerations

Solar facilities are temporary uses that maintain land use flexibility for the future. Unlike a subdivision or industrial facility, if the solar facility is permanently discontinued, it will be decommissioned, and the land returned to its previous state or transitioned to another use – residential, agricultural, industrial, or otherwise. This impermanence effectively banks the land for up to 40 years, at which point the land use needs of County may be different than today. During the land banking period, the County will benefit from the revenues produced by the Project while retaining long range land use flexibility.

Solar facilities conform to the physical characteristics of the land, including wetlands and topography. The Project will minimize impact to the County's environmental resources – including wetlands and steep slopes.

### 5.1 Environmental Preservation

Compared to other forms of development, such as residential or commercial, solar is a low impact and temporary use of land. The footprint of the facility is limited to steel pilings in the ground to support the panels, limited instances of concrete pads for mounting inverters and substation equipment, fencing, and gravel access roads. Upon discontinuance of the use of the land for solar, these improvements will be removed, and the land can be returned to silvicultural or agricultural uses.

## 5.2 Considerations of Air Quality

Clean and renewable energy sources like solar facilities produce emissions-free electricity and reduce dependence on carbon-based fuel sources. The reduction of airborne pollutants acts to preserve and improve the regional air quality. Additionally, as a passive solar generation facility, the Project will reduce land disturbance activities such as tree thinning and discing. Reducing these activities acts to regenerate the soil and the land overall.

## 5.3 Surface and Groundwater Quality

To protect Rockingham County's water and soil resources, the Applicant will comply with all applicable erosion and sediment control laws and regulations. Temporary and permanent best management practices on site will be designed to prevent the discharge of sediment and other pollutants into nearby waterways during construction and once the project is in operation. The Applicant will coordinate with the Rockingham County Erosion and Sediment Control program ("VЕСP") Authority for submission and review of the Project's erosion and sediment control plans.

As shown in Exhibit 8.3 - Preliminary Site Exhibits, there are potential karst / sinkhole features adjacent to the proposed project area. These locations were determined by data from the Virginia Department of Mines, Minerals and Energy (Now Virginia Department of Energy). The Project footprint is designed to avoid and buffer from these features. The Applicant will follow the proper identification, design, mitigation, and construction methods as required in Appendix E (Site Assessment and Design Guidelines for Stormwater Management in Karst, Virginia) of the Virginia Stormwater Management Handbook.

The Project will avoid impacts to wetlands and surface waters and will provide the required buffers for onsite wetlands and intermittent streams. The site will not require water during operation and no new wells or water connections will be required. There is no anticipated impact on groundwater recharge. The operation of the Project does not produce wastewater, nor is it expected to degrade the quantity or quality of surface water from sedimentation.

## 5.4 Wildlife Resources

A desktop analysis of wildlife and wildlife habitats was conducted for the Project by the Timmons Group, an industry expert. A threatened and endangered species review was conducted to gain insight regarding the potential presence of Endangered Species Act (ESA) listed species as well as State listed species onsite or in the vicinity of the Site. According to the desktop analysis, there are no endangered species identified on the Parcel. If state or federal permits are necessary, the Applicant will coordinate with agencies to ensure the protection and avoidance of T&E species.

This report can be seen in [Exhibit 8.9 Valley Solar Environmental Resource Impact Analysis](#)

## 5.5 Cultural and Historical Resource Analysis

The Timmons Group has also conducted a Virginia Department of Historic Resources (VDHR) database search that encompasses the Project site and one-half mile buffer surrounding the Project site. There are no previously recorded architectural or archaeological resources within the Parcel. One resource, VDHR ID # 082-0051, is listed on the National Register of Historic Places (NRHP) and the Virginia Landmark Register (VLR). This resource is adjacent to the southern boundary of the Project Parcel. The Applicant will coordinate with state and federal agencies as necessary to ensure the protection and avoidance of cultural and historical resources.

This report can be seen in [Exhibit 8.9 Valley Solar Environmental Resource Impact Analysis](#).

## 6.0 Preliminary Site Plan and Project Design

### 6.1 Project Interconnection

The Applicant has submitted an application for interconnection to Dominion Energy’s electrical grid and the Project has been assigned a queue position. The Project will supply power to the existing Harrisonburg substation and will flow to Dominion Energy’s electrical grid via distribution lines adjacent to the Parcel. The Project will add up to 5 MWac of renewable energy to the grid, enough to meet the energy needs of about 560 Virginia homes, based on U.S. Energy Information Administration (EIA) data.

There will be one Point of Interconnection (the “POI”), as indicated on [Exhibit 8.3 Preliminary Site Exhibit](#). The POI for the Project will not require the construction of a new electrical substation as is the case with larger-scale transmission interconnected projects. The Project is a smaller-scale distribution project and will be integrated into existing infrastructure and will require few modifications. Distribution projects interconnect at the distribution level which directly benefits the local grid by improving grid stability and reducing transmission losses.

### 6.2 Facility Construction

The Applicant estimates that construction could start as soon as 2027 and the Project may commence operations as early as 2027 or 2028. It is estimated that construction of the Project will require between 6-12 months, though the timing of the Project’s construction may need to be adjusted to align with the utility grid interconnection process. Construction and operational activities will conform to Ordinance requirements and SUP conditions. The Project is expected to be in operation for at least 40 years and the electric solar system components will be Underwriters Laboratory (UL), listed or equivalent.

The solar panel area is approximately 20 Acres. The current proposed equipment will be 540-watt photovoltaic (PV) modules or equivalent, but depending on advancements in technology, the panel rating may exceed 540 watts. The PV panels are anticipated to be secured to single axis trackers on a racking system. The axis of rotation is horizontal, usually orientated North-South with the modules facing toward the East in the morning and the West in the afternoon.

### 6.3 Panel Materials and Construction

Solar photovoltaic (PV) panels typically consist of glass, polymer, aluminum, copper, and semiconductor materials that can be recovered and recycled at the end of their useful life. There are two PV technologies used in PV panels at utility-scale solar facilities; silicon, and thin film. Most panels used in Virginia use silicon technology. While there are differences in the components and manufacturing processes of these two types of solar technologies, many aspects of their PV panel construction are very similar. PV cells in PV panels are encapsulated from air and moisture between two layers of plastic. The encapsulation layers are protected on the top with a layer of tempered glass and on the backside with a polymer sheet.

### 6.4 Lighting

Lighting for the project will be limited to the minimum reasonably necessary for security purposes and will be designed to minimize off-site effects. All lighting on Project site will be dark sky compliant.

### 6.5 Setbacks and Buffers

A preliminary site plan is shown in Exhibit 8.3 - Preliminary Site Exhibit. The preliminary site plan design shows perimeter setbacks, buffers, and avoidance of wetlands. While the panel layouts in the development envelope are preliminary and may change based on further technical analysis and refinement, the development envelope in the site plan shows approximate boundaries for the solar facility installations. Additional development may be required outside of the development envelope for ingress and egress.

Setbacks will comply with the County's requirements for large solar energy facilities that occupy less than thirty (30) acres of land as outlined in Ordinance. The facility area shall be set back a distance of at least a minimum 100 feet from all property lines and no less than two hundred (200) feet from existing dwellings.

## 6.6 Traffic and Site Access

A study was performed for the Project based on anticipated site entrance locations and can be found in Exhibit 8.4 - Traffic & Route Evaluation Study. The study identifies preferred routes to the Project and concludes that they have sufficient capacity to accommodate the period of increased traffic during the construction period. Once the Project is in operation, site visits will be limited to a few times per month, resulting in a negligible impact on traffic in the area.

If it is determined during final site plan review that alternate points of ingress and egress are needed, the design will comply with applicable VDOT regulations. Moreover, a parking area for vehicles, construction equipment, staging, and other needs will be placed near the access point of the Project. The Project owner will be responsible for maintaining the Project's access roads.

## 6.7 Decommissioning

A preliminary Decommissioning Plan has been developed to outline the decommissioning processes that will be used for the Project. The plan details the process for removing the solar energy facility equipment and restoring the land to its previous use and has been designed to comply with applicable state regulations and the Ordinance. The gross costs of decommissioning shall be secured by an adequate surety in a form agreed to by the county attorney. The cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner, or operator, and provided to the county.

The preliminary Decommissioning Plan can be found in Exhibit 8.5. The final Decommissioning Plan will be submitted for review with the final site plan of the Project.

## 6.8 Landscaping and Screening Plan

Timmons Group has prepared a landscape and screening plan for the Project. This plan can be found in Exhibit 8.3 - Preliminary Site Exhibits. The plan includes the location, size, and type of planting yards including the use of existing and newly installed vegetation to screen the facility. A Solar Farm Seed Mix of low-growing clover and grasses and a Native Pollinator mix will be used beneath solar panels. Seasonal maintenance will maintain healthy growth and weed control. Wetlands and stream corridors will remain preserved, ensuring continued benefits for wildlife and pollinators. The landscape design aligns with county Ordinance and prioritizes environmental sustainability. A detailed landscaping and screening plan with plant species, size, number, spacing, and height will be submitted at the time of Site Plan review.

## 7.0 Community Engagement

The Applicant has conducted community outreach and engagement in several ways. Mailers were sent out fourteen (14) days prior to the community meeting to all parcel owners within a one (1) mile radius of the Parcel. Mailers included an invitation to the community meeting, an overview of the proposed project, and contact information for the project manager.

The required community meeting was held at the Horizons Edge Sports Facility on September 29th, 2025, from 6:00 to 8:00 PM. Sign-in cards with contact information were encouraged to be filled out upon entrance of the community meeting. The sign-in cards offered attendees an opportunity to request follow-up meetings with CEP. During the community meeting, the Applicant provided posterboards to be viewed by attendees. The posterboards included a preliminary site plan map, a county map depicting the location of the Project in Rockingham County, and an existing buildings map. Take away informational sheets regarding the project, CEP, and project FAQs were also available at the community meeting along with a one pager describing the difference between distribution and transmission level projects.

The Applicant continues community outreach efforts post community meeting and encourages community members to reach out with any questions. A Summary of the community meeting, the sign in sheet, and the mailed invitation can be seen in [Exhibit 8.7 Community Meeting Summary](#).

## 8.0 Exhibits

### 8.1 Project Parcel

Parcel Id	Owner Name	Acreage	Zoning
P50334	SHERGILL LLC	112.9	A2

### 8.2 List of Adjacent Parcels

Parcel Id	Owner	Address	Zoning
P8016	LOHR JUNIOR LEE & SHIRLEY M LIFE ESTATE	4313 LAUREL RD ALEXANDRIA, VA 22309	A2
P33761	CONTENTMENT INC	2811 PEACEFUL LN ROCKINGHAM, VA 22802	A2
P40154	RHODES EILEEN R	557 SHIRTTAIL ALLEY ROCKINGHAM, VA 22802	A2
P43902	COFFMAN POULTRY FARM INC	2881 KRATZER RD ROCKINGHAM, VA 22802	A2
P44054	COFFMAN JANE F LIFE ESTATE	2988 KRATZER RD ROCKINGHAM, VA 22802	A2
P44129	STAT JV I LLC	8377 E HARTFORD DR SUITE 100 SCOTTSDALE, VA 85255	I1
P44053	COFFMAN FARMS INC	2988 KRATZER RD ROCKINGHAM, VA 22802	A2
P44052	COFFMAN POULTRY FARM INC	2881 KRATZER RD ROCKINGHAM, VA 22802	A2
P44604	POFF MARGARET S	2894 PEACEFUL LN ROCKINGHAM, VA 22802	A2
P43875	LAM GARY E & CINTHIA A	14145 LAM HOLLOW DR ELKTON, VA 22827	A2
P44663	CONMAT PROPERTIES LC	PO BOX 1347 HARRISONBURG, VA 22803	A2
P46875	BEAM JONATHAN	2854 KRATZER RD ROCKINGHAM, VA 22802	A2
P50333	STONE HILL FARMS INC	3705 MT CLINTON PIKE ROCKINGHAM, VA 22802	A2

## 8.3 Preliminary Site Exhibits

# VALLEY SOLAR

## 5 MWac SOLAR ELECTRIC POWER GENERATION FACILITY

### SPECIAL USE PERMIT

#### ROCKINGHAM COUNTY, VIRGINIA

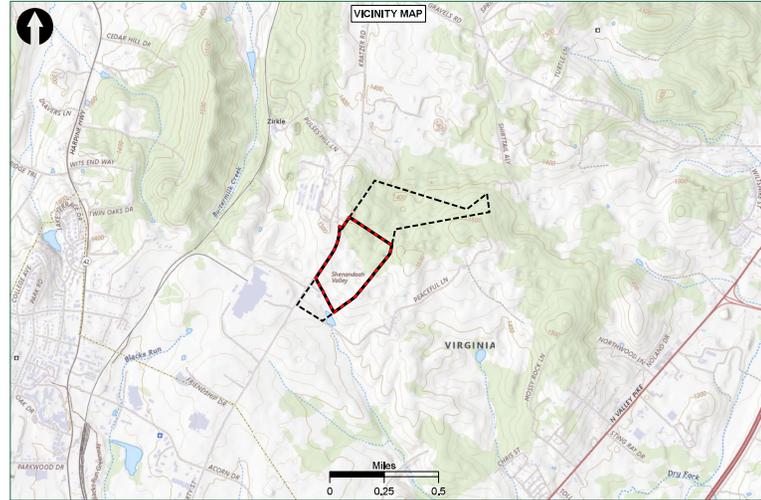


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C2.1	PARCEL INFORMATION SHEET
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C3.1	CONCEPTUAL SITE PLAN NOTES AND DETAILS
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C6.0	EXISTING LAND USE MAP
C7.0	CONTEXT MAP

### CEP SOLAR, LLC

#### DEVELOPER

2201 W BROAD STREET, SUITE 300  
 RICHMOND, VA 23220  
 TEL 804.789.4040  
 WWW.CEPSOLAR.COM

### TIMMONS GROUP

#### ENGINEER

7053 CELEBRATION PARK AVENUE, SUITE 300  
 RICHMOND, VA 23225  
 TEL 804.200.6500  
 WWW.TIMMONS.COM

CONCEPTUAL SITE PLANS PREPARED BY TIMMONS GROUP

DECEMBER 5, 2025



DATE: 12/05/2025

PROJECT NUMBER: 47661.041

PROJECT NAME: VALLEY SOLAR

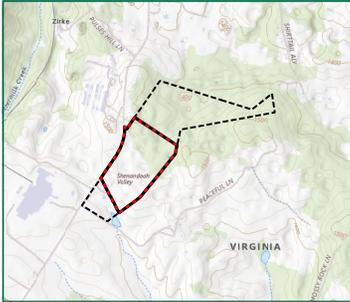
DESIGNED BY: M. HILL

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REVISIONS	
NO.	DESCRIPTION

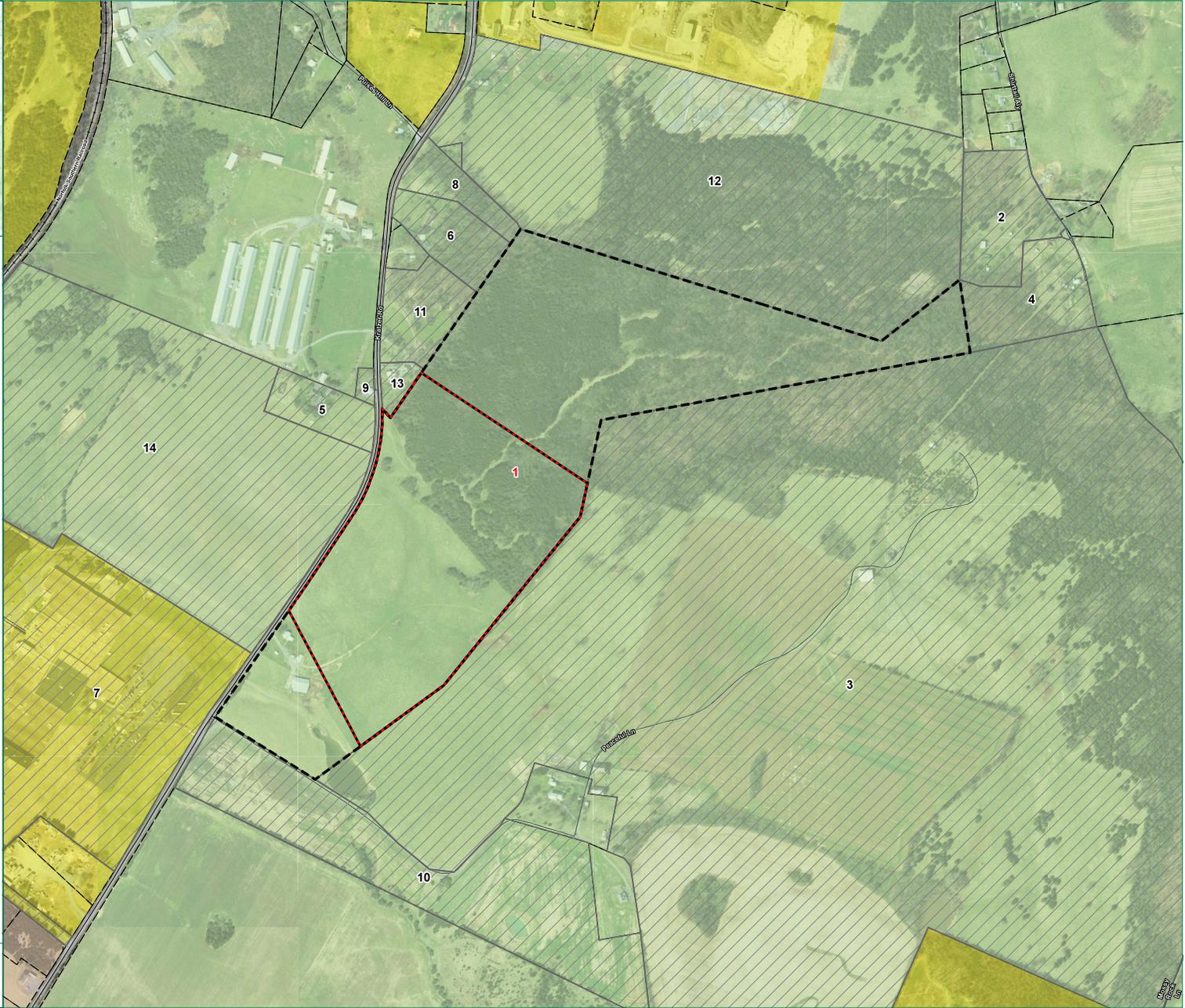
PROJECT LOCATION:  
COVER SHEET

PLANS PRINTED AS 11 X 17 AT FULL SCALE  
 SHEET NUMBER: C1.0



**Legend**

- Leased Area - 50.1 Acres
  - Parcel Limits - 112.9 Acres
  - Rockingham County Tax Parcels
  - Adjacent Parcels
- Zoning Classifications
- A-2: General Agricultural District
  - B-1: Neighborhood Business District
  - I-1: Industrial District



**NOTES:**

1. PARCEL AND ZONING INFORMATION FROM ROCKINGHAM COUNTY GIS.
2. AERIAL IMAGERY FROM VGIN.

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 2201 W Broad St, Suite 200  
 Richmond, VA 23220

**VALLEY SOLAR**  
 ROCKINGHAM COUNTY,  
 VIRGINIA

DATE	12/05/2025
PROJECT NUMBER	47661.041
PROJECT NAME	VALLEY SOLAR
DESIGNED BY / DRAWN BY	M. HILL

REVISIONS

Please verify all adjacent boundaries on the site prior to construction. If you are not the owner of the property, you must verify the boundaries with the owner. The map is not a warranty of accuracy.


**PROJECT OBJECTIVE:  
 PARCEL AND ZONING MAP**

**SCALE (FEET)**

0 300 600

1" = 300' C2.0



PROJECT PARCELS					
MAP IDENTIFIER	PARCEL IDENTIFIER	OWNER	ADDRESS	CITY, STATE	ZIP CODE
1	P50334	SHERGILL LLC	43107 BARON ST	CHANTILLY, VA	20152
ADJACENT PARCEL INFORMATION					
MAP IDENTIFIER	PARCEL IDENTIFIER	OWNER	ADDRESS	CITY, STATE	ZIP CODE
2	P8016	LOHR JUNIOR LEE & SHIRLEY M LIFE ESTATE	4313 LAUREL RD	ALEXANDRIA, VA	22309
3	P33761	CONTENTMENT INC	2811 PEACEFUL LN	ROCKINGHAM, VA	22802
4	P40154	RHODES EILEEN R	557 SHIRTTAIL ALLEY	ROCKINGHAM, VA	22802
5	P43902	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM, VA	22802
6	P44054	COFFMAN JANE F LIFE ESTATE	2988 KRATZER RD	ROCKINGHAM, VA	22802
7	P44129	STAT JV I LLC	8377 E HARTFORD DR SUITE 100	SCOTTSDALE, VA	85255
8	P44053	COFFMAN FARMS INC	2988 KRATZER RD	ROCKINGHAM, VA	22802
9	P44052	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM, VA	22802
10	P44604	POFF MARGARET S	2894 PEACEFUL LN	ROCKINGHAM, VA	22802
11	P43875	LAM GARY E & CINTHIA A	14145 LAM HOLLOW DR	ELKTON, VA	22827
12	P44663	CONMAT PROPERTIES LC	PO BOX 1347	HARRISONBURG, VA	22803
13	P46875	BEAM JONATHAN	2854 KRATZER RD	ROCKINGHAM, VA	22802
14	P50333	STONE HILL FARMS INC	3705 MT CLINTON PIKE	ROCKINGHAM, VA	22802

PROJECT NAME & LOCATION  
**VALLEY SOLAR**  
 ROCKINGHAM COUNTY,  
 VIRGINIA

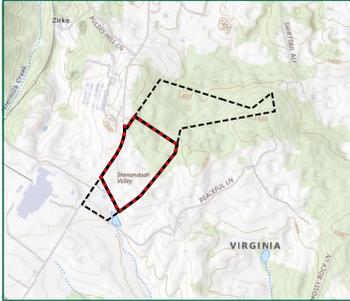
DATE: 12/05/2025  
 PROJECT NUMBER: 47661.041  
 PROJECT NAME: VALLEY SOLAR  
 PREPARED BY: M. HILL

Please verify and amend all dimensions on this drawing to match the actual site conditions. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

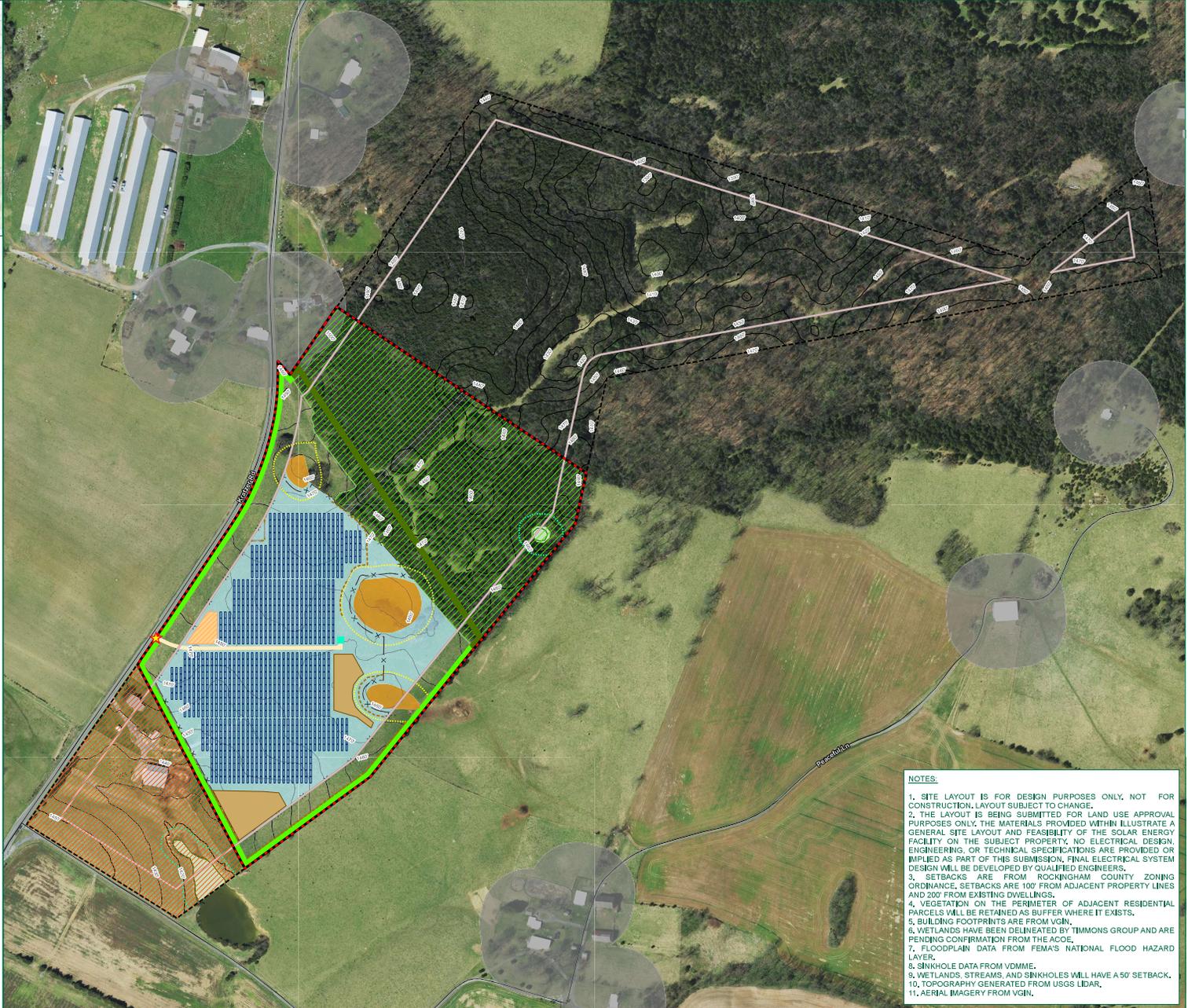
REVISIONS	
NO.	DESCRIPTION

THIS IS A COPY OF THE  
 PARCEL  
 INFORMATION  
 SHEET

PLANS PRINTED AS 11 X 17 ARCHIVAL SCALE  
 SHEET NUMBER  
**C2.1**



- Legend**
- Leased Area - 50.1 Acres
  - Parcel Limits - 112.9 Acres
  - Property Setback - 100'
  - Buildable Area - 21.4 Acres
  - ★ Entrance
  - Inverters
  - Electric Transmission Lines - Not Present
  - 10' Topographic Contours
  - Ditch
  - Silt Fence
  - Culvert
  - Solar Panels - 12.0 Acres Under Panel
  - x Fence - 19.6 Acres
  - Tree Reserve Area - 19.3 Acres
  - Internal Road
  - Laydown Yard
  - Exclusion Area
  - Basins
  - Rip Rap
  - Proposed Vegetative Buffer
  - Retained Vegetative Buffer
  - Delineated Wetlands
  - FEMA Flood Zone - Not Present
  - Wetland Buffer - 50'
  - Existing Sinkholes
  - Sinkhole Panel Setback - 50'
  - Existing Dwellings
  - Existing Dwellings Buffer - 200'



**NOTES:**

1. SITE LAYOUT IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION. LAYOUT SUBJECT TO CHANGE.
2. THE LAYOUT IS BEING SUBMITTED FOR LAND USE APPROVAL PURPOSES ONLY. THE MATERIALS PROVIDED WITHIN ILLUSTRATE A GENERAL SITE LAYOUT AND FEASIBILITY OF THE SOLAR ENERGY FACILITY ON THE SUBJECT PROPERTY. NO ELECTRICAL DESIGN, ENGINEERING, OR TECHNICAL SPECIFICATIONS ARE PROVIDED OR IMPLIED AS PART OF THIS SUBMISSION. FINAL ELECTRICAL SYSTEM DESIGN WILL BE DEVELOPED BY QUALIFIED ENGINEERS.
3. SETBACKS ARE FROM ROCKINGHAM COUNTY ZONING ORDINANCE. SETBACKS ARE 100' FROM ADJACENT PROPERTY LINES AND 200' FROM EXISTING DWELLINGS.
4. VEGETATION ON THE PERIMETER OF ADJACENT RESIDENTIAL PARCELS WILL BE RETAINED AS BUFFER WHERE IT EXISTS.
5. BUILDING FOOTPRINTS ARE FROM VGIN.
6. WETLANDS HAVE BEEN DELINEATED BY TIMMONS GROUP AND ARE PENDING CONFIRMATION FROM THE ACOE.
7. FLOODPLAIN DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER.
8. SINKHOLE DATA FROM VDMME.
9. WETLANDS, STREAMS, AND SINKHOLES WILL HAVE A 50' SETBACK.
10. TOPOGRAPHY GENERATED FROM USGS LIDAR.
11. AERIAL IMAGERY FROM VGIN.

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 COMMONWEALTH ENERGY PARTNERS  
 2501 W Broad St, Suite 200  
 Richmond, VA 23220

PROJECT NAME & LOCATION  
**VALLEY SOLAR**  
 ROCKINGHAM COUNTY,  
 VIRGINIA

DATE	10/02/2025
PROJECT NUMBER	47661.041
PROJECT NAME	VALLEY SOLAR
DESIGNED BY / DRAWN BY	J. STECKLEY

REVISIONS

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT OBJECTIVE  
**CONCEPTUAL  
 SITE PLAN**

**SCALE (FEET)**

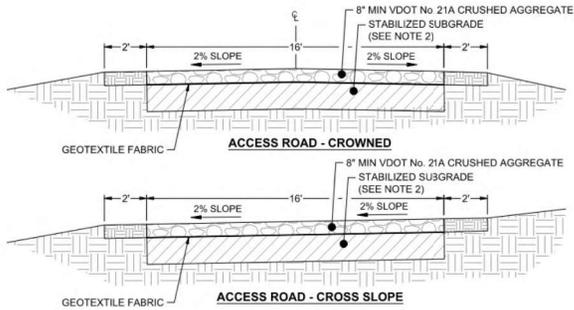
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SCALE PRINTED AT 100% OF ORIGINAL SCALE

H. 1" = 200' C3.0

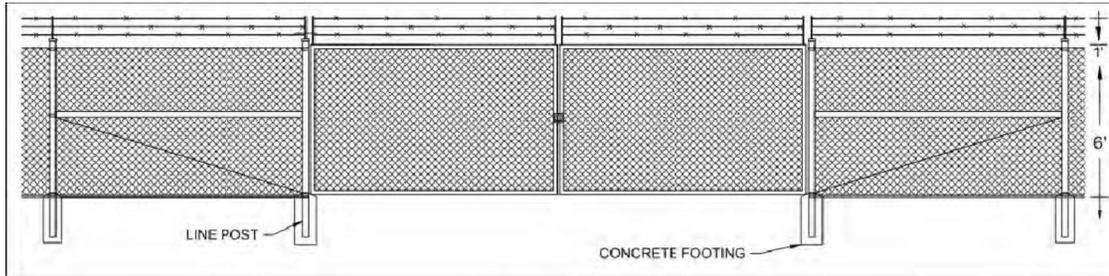
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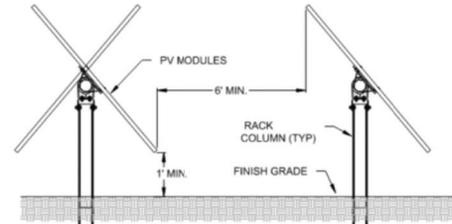


- NOTES:
1. GEOTEXTILE FABRIC SHALL BE MIRIFI HP370 OR SIMILAR.
  2. SUBGRADE MATERIALS SHALL CONFORM TO VDOT "ROAD AND BRIDGE SPECIFICATIONS". SUBGRADE SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. SOIL MOISTURE CONTENT DURING COMPACTION SHALL BE MAINTAINED WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
  3. SHOULDERS SHALL BE COMPACTED NATIVE SOIL.

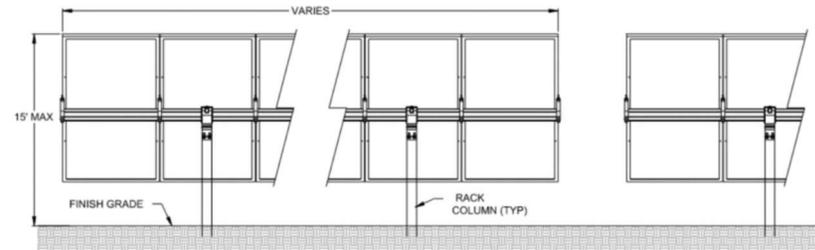
**ACCESS ROAD TYPICAL SECTION**  
NTS



**FENCE DETAIL**



**TYPICAL RACK NORTH/SOUTH END ELEVATION**  
NOT TO SCALE



**TYPICAL TRACKER RACK EAST/WEST SIDE ELEVATION**  
NOT TO SCALE

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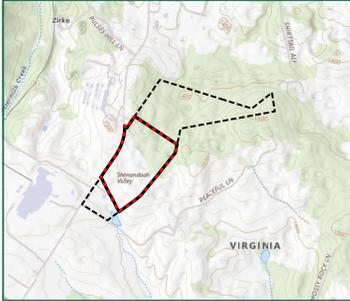
PROJECT NAME & LOCATION  
**VALLEY SOLAR**  
ROCKINGHAM COUNTY,  
VIRGINIA

DATE: 12/05/2025  
PROJECT NUMBER: 47661.041  
PROJECT OWNER: VALLEY SOLAR  
DESIGNED BY: M. HILL

Please refer to the project location and the site plan for the location of the project. The project location is shown in the site plan. The project location is shown in the site plan.

REVISIONS	
NO.	DESCRIPTION

PROJECT LOCATION:  
CONCEPTUAL  
SITE PLAN NOTES  
AND DETAILS



- Legend**
- Leased Area - 50.1 Acres
  - Parcel Limits - 112.9 Acres
  - Property Setback - 100'
  - Wildlife Corridor
  - Fence - 19.64 Acres
  - Proposed Vegetative Buffer - 25'
  - Retained Vegetative Buffer - 25'
  - Native Solar Farm Seed Mix - 13.1 Acres
  - Solar Pollinator Seed Mix - 4.6 Acres

**NOTES:**  
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 2. SEE SHEET 4.1 FOR DETAILS.  
 3. AERIAL IMAGERY FROM VGIN.



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**VALLEY SOLAR**  
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DATE	12/05/2025
PROJECT NUMBER	47661.041
PROJECT NAME	VALLEY SOLAR
DESIGNED BY / DRAWN BY	M. HILL

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NO.	DESCRIPTION	DATE

PROPOSED LANDSCAPING MAP

**SCALE (FEET)**

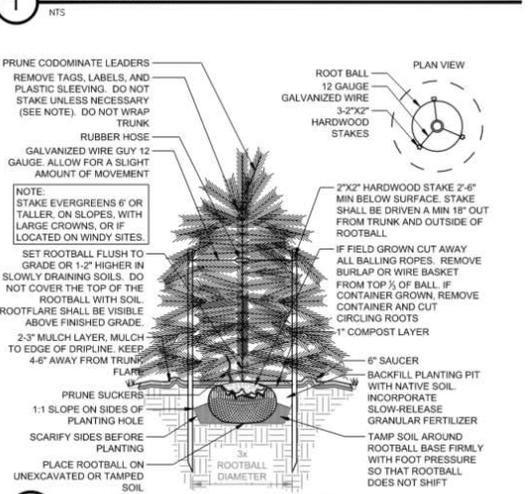
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PLANNED PRINTED AT 25% OF ORIGINAL SCALE

H. 1" = 200' C4.0

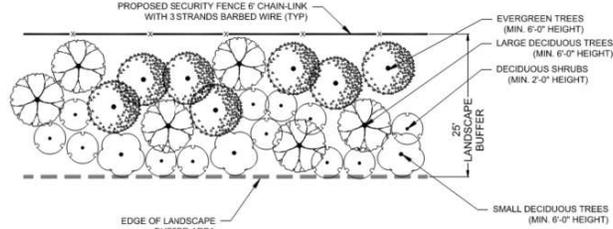
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY PROJECT ENGINEER OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE PROJECT ENGINEER, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER WAYPOINT ANALYTICAL TEST RESULTS TO ENSURE PLANT HEALTH.
- EVERGREEN TREES SHALL VARY WITH NO MORE THAN 40% OF PLANTED TREES BEING A SINGLE SPECIES.
- NATIVE POLLINATOR SEED MIX SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO PURCHASE.
- PROJECT ENGINEER RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- ANY EXISTING AREAS THAT ARE NOT FULLY VEGETATED WITHIN THE INDICATED NATURAL BUFFER WILL BE REPLANTED PER THESE DETAILS.
- PLANTING TO BE PERFORMED ONLY IN FAVORABLE SEASONAL CONDITIONS (FALL AND/OR SPRING).
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE PROJECT ENGINEER.
- THE OPERATOR WILL MAINTAIN LANDSCAPING IN GOOD CONDITION AND AT LEAST ANNUALLY WILL REPLACE ANY DISEASED OR DEAD TREES, WITH PRIOR WRITTEN NOTICE TO, AND CONSULTATION WITH THE ZONING ADMINISTRATOR. HOWEVER, FOR THE FIRST FIVE (5) YEARS THE OPERATOR SHALL REPLACE ANY DISEASED OR DEAD TREES EVERY SIX (6) MONTHS. THE OPERATOR SHALL ENGAGE A LANDSCAPE ARCHITECT, LICENSED AND CERTIFIED IN ACCORDANCE WITH VIRGINIA CODE TITLE 54.1, TO DESIGN, AND OPERATOR SHALL INSTALL, SUCH SUPPLEMENTAL PLANTINGS CONSISTENT WITH THE REQUIREMENTS HEREIN.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.
- PLANTING MUST BE IN COMPLIANCE WITH ROCKINGHAM COUNTY ZONING ORDINANCE SEC. 17-607, SOLAR ENERGY FACILITY, LARGE.

### 1 GENERAL NOTES



### 3 EVERGREEN TREE PLANTING DETAIL

NTS



- NOTES:**
- PLANTING AREA WILL BE APPROXIMATELY 25'-0" WIDE
  - TWO OR THREE OF THE SAME SPECIES SHALL BE GROUPED TO ENSURE A NATURALIZED EFFECT. UNIFORM, STAGGERED ROWS OF PLANTINGS ARE NOT PERMITTED.
  - ALL PLANT MATERIALS SHALL BE INSTALLED ACCORDING TO STANDARD PLANTING PRACTICES AND PROCEDURES.
  - PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - PLANT MATERIALS SHALL BE PLANTED AND MAINTAINED IN A HEALTHY GROWING CONDITION AND FREE FROM REFUSE AND DEBRIS. UNHEALTHY, DYING, OR DEAD PLANT MATERIALS SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
  - TREES TO BE INSTALLED IN THE LANDSCAPE BUFFER, AS DESCRIBED HEREIN, SHALL BE SELECTED FROM THE FOLLOWING LIST OF TREE SPECIES. TO BE INSTALLED IN APPROXIMATELY EQUAL QUANTITIES.
    - PINUS TAEDA - LOBLOLLY PINE (EVERGREEN TREE)
    - MORELLA CERIFERA - SOUTHERN WAX MYRTLE (SHRUB)
    - VIBURNUM DENTATUM - ARROWWOOD (SHRUB)
    - JUNIPERUS VIRGINIANA - EASTERN RED CEDAR (EVERGREEN TREE)
    - QUERCUS ALBA - WHITE OAK (LARGE DECIDUOUS TREE)
    - NYSSA SYLVATICA - BLACK GLIM (LARGE DECIDUOUS TREE)
    - LIRODENDRON TULIPIFERA - TULIP POPLAR (LARGE DECIDUOUS TREE)
    - CORNUS FLORIDA - FLOWERING DOGWOOD (SMALL DECIDUOUS TREE)
  - WHERE IT ADEQUATELY SCREENS THE FACILITY FROM VIEW FROM ADJACENT PROPERTIES, EXISTING VEGETATION SHALL BE RETAINED IN LIEU OF PROPOSED BUFFER PLANTING WITHIN THE 25' BUFFER AREA.
  - EXISTING VEGETATION TO REMAIN WILL BE FIELD-VERIFIED TO CONFIRM THAT IT MEETS THE INTENT OF THE VISUAL BUFFER (I.E. VISUAL SCREENING FROM ADJACENT PROPERTIES).
  - EXISTING VEGETATION IN THE SETBACK AREA SHALL BE SUPPLEMENTED WITH NEW PLANTINGS, AND ALL EXISTING, INVASIVE SPECIES SHALL BE REMOVED PRIOR TO NEW PLANTINGS BEING INSTALLED.
  - INVASIVE SPECIES IDENTIFIED IN THE EXISTING VEGETATION WILL BE REMOVED PER THE INVASIVE PLANT SPECIES MANAGEMENT PLAN AND NOT USED TO SCREEN THE SITE.
  - TREES SHALL BE AT LEAST SIX (6) FEET IN HEIGHT ABOVE GROUND LEVEL AT TIME OF PLANTING AND REACH A MINIMUM OF 15' IN HEIGHT AT MATURITY.
  - NO MONOCULTURE SHALL BE PERMITTED. AT LEAST FIVE (5) DIFFERENT SPECIES OF SHRUBS AND SIX-FOOT-HIGH TREES SHALL BE INSTALLED, WITH PREFERENCE GIVEN TO INDIGENOUS TREES AND SHRUBS.

### 2 LANDSCAPE BUFFER DETAIL

NTS

### RECOMMENDED GROUND COVER SEED MIXES

**SOLAR POLLINATOR SEED MIX FOR USE IN PANEL ZONE**  
ERNST NATIVE SOLAR FARM SEED MIX - ERNMX 186-1

Botanical Name	Common Name	Price/Lb
45.50 <i>Festuca rubra</i>	Creeping Red Fescue	3.58
15.00 <i>Festuca longistylis, 'Stargreen'</i>	Hard Fescue, 'Stargreen'	5.53
10.00 <i>Festuca longistylis, 'Sweet II'</i>	Hard Fescue, 'Sweet II'	5.53
10.00 <i>Festuca rubra ssp. commutata</i>	Creeping Fescue	4.16
5.00 <i>Poa pratensis, 'Navy'</i>	Kentucky Bluegrass, 'Navy'	4.10
5.00 <i>Poa pratensis, 'Wildhorse'</i>	Kentucky Bluegrass, 'Wildhorse'	4.10
4.50 <i>Festuca ovina, 'Dutch'</i>	White Clover, Dutch	9.10

**100.00 lbs. Mix Price/Lb Bulk: \$4.52**

**Seeding Rate:** 4 lb per 1,000 sq ft  
Grasses & Grass-like Species - Herbaceous Perennial; Lawn & Turfgrass Sites; Solar Sites

Provide a 2' clearance between the ground and the solar panels. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.  
All prices are FOB Meadville, PA.  
Please check our web site at [www.ernstseed.com](http://www.ernstseed.com) for current pricing when placing orders.

### RECOMMENDED COVER CROPS (TEMPORARY SEEDING)

BOTANICAL NAME	COMMON NAME	SEEDS RATE: POUNDS PER ACRE
AVENA SATIVA	GRAIN OATS	50-100
SETARIA ITALICA	GERMAN MILLET	50
SECALE CEREALE	GRAIN RYE	50-100

### 4 GROUND COVER SEED MIXES AND COVER CROPS

NTS

### GROUND COVER PLANTING NOTES

- FOLLOWING INITIAL IMPLEMENTATION OF NOXIOUS WEED AND INVASIVE SPECIES MANAGEMENT PLAN, PREPARE SITE SOIL CONDITIONS FOR SEEDING.
- SEED DISTURBED AREAS WITHIN THE PROJECT AREA, DISTURBED AREAS WITHIN THE SETBACK WITH APPROPRIATE POLLINATOR-FRIENDLY NATIVE PLANTS, SHRUBS, GRASSES, FORBES, AND WILDFLOWERS.
- SEED DISTURBED AREAS WITH A TEMPORARY MIXTURE AS NEEDED TO MEET STATE REGULATIONS FOR EROSION AND SEDIMENT CONTROL. DURING THE NEXT SUITABLE SEEDING PERIOD (SPRING OR FALL), SOW GRASS/COVER TO ESTABLISH PERMANENT VEGETATIVE COVER.
- OPTIMAL SEED GERMINATION OCCURS AFTER OCTOBER 15 AND BEFORE APRIL 15. IF SEEDING IS CONDUCTED OUTSIDE OF OPTIMAL SEED GERMINATION PERIOD, PAIR A SEASONALLY APPROPRIATE COVER CROP WITH PERMANENT SEED MIXTURE TO SUPPORT SOIL STABILIZATION AND EROSION AND SEDIMENT CONTROL DURING SEED ESTABLISHMENT PERIOD.
- USE RECOMMENDED SEEDING RATES (SPECIFIC TO MIXTURE) AND PROPER SEED PACKING FOR OPTIMAL GERMINATION AND SEED ESTABLISHMENT.

### NOXIOUS WEED AND INVASIVE PLANT SPECIES MANAGEMENT PLAN

#### GENERAL NOTES

- ONGOING MONITORING IS REQUIRED TO MANAGE WEEDS AND INVASIVE SPECIES.
- USE PROPER EQUIPMENT FOR ALL CONTROL MEASURES.
  - o TRACTORMOUNTED BRUSH-HOG FOR HEAVY MOWING (MINIMUM PLANT HEIGHT 2'-4") AND HIGH MOWING (MINIMUM PLANT HEIGHT 8"-8' 6")
  - o TRACTORMOUNTED, TRUCK-MOUNTED, OR ATV-MOUNTED SPRAYER FOR BROADCAST APPLICATIONS
  - o BACKPACK STYLE SPRAYER OR OTHER DEVICE FOR SPOT SPRAYING APPROPRIATE TO THE CLASS OF PESTICIDE
  - o AREAS UNDER AND DIRECTLY ADJACENT TO SOLAR ARRAYS MAY REQUIRE USE OF HAND-HELD EQUIPMENT
  - o GRADING BY RUNNERS (USUALLY GOATS OR SHEEP) WHERE PRACTICAL AND APPROPRIATE TO PLANT SPECIES PRESENT
- REMOVE SHRUBS AND WOODY VINES BY THEIR ROOT SYSTEMS. ALTERNATIVELY, PRUNE THESE PLANTS AT GROUND LEVEL.
- REMOVE PROBLEMATIC PLANTS WITH FLOWERS OR SEEDS MANUALLY, PLACE HEAD FIRST IN HEAVY PLASTIC BAG, AND TRANSPORT TO A DESIGNATED DISPOSAL SITE. DO NOT DISPOSE OF AT LOCAL TRANSFER STATION, UNLESS THERE IS A DESIGNATED AREA FOR INVASIVE PLANT SPECIES DISPOSAL.
- PERFORM ALL CHEMICAL CONTROL TREATMENTS UNDER THE DIRECT SUPERVISION OF A VIRGINIA CERTIFIED PESTICIDE APPLICATOR OR REGISTERED TECHNICIAN.
- DO NOT APPLY HERBICIDE WHEN RAINFALL IS EXPECTED WITHIN 48 HOURS OR WIND SPEEDS EXCEED 10 MPH.

#### IDENTIFICATION AND CONTROL MEASURES PRE-CONSTRUCTION AND DURING CONSTRUCTION

- COMPLETE SITE INVENTORY OF NOXIOUS WEED SPECIES AND INVASIVE SPECIES.
- DEVELOP A MANAGEMENT PLAN THAT PRIORITIZES CONTROL OBJECTIVES.
- IMPLEMENT REMOVAL AND CONTROL MEASURES ACCORDING TO MANAGEMENT PLAN.
- REMOVAL AND CONTROL STRATEGIES SHOULD BE IMPLEMENTED TO BEGIN MANAGEMENT PRIOR TO SEEDING.

#### ESTABLISHMENT AND ONGOING MAINTENANCE SCHEDULE

- WINTER
  - o REVIEW AND REVISE MANAGEMENT PLANS FOR THE UPCOMING YEAR BASED ON OBSERVATIONS FROM THE PRIOR YEAR.
  - o PRUNE AS NECESSARY AND SEASONALLY APPROPRIATE.
  - o DURING THE ESTABLISHMENT PERIOD, YEARS 1, 2, AND 3: DURING LATE WINTER OR EARLY SPRING, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES. AFTER THE ESTABLISHMENT PERIOD, THIS SHOULD BECOME THE ONCE-A-YEAR MOWING OR AN AS NEEDED MOWING.
- SPRING
  - o WEED MANUALLY OR SPOT SPRAY TO TREAT WEEDS, IDEALLY ONCE PER MONTH.
  - o DURING THE ESTABLISHMENT PERIOD, YEARS 1, 2, AND 3: IF NOT DONE IN WINTER, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES.
  - o WATER AS NEEDED, ESPECIALLY DURING PERIODS OF DROUGHT.
  - o REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THOSE THAT CONTAIN OR COULD CONTAIN PESTS.
- SUMMER
  - o WEED MANUALLY OR SPOT SPRAY TO TREAT WEEDS, IDEALLY ONCE PER MONTH.
  - o WATER AS NEEDED, ESPECIALLY DURING PERIODS OF DROUGHT.
  - o REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THOSE THAT CONTAIN OR COULD CONTAIN PESTS.
- FALL
  - o DURING THE ESTABLISHMENT PERIOD, YEARS 1 AND 3: IF NOT DONE IN WINTER, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES. THE SECOND OR LAST MOWING SHOULD BE IN OCTOBER.
  - o REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THAT WHICH CONTAINS OR COULD CONTAIN PESTS.
  - o LEAVE GROUND COVER ALONE FOR THE PURPOSE OF CREATING SEASONAL INTEREST IN THE LANDSCAPE AND WINTER HABITAT AND FOOD SOURCES FOR WILDLIFE. DO NOT DEAD-HEAD OR CUT DOWN STANDING VEGETATION, INCLUDING GRASSES AND FORBS. AN EXCEPTION IS ANY SPECIES THAT BEGINS AGGRESSIVELY. IN THAT CASE, DEAD-HEAD TO PREVENT THESE PLANTS FROM SELF-SOWING. IF A DECISION IS MADE TO CUT DOWN ANY VEGETATION, LAY THE CLIPPINGS ON THE GROUND TO SERVE AS MULCH (EXCEPT FOR AGGRESSIVE, NOXIOUS, OR INVASIVE PLANTS, WHICH SHOULD BE PROPERLY REMOVED FROM THE SITE).
  - o IDENTIFY PROBLEM AREAS AND CHALLENGES FROM THE PRIOR GROWING SEASON TO INCORPORATE INTO MAINTENANCE AND MANAGEMENT PLANS FOR THE UPCOMING SEASON. PLAN OUT AND SCHEDULE SPECIFIC MAINTENANCE TASKS.

### 5 NOXIOUS WEED AND INVASIVE PLANT SPECIES NOTES

NTS



#### DEFINITIONS

- Open Area:** Any area beyond the panel zone, within the property boundary.
  - Panel Zone:** The area underneath the solar arrays, including inter-row spacing.
  - Project Area:** Open Area + Panel Zone + Screening Zone.
  - Screening Zone:** A vegetated visual barrier.
- SOURCE: VIRGINIA POLLINATOR-SMART COMPREHENSIVE PLAN



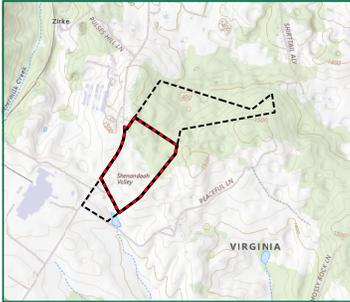
DATE	12/05/2025
PROJECT NUMBER	47681.041
PROJECT LOCATION	VALLEY SOLAR
DESIGNED BY	IK HILL

REVISIONS

PROPOSED LANDSCAPING NOTES AND DETAILS

PLANS PRINTED AS: 1:10" = 1'-0" (1/4" = 1'-0")





**Legend**

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Existing Dwellings
- Distance from Parcel Boundary
- 200'
- 400'
- 600'



**NOTES:**  
 1. BUILDING FOOTPRINTS FROM VGIN.  
 2. AERIAL IMAGERY FROM VGIN.

**TIMMONS GROUP**  
 YOUR VISION. ACTIVELY. PROGRESSIVE OWNERSHIP.  
 705 GARDNER ST., SUITE 200  
 RICHMOND, VA 23220  
 www.timmons.com

**CEPSOLAR**  
 COMBINATION ENERGY PARTNERS  
 2301 W Broad St, Suite 200  
 Richmond, VA 23220

PROJECT NAME & LOCATION  
**VALLEY SOLAR**  
 ROCKINGHAM COUNTY,  
 VIRGINIA

DATE: 12/05/2025  
 PROJECT NUMBER: 47661.041  
 PROJECT TITLE: VALLEY SOLAR  
 DESIGNED BY/ISSUED BY: M. HILL

Please verify all important dimensions on the field prior to construction. This drawing is not to be used for construction purposes without the approval of the design professional. The design professional is not responsible for any errors or omissions on this drawing.

REVISIONS	
NO.	DESCRIPTION

DATE OF REVISION:  
 EXISTING BUILDINGS MAP

SCALE (FEET)  
 0 300 600  
 H. 1" = 300' C5.0





## 8.4 Traffic & Route Evaluation Study

# Traffic & Route Evaluation Study Valley Solar

Rockingham County, Virginia

September 2025

Prepared For:  
CEP Solar

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# **Traffic & Route Evaluation Study**

## **Valley Solar Project**

Rockingham County, Virginia

Prepared For:

CEP Solar  
2201 W Broad Street, Suite 200  
Richmond, Virginia 23220  
(804) 789-4040

Prepared By:

Timmons Group  
7053 Celebration Park Avenue  
Suite 300  
Richmond, Virginia 23225  
(804) 200-6500

September 2025

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- FIGURE 13: SITE ENTRANCE #1 AND KRATZER ROAD

## **1 PROJECT OVERVIEW**

Timmons Group, at the request of CEP Solar, completed a transportation assessment for the proposed Valley Solar Project, located in Rockingham County, Virginia. This work has been prepared in conjunction with the site's evaluation to identify any potential transportation issues and recommend solutions. The tasks associated with this assessment included:

- Review of data and documents provided by the Client relative to the project;
- Coordination with the Client on access, schedule, and other parameters that are reflected in the traffic assessment;
- Obtaining available geometric (roadway widths, intersection control, etc.) and speed limit data that is readily available via a review of available aerial imagery through Google Earth, Bing, or County GIS systems;
- Obtaining available VDOT traffic data for those roads adjacent to the site;
- Preparing a crash analysis history for the past five (5) years along the traffic route via available VDOT crash history; and
- Preparing a narrative summarizing existing intersection conditions, traffic along the adjacent roadway network, and anticipated impacts associated with the site-related traffic along with potential mitigation measures.

## 2 EXISTING CONDITIONS

Timmons Group compiled existing roadway conditions and crash data for facilities adjacent to the proposed Valley Solar Project located in Rockingham County, Virginia. The proposed site is located north of Peaceful Lane and east of Kratzer Road in Rockingham County, Virginia. Site traffic is anticipated to access the property from Interstate 81 (I-81) via US 11 (N Valley Pike), VA 765 (Gravels Road), and VA 753 (Kratzer Road).

The project location is shown in Figure 1 (all figures are located at the end of the report) and a preliminary site layout can be found in Figure 2.

For the purposes of this work, it was assumed that all vehicles will utilize the proposed haul route as shown in Figure 1.

### **EXISTING ROADWAYS**

Interstate 81 (I-81) is a four-lane divided interstate highway, with a posted speed limit of 70 mph in the vicinity of US 11. According to 2023 VDOT ADT data, the US 11 on/off ramps (Exit 251) service approximately 4,800 vehicles per day.

US 11 (N Valley Pike) is a three-lane, two (2) travel lanes with a center two-way left turn lane (TLWT), undivided minor arterial roadway with a posted speed limit of 55 mph north of I-81 Exit 251. According to 2023 VDOT ADT data, US 11 services approximately 16,000 vehicles per day (vpd) south of Gravels Road in the vicinity of the I-81 interchange and 6,500 vpd north of Gravels Road.

VA 765 (Gravels Road) is a two-lane, undivided minor collector roadway with a posted speed limit of 35 mph. According to 2023 VDOT ADT data, Gravels Road services approximately 2,000 vpd.

VA 753 (Kratzer Road) is a two-lane, undivided minor collector roadway with no posted speed limit, assumed to be 55 mph. According to 2023 VDOT ADT data, Kratzer Road services approximately 5,000 vpd south of Pulses Hill Lane, 3,400 vpd north of Pulses Hill Lane, and 2,300 vpd north of Gravels Road.

VA 765 (Buttermilk Creek Road) is a two-lane, undivided non-VDOT classified roadway with no posted speed limit, assumed to be 55 mph. According to 2023 VDOT ADT data, Buttermilk Creek Road services approximately 1,500 vpd west of Kratzer Road.

A summary of the roadway characteristics including ADT, heavy vehicle percentages, and functional classifications can be found in Figure 3.

### **EXISTING STRUCTURES**

According to the VDOT-maintained *Bridge and Culvert Database*, there are no bridges or culverts along the haul route in the vicinity of the site.

## **EXISTING INTERSECTIONS**

The following three (3) key intersections are noted within the study area and shown on Figure 1:

1. I-81 (Interstate 81) Ramps and US 11 (N Valley Pike)
2. US 11 (N Valley Pike) and Gravels Road
3. Kratzer Road and Gravels Road/Buttermilk Creek Road

### I-81 (Interstate 81) Ramps and US 11 (N Valley Pike)

The four-legged intersection of I-81 Ramps and US 11 is signalized. US 11 in the vicinity of the intersection is generally 70' wide. The northbound approach consists of two (2) through lanes, a left turn lane with 150' of taper and 175' of storage, and a right turn lane with 50' of taper and 500' of storage. The southbound approach consists of a through lane, a shared through-right turn lane, and a left turn lane with 75' of taper and 300' of storage. The westbound approach consists of an exclusive left-turn lane with 50' of taper and 300' of storage, a shared through-left turn lane, and an exclusive channelized right-turn lane. An Exxon gas station is across from this intersection, with a driveway representing the west leg of the intersection that accommodates all left-through-right turning movements. Near the intersection, the pavement on the I-81 Ramps is 28' wide.

Photos of the intersection can be found in Figure 4.

### US 11 (N Valley Pike) and Gravels Road

At the unsignalized, stop-controlled intersection of US 11 and Gravels Road, US 11 has the right of way. The northbound approach consists of a through lane and a two-way left-turn lane striped out to have 50 feet of storage. The southbound approach consists of a single lane that accommodates through and right-turn movements. The eastbound approach consists of a right-turn lane and a left-turn lane with 100' of taper and 150' of storage. Near the intersection, the pavement on US 11 is approximately 33' wide and the pavement on Gravels Road is approximately 20' wide.

Photos of the intersection can be found in Figure 5.

### Kratzer Road and Gravels Road/Buttermilk Creek Road

At the unsignalized, stop-controlled intersection of Kratzer Road and Gravels Road/Buttermilk Creek Road, Kratzer Road has the right of way. Both the north and southbound approaches of Kratzer Road consist of a single travel lane and a 100' right turn taper. The east- and westbound approaches of Gravels Road/Buttermilk Creek consist of a single lane that accommodates all left/through/right turn movements. Near the intersection, the pavement on Kratzer Road is approximately 22' wide, the pavement on Gravels Road is approximately 20' wide, and the pavement on Buttermilk Creek Road is approximately 24' wide.

Photos of the intersection can be found in Figure 6.

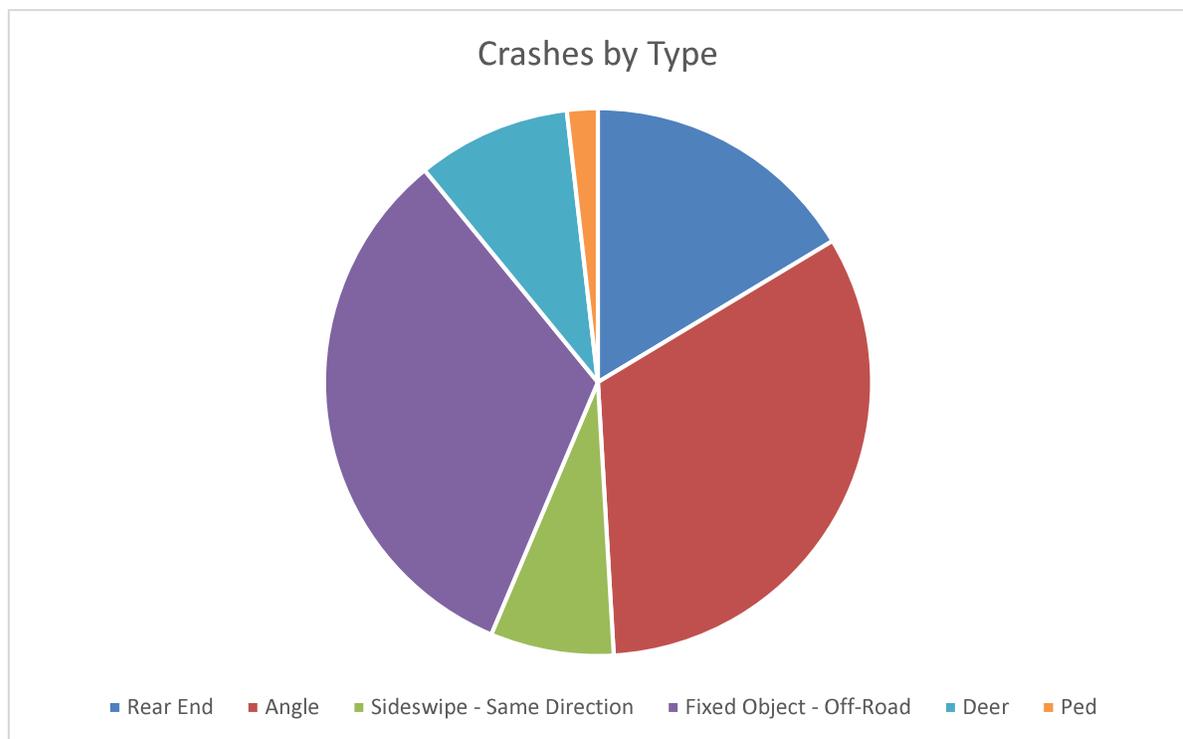
## **Crash Analysis**

Based on crash data obtained from VDOT for the past five (5) years, there have been 55 crashes along the proposed haul route.

Thirty-nine (39) crashes resulted in property damage only, two (2) resulted in a nonvisible injury, seven (7) resulted in a visible injury, five (5) resulted in a severe injury, and two (2) resulted in a fatal injury.

The most common types of crashes were angle and fixed-object-off-road (18 crashes each). The next most common type of crash was rear end (9 occurrences).

A summary of the crashes by type can be found in the pie chart below.



Overall, the crash history in this area is typical for the roadway types and surrounding area.

Aerials depicting the locations of the recorded crashes, as well as the type and severity, can be found in Figures 7 through 12. Please note, crashes in the vicinity of the I-81 Ramps/US 11 and Kratzer Road/Gravels Road/Buttermilk Creek Road intersections are shown on Figures 7 & 10 and 8 & 11, respectively, since the individual crashes cannot be shown with accuracy on the larger map.

### **3 SITE ACCESS**

#### **SITE ENTRANCES**

Access to the site will be provided via one (1) access point on Kratzer Road.

Site Access #1 is located on Kratzer Road, 1.4 miles south of the Gravels Road/Buttermilk Creek Road intersection. The site driveway is not yet constructed. Kratzer Road is approximately 22' wide at this location. Photos of the intersection can be found in Figure 13.

#### **TRAFFIC MITIGATION**

Throughout construction of the site, CEP Solar will coordinate with the representatives from Rockingham County and VDOT to determine appropriate transportation management procedures.

Based on the existing roadway conditions, the location of the proposed access point, and the available average daily traffic numbers for the agreed upon access roads, the anticipated construction traffic volumes should not significantly impact traffic operations. During operations and maintenance, the facility will not generate a significant volume of traffic with the anticipation of only a few vehicles each day.

Construction-related traffic will access the Valley Solar Project via state-maintained roadways. Given the existing posted speeds and anticipated slower entering/exiting traffic, temporary traffic control (TTC) measures may be necessary. Pertinent signage should be installed prior to the site preparation work and removed when mechanical/electrical work/inspections begin. Limited peak hour operational impacts are anticipated.

Outside of the previously noted mitigation efforts, should a traffic issue arise during construction, CEP Solar will work the County and VDOT to appropriately address the specific concern.

## **4 CONCLUSIONS**

Based on our review of the available data relating to the site, existing conditions, and estimated traffic, the following is offered:

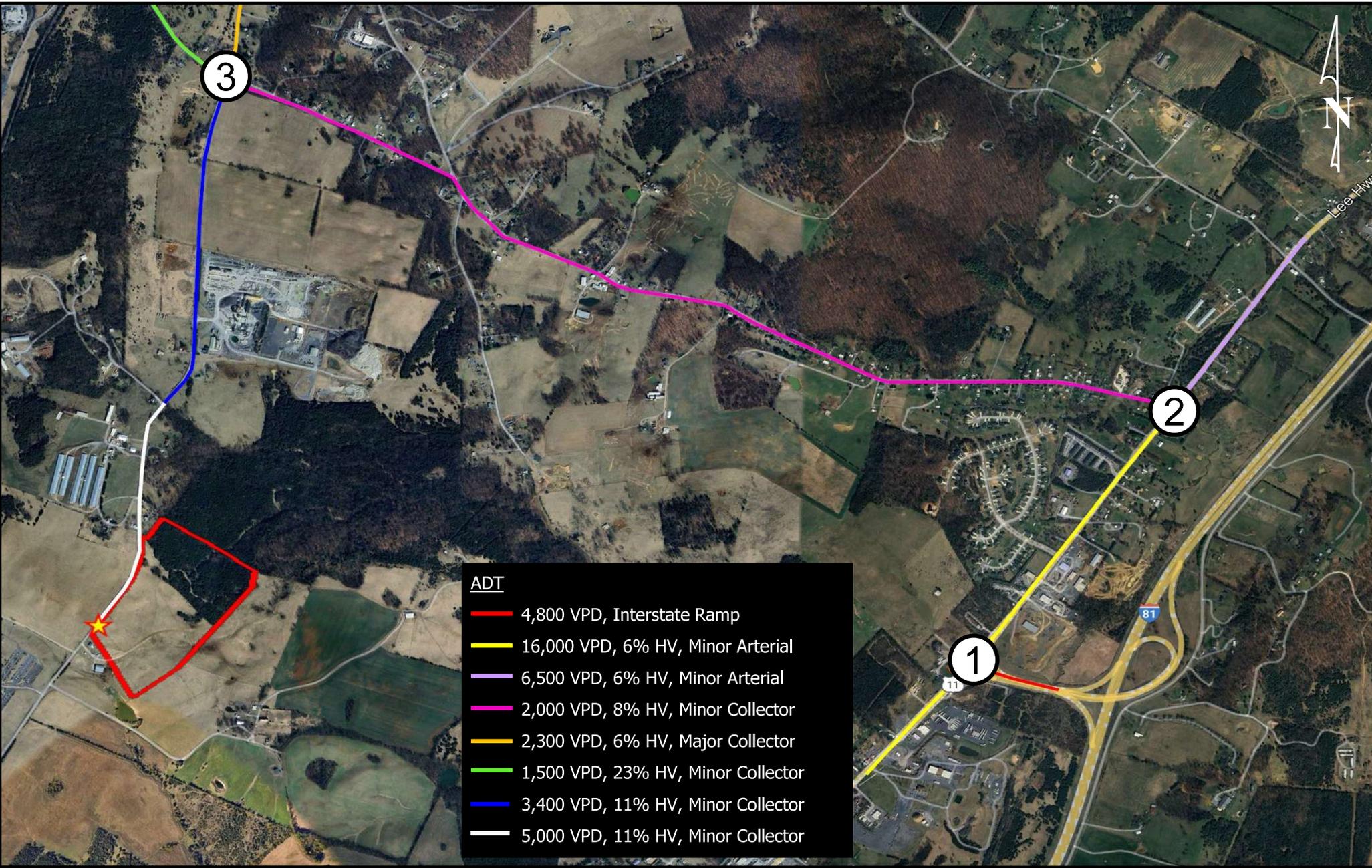
- The proposed Valley Solar Project is located north of Peaceful Lane and east of Kratzer Road in Rockingham County in Virginia. (see Figure 1).
- Access to the site will be provided via a single entrance with direct access to Kratzer Road.
- All study area roadways have the available capacity to accommodate site-generated traffic, both during construction and operations/maintenance activities, based on existing ADTs.
- There is typical crash history along the proposed haul route as is expected for the roadway types and existing volumes.
- Assuming site-traffic is focused along Kratzer Road, no improvements are anticipated to accommodate site-generated traffic. However, the potential exists for temporary traffic control measures to be implemented for the duration of the site preparation/construction phase.



Surrounding Roadway Network and Site Location  
 Valley Solar  
 Rockingham County, Virginia

Figure  
 1

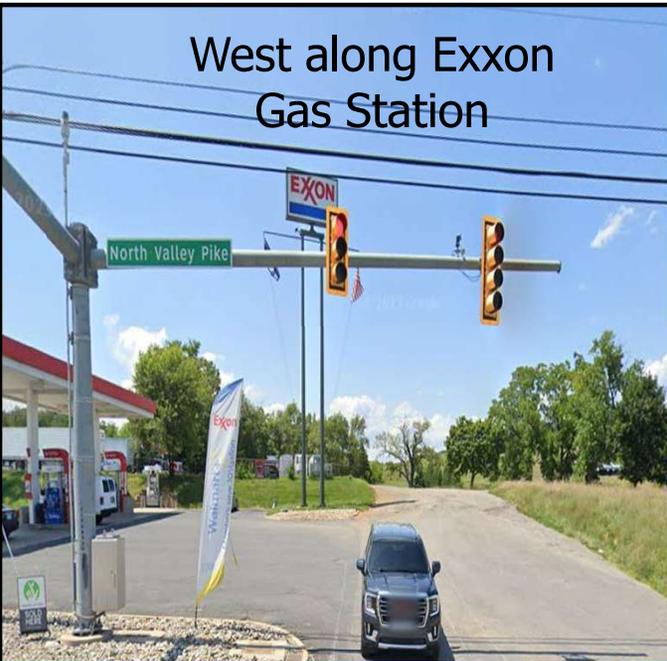




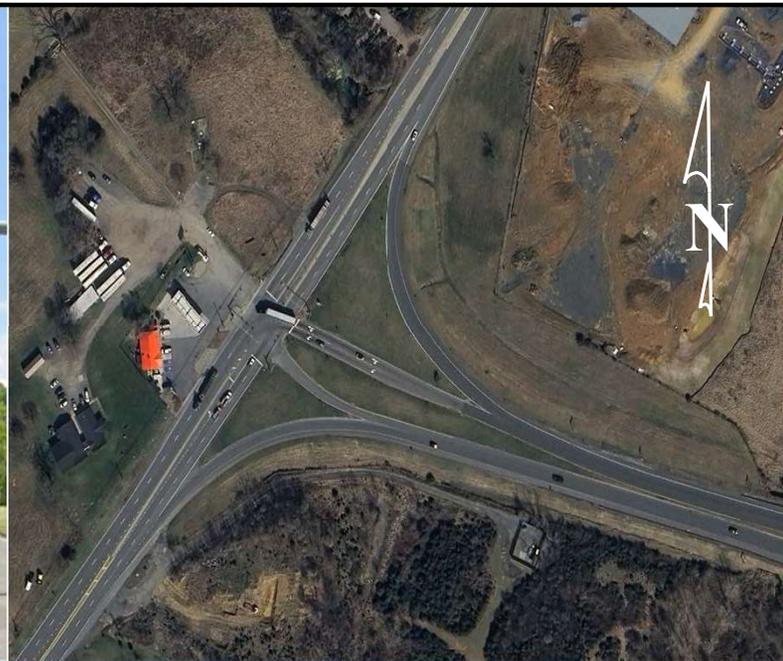
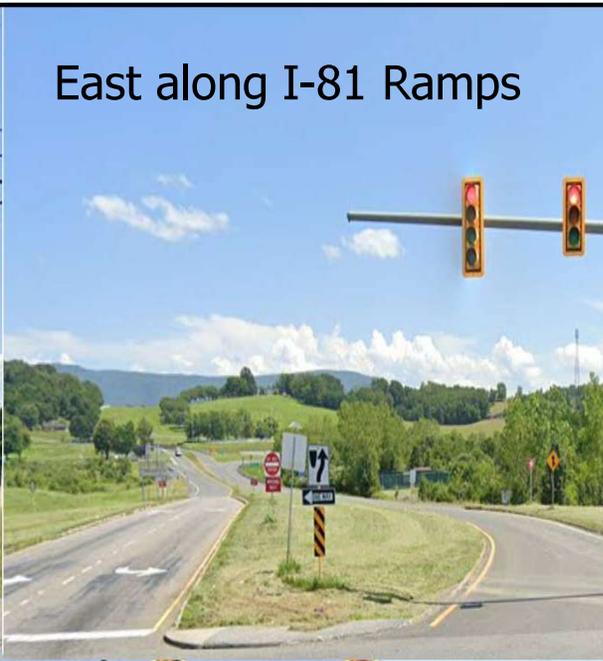
Traffic Conditions and Roadway Classifications  
 Valley Solar  
 Rockingham County, Virginia

Figure  
 3

West along Exxon Gas Station



East along I-81 Ramps



North along US 11



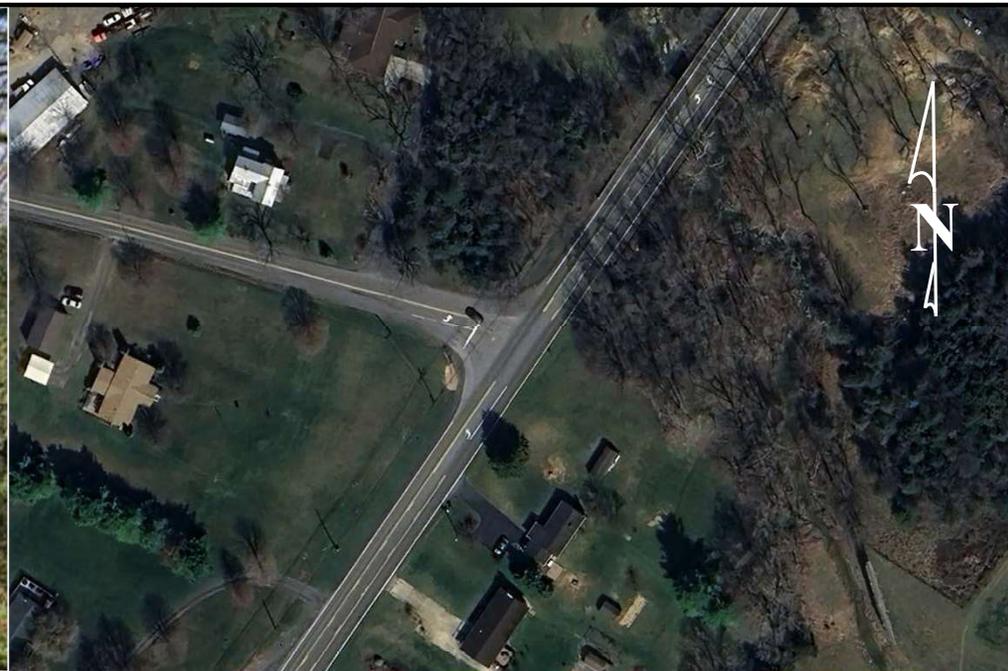
South along US 11



Intersection of I-81 Ramps and US 11  
Valley Solar  
Rockingham County, Virginia

Figure  
4

West along Gravels Road



North along US 11



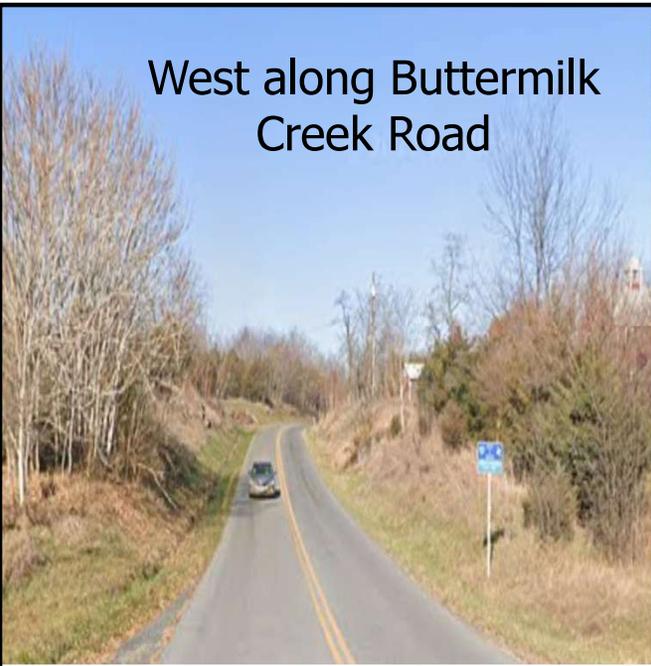
South along US 11



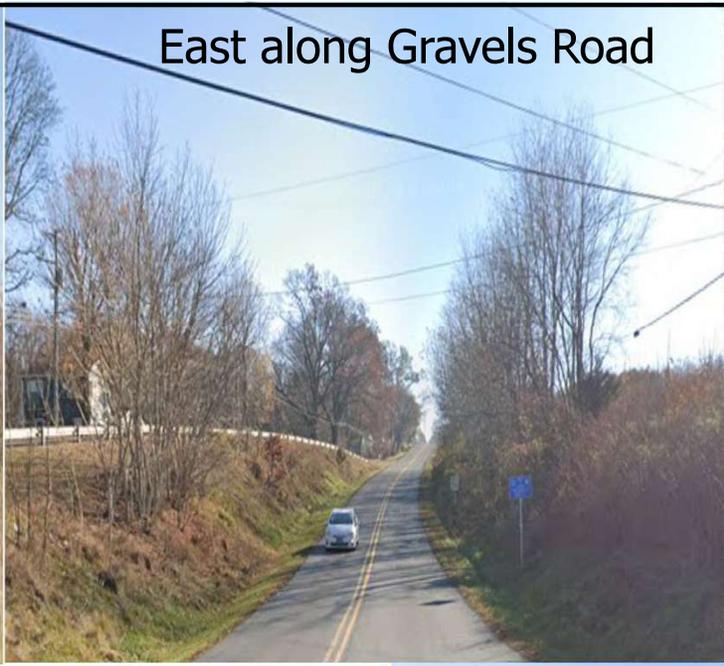
Intersection of US 11 and Gravels Road  
Valley Solar  
Rockingham County, Virginia

Figure  
5

West along Buttermilk Creek Road



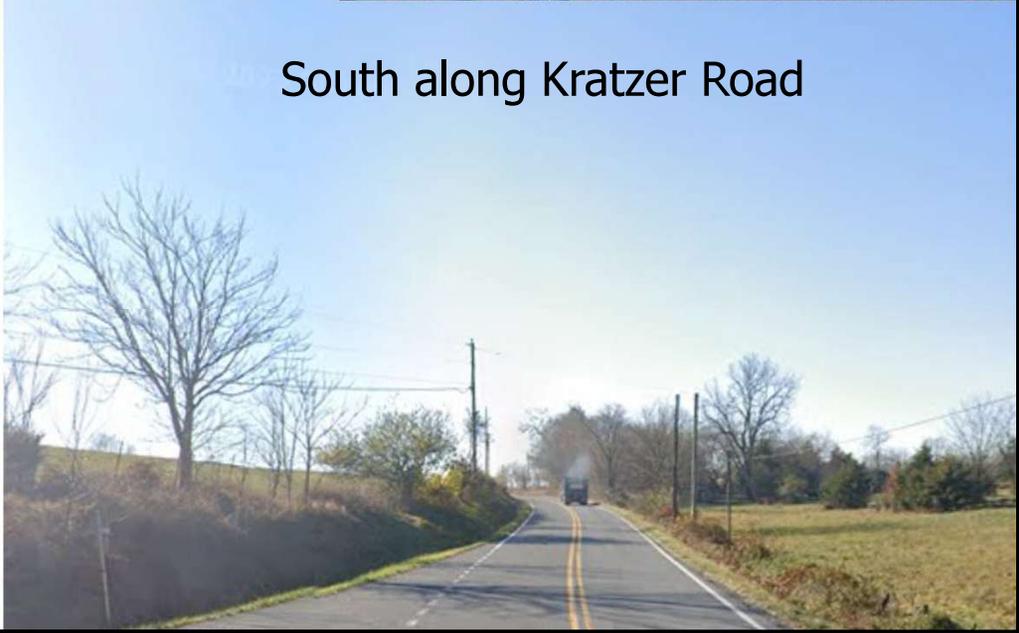
East along Gravels Road



North along Kratzer Road



South along Kratzer Road



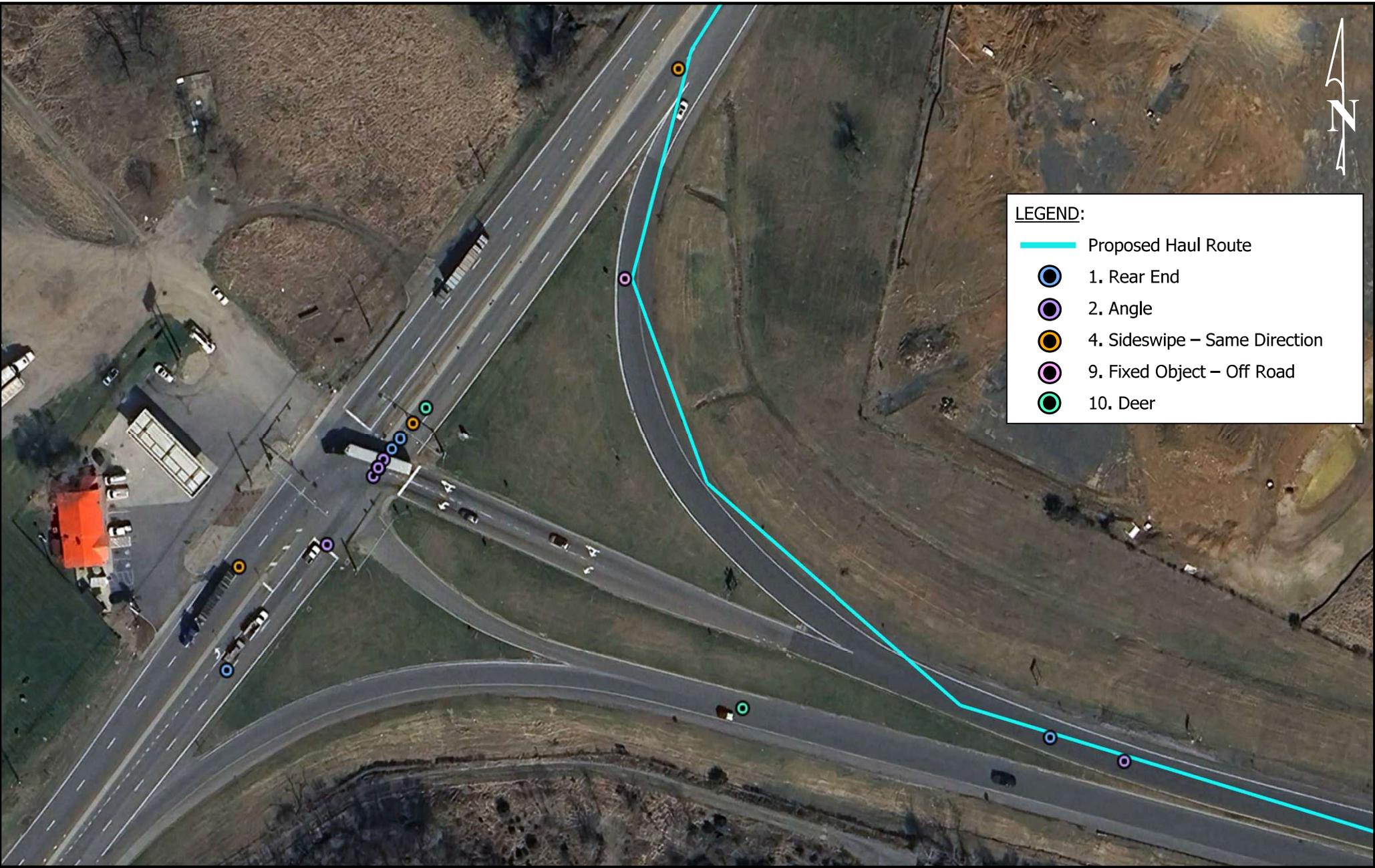
Intersection of Kratzer Rd and Gravels Rd/Buttermilk Creek Rd  
Valley Solar  
Rockingham County, Virginia

Figure  
6



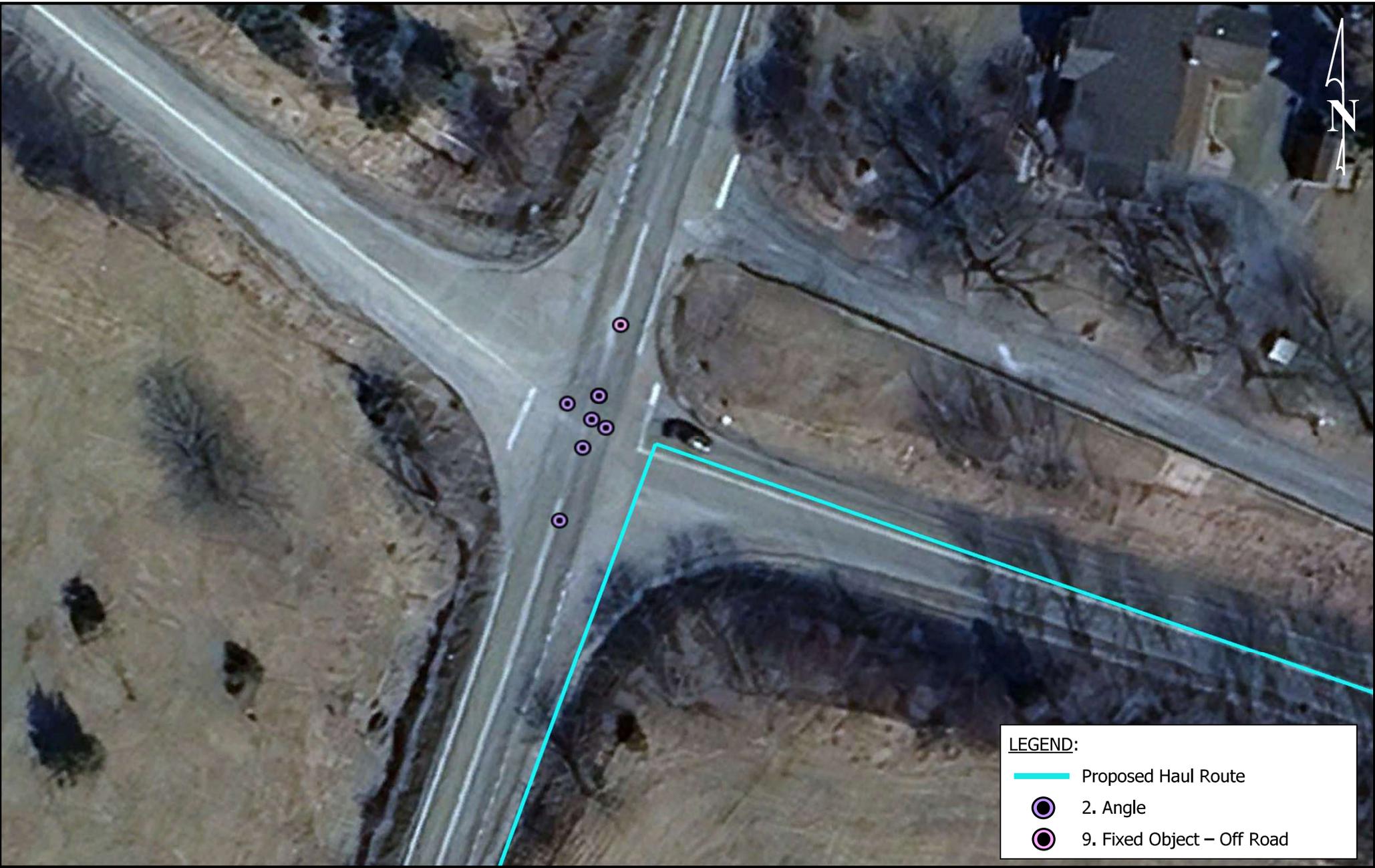
**LEGEND:**

-  Proposed Haul Route
-  1. Rear End
-  2. Angle
-  4. Sideswipe – Same Direction
-  9. Fixed Object – Off Road
-  10. Deer



Crashes by Type (US 11/I-81 Ramps Intersection)  
Valley Solar  
Rockingham County, Virginia

Figure  
7



**LEGEND:**

-  Proposed Haul Route
-  2. Angle
-  9. Fixed Object – Off Road



Crashes by Type (Kratzer Road/Gravels Rd Intersection)  
Valley Solar  
Rockingham County, Virginia

Figure  
8



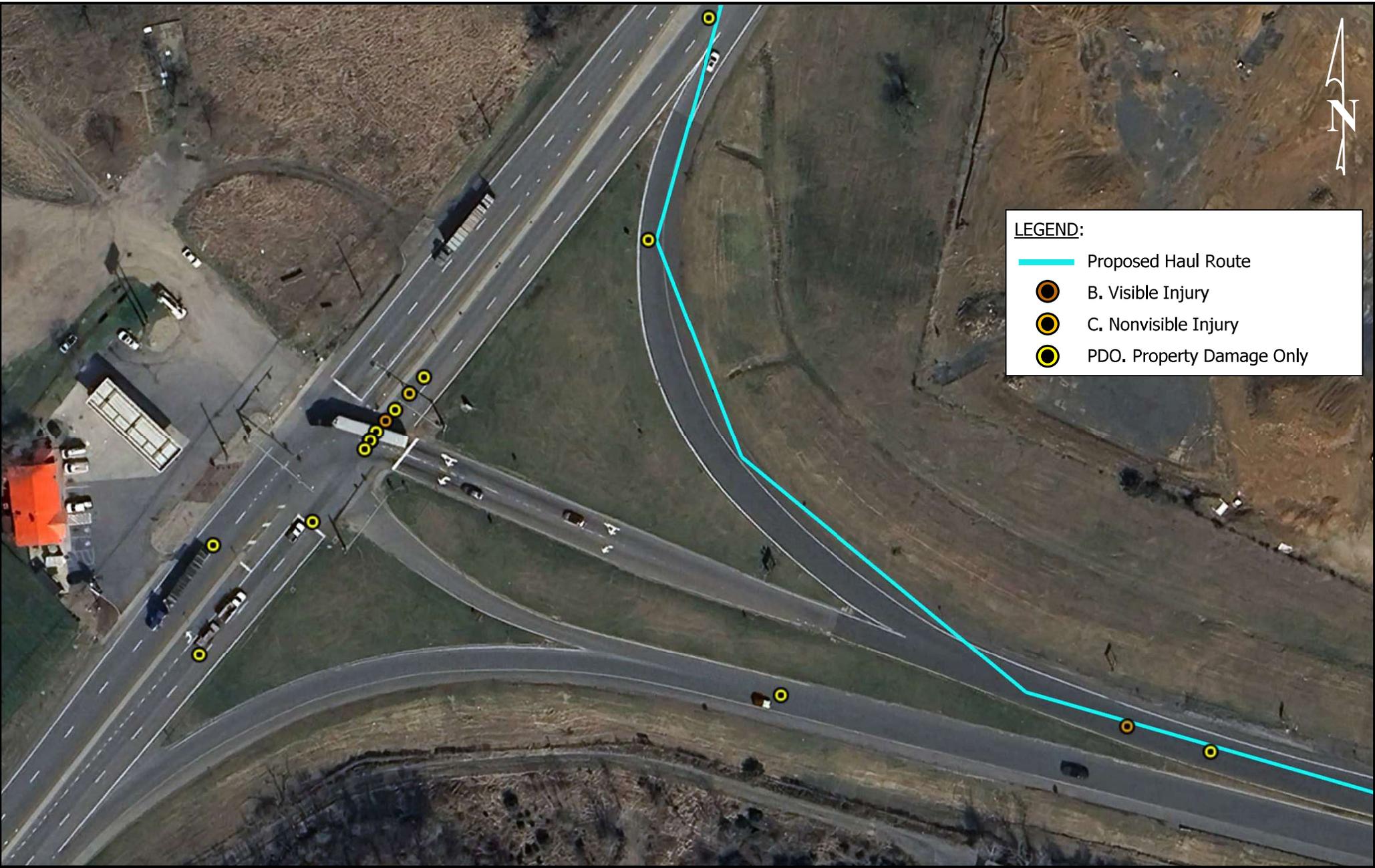
Crashes by Type (Proposed Haul Route)  
Valley Solar  
Rockingham County, Virginia

Figure  
9



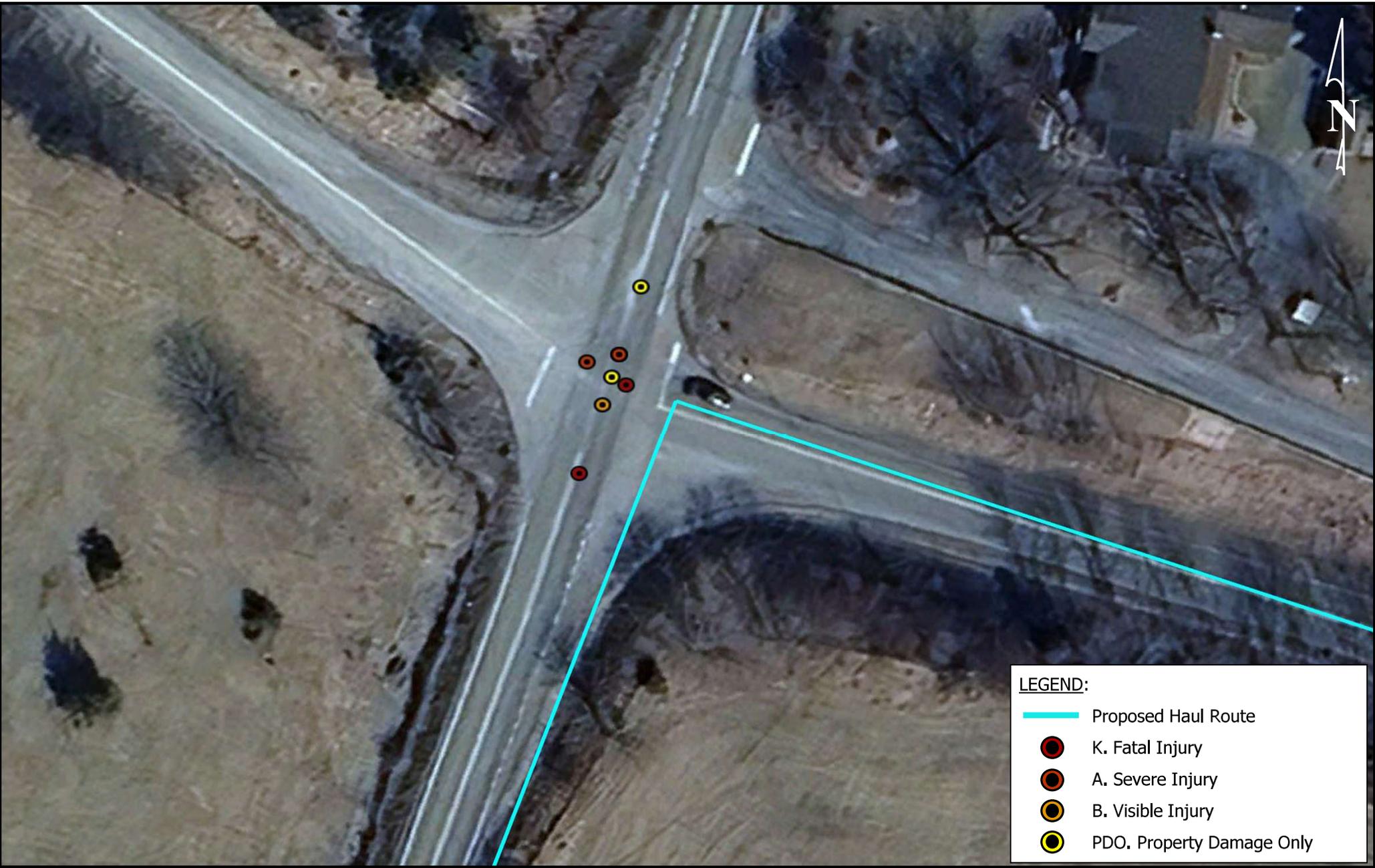
**LEGEND:**

- Proposed Haul Route
- B. Visible Injury
- C. Nonvisible Injury
- PDO. Property Damage Only



Crashes by Severity (US 11/I-81 Ramps Intersection)  
Valley Solar  
Rockingham County, Virginia

Figure  
10



**LEGEND:**

-  Proposed Haul Route
-  K. Fatal Injury
-  A. Severe Injury
-  B. Visible Injury
-  PDO. Property Damage Only



Crashes by Severity (Kratzer Road/Gravels Rd Intersection)  
Valley Solar  
Rockingham County, Virginia

Figure  
11



Crashes by Severity (Proposed Haul Route)  
 Valley Solar  
 Rockingham County, Virginia

Figure  
 12

East along Site Access 1



North along Kratzer Road



South along Kratzer Road



Site Access #1 and Kratzer Road  
Valley Solar  
Rockingham County, Virginia

Figure  
13

## 8.5 Preliminary Decommissioning Plan



## Valley Solar

Decommissioning Plan

*Rockingham County, Virginia*

Date: 12/5/2025

This cost estimate was not based on detailed construction drawings but is typical for a project of this size and type. The listed equipment quantities are subject to change based on the actual installed facilities. An updated decommissioning plan and decommissioning cost estimate will be provided prior to start of construction.

Prepared For:



**Valley Solar  
Decommissioning Plan**

<b>CLIENT NAME</b>	<b>CEP Solar, LLC</b>
<b>PROJECT NAME</b>	<b>Valley Solar</b>
<b>LOCATION</b>	<b>2560 Kratzer Rd Zirkle, VA 22802 Rockingham County</b>
<b>PROJECT</b>	<b>Solar PV Electric Generating Facility</b>

Rev.	Date	Description	Prepared	Checked	Approved
0	12/05/2025	Released for Client Use	NBF	KJ	AC

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## 1 Introduction

---

The Valley Solar Project (Project) is a 5-Megawatt (MW) photovoltaic (PV) solar project located at 2560 Kratzer Rd, Zirkle, Virginia. The Project is anticipated to operate for 40 years.

At the end of the anticipated operational life of the Project, a decision would be made to extend the life of the Project or to decommission it. If the Project is to be decommissioned, Valley Solar or its successor in interest will be responsible for the removal, recycling, and disposal of all solar arrays, inverters, transformers, and other structures on the Project site, depending upon the proposed future use of the Project site. Valley Solar anticipates using the best available recycling measures at the time of decommissioning.

The PV facility spans approximately: (total area: 50.1 acres), (fenced: 19.6 acres) and will interconnect to 15 kV Utility electrical system. Within 12 months of initiating the decommissioning, the Project Owner will safely have the relevant components removed from the land and will then restore the site as described below.

This Plan lays out the procedures for restoring the site to its original use, based on the recent historical land use of the property or other economical land uses as desired by the relevant landowner, at the end of the Facility's operational life. The Plan describes procedures for the removal of Facility components. The components of the Facility are shown in the Appendix A.

This Decommissioning Plan was developed in accordance with the decommissioning provisions of the Rockingham County Ordinance. The Decommissioning Plan ensures that when the Project is decommissioned, the site restoration will be accomplished in a way that is environmentally sound, safe, and protects the public health and safety. Decommissioning is a general term used to describe a formal process to remove something from active status whereas restoration objectives aspire to return the land to its former state.

Future conditions that could affect decommissioning are largely unknown at this time; however, the best available technologies and management practices will be deployed to ensure successful project decommissioning and site restoration.

## 2 Project Components

---

Appendix A provides detailed information regarding the anticipated location and description of the Facility components. The Facility generally consists of the equipment and infrastructure listed below:

- Steel Piers and Racking
- PV Panels
- Inverters
- Step Up Transformers

- Electrical Collection Lines (underground, and Overhead)
- Grounding System
- Access Roads
- Gen-tie Transmission Line
- Collector Interconnecting Facility
- Data Acquisition System (DAS)
- Fencing, Gating, and Safety Features
- Operations and Maintenance (O&M) Building (TBD)
- Weather Stations

### **3 Regulatory Compliance**

---

Prior to the commencement of decommissioning, Valley Solar will perform the appropriate due diligence requirements and obtain the necessary Rockingham County, state, and federal approvals to complete decommissioning activities. To mitigate any environmental impact from decommissioning, Valley Solar will assess the necessary permits and approvals in the future regulatory environment to maintain regulatory compliance. Anticipated types of evaluations may include the following:

- Review of on-site jurisdictional status and potential impacts to wetlands and waterbodies to comply with the Clean Water Act.
- Consultation with the United States Fish and Wildlife Service to evaluate compliance with the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and any other relevant regulations at the time of decommissioning.
- Consultation with the Virginia Department of Environmental Quality for compliance with any pertinent state regulatory requirements.
- Completion of a Phase I Environmental Site Assessment in support of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) protection.
- Development and implementation of a Stormwater Pollution Prevention Plan (SWPPP).
- Rockingham County building, road, discharge, or erosion control permits (as necessary).
- Special state or local hauling permits (as necessary).

### **4 Decommissioning**

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The Project will be decommissioned at the end of its useful life. The Project is presumed to be at the end of its useful life if the facility generates no electricity for a continuous period of 12 months. Valley Solar will notify the Zoning Administrator by certified mail of the proposed date of discontinued operations and plans for removal. The following general decommissioning activities will occur.

Once the solar facility has been removed, it is expected that the site will be returned to as close to its original condition as possible. Some minor grading may be required; topsoil (if removed) will be reapplied to allow for reseeded and growth. Site restoration will occur no more than twelve (12) months after notification of decommissioning.

The following general decommissioning activities will occur:

Decommissioning Sequence:

1. Obtain required site permits from Authority Having Jurisdiction (AHJ)
2. Disconnect all utility grid power
3. Move all disconnects to the off position
4. Disconnect all above ground wirings, cables, and electrical connections
5. Remove all PV Modules
6. Remove Inverters, mounting equipment, and posts
7. Remove all electrical equipment, and their foundations
8. Remove DAS equipment, feeders, and conduit
9. Remove all above ground mounting equipment components and posts
10. Excavate and remove Underground feeders and conduit
11. Remove all MV feeders and MV poles
12. Removal of Collector Interconnecting Facility
13. Removal of Gen-tie Transmission line
14. Remove access road
15. Remove all fences
16. Fill/Grade/Seed as needed

Some components may be left in place under certain circumstances. Electrical lines that will not impact future use of the Project Area or Substation foundation (at least 3 feet in depth) may be left in place per renewable industry practices. Steel piles, where full removal is unattainable, may be cut and left in place at a depth of 3 feet or greater below the ground surface. Additionally, landowners may desire that private access roads remain in place for their use. Valley Solar will obtain a written request from the landowner for a road or structure (such as the stormwater features or fencing) to remain in place.

## **5 Materials, Recycling, and Disposal**

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Many components of the Facility, such as racking, wiring, piles, and panels, retain value over time. Panels, while slightly less efficient, may be reused elsewhere, or components may be broken down and recycled. Recycling of solar panels and equipment is rapidly evolving and can be handled through a combination of sources such as certain manufacturers, PV Cycle (an international waste program founded by and for the PV industry), or waste management companies. More than 90 percent of the semiconductor material and glass can be reused in new modules and products. Other waste materials that hold no value will be recycled or disposed of via a licensed solid waste disposal facility. If recycling of solar panels is not feasible, disposal will be accomplished in accordance with AHJ requirements.

## 6 Site Restoration

Following the completion of decommissioning activities, it is anticipated that the site will primarily be converted back to the pre-construction land uses. Decommissioning of the Facility, including the removal of materials followed by site restoration, should be completed in approximately 12 months.

## 7 Decommissioning Cost Estimate

### 7.1 OPINION OF PROBABLE DECOMMISSIONING COST

Detailed Project Description: Valley Solar is a 5 MWac located at 2560 Kratzer Rd, Zirkle, Virginia.  
At: (Long, Lat): (38.4862435°, -78.8461214°)

Table 7-1: Estimated Decommissioning Cost:

PV Module Removal	QUANTITY	UNITS	Unit Cost	Total	Comment
# Solar Panels W575	10,650	EA	\$7	\$74,550	Disassembly, Haul off-site
SUBTOTAL				\$74,550	
Foundations Structural Removal	QUANTITY	UNITS	Unit Cost	Total	Comment
# Panel Support Steel Piles	1,985	EA	\$15	\$29,775	Disassembly, Haul off-site
# Panel Racks	397	EA	\$150	\$59,550	Disassembly, Haul off-site
SUBTOTAL				\$89,325	
Electrical Equipment Removal	QUANTITY	UNITS	Unit Cost	Total	Comment
Inverter: 4.8 MW	1	EA	\$3,500	\$3,500	Disassembly, Haul off-site
MV Transformers: 4.8 MVA	1	EA	\$7,500	\$7,500	Disassembly, Haul off-site
Tracker Motor	145	EA	\$25	\$3,625	Disassembly, Haul off-site
SUBTOTAL				\$14,625	
Electrical Wires Removal	QUANTITY	UNITS	Unit Cost	Total	Comment
MV Conductor Overhead	200	FT	\$25	\$5,000	Removal, Excavation
MV Conductor underground	8,100	FT	\$15	\$121,500	Removal, Excavation
DC/LC Conductor	51,850	FT	\$1	\$51,850	Removal, Excavation + No Excavation
SUBTOTAL				\$178,350	
Interconnect Facility Removal	QUANTITY	UNITS	Unit Cost	Total	Comment
Reclosure 15 kV Int, Facility	1	EA	\$9,500	\$9,500	Disassembly, Haul off-site
New Pole/Disconnect Switch Installation	1	EA	\$15,000	\$15,000	Disassembly, Haul off-site
Control Enclosure/Interface facility /Fence/Foundation	1	LOT	\$15,000	\$15,000	Disassembly, Haul off-site
SUBTOTAL				\$39,500	

Fence/land, Removal/Restoration	QUANTITY	UNITS	Unit Cost	Total	Comment
Fence Perimeter	4,323	FT	\$2	\$8,646	Disassembly, Haul off-site
Civil Site Remediation (disturbed area)	21.4	Acre	\$5,500	\$117,700	Restoration and Seeding
Storm Water Management Ponds	2	EA	\$3,500	\$7,000	Restoration
Mobilization, Engineering & Permitting				\$50,000	Budgeted
<b>SUBTOTAL</b>				<b>\$183,346</b>	

Summary of Estimate	
PV Module Removal	\$74,550
Foundations Structural Removal	\$89,325
Electrical Equipment Removal	\$14,625
Collector Interconnection Facility	\$178,350
Electrical Wires Removal	\$39,500
Fence/land, Removal/Restoration	\$183,346
<b>ESTIMATED GRAND TOTAL</b>	<b>\$579,696</b>

Data Sources:

1. Material List and Quantities: Based on schematic design.
2. Unit Price Values: Based on R.S. Means and typical quantities for various components.

## 7.2 NET DECOMMISSIONING COST

The net decommissioning cost: Per Rockingham County’s Ordinance, the Estimated Salvage Value will not be used in calculating the appropriate escrow, surety, or security for the cost of the decommissioning and reclamation of the project.

## 7.3 DECOMMISSIONING ASSUMPTIONS

To develop a cost estimate for the decommissioning of the Valley Solar Project, Timmons Group made the following assumptions and costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. We developed time and materials-based estimates considering composition of work crews.

1. Decommissioning year is based on a 5-year initial period for the financial security. The projected life of the project is 40 years.
2. This Cost Estimate is based on design information provided to the Timmons Group by Valley Solar in August 2024 up to February 2025.
3. Common labor will be used for the majority of the tasks except for heavy equipment operation. Pricing is based on local Southeast US labor rates.

4. Permit applications required include the preparation of a Stormwater Pollution Protection Plan (SWPPP) and a Spill Prevention Control and Countermeasure (SPCC) Plan.
5. Road gravel removal was estimated on a time and material basis using a 16-foot width and an 8-inch thickness for the access roads. Substation aggregate is included in the substation quantities. Since the material will not remain on site, a hauling cost is added to the removal cost. Road aggregate can often be disposed of by giving to landowners for use on driveways and parking areas. Many landfills will accept clean aggregate for use as “daily cover” and do not charge for the disposal.
6. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on site to replace the aggregate removed from the road.
7. Erosion and sediment control along road reflects the cost of silt fence on the downhill side of the road and surrounding all on-site wetlands.
8. Topsoil is required to be stockpiled on site during construction, therefore this topsoil is available on site to replace the road aggregate, once removed. Cost to decompact roadway areas is estimated as \$1,000 per acre (based on previous bid prices), and revegetation on removed road area, which includes seed, fertilizer, lime, and care until vegetation is established is \$4,000 per acre. The majority of the project area is “over-seeded” since the decommissioning activities are not expected to eliminate the existing grasses and vegetation under the arrays or heavily compact the soils. Over-seeding does not include fertilizer and lime, which is estimated at \$5,500 per acre.
9. Fence removal includes loading, hauling, and recycling or disposal. Fences and posts weigh approximately 2.3 pounds per foot.
10. Array support posts are generally lightweight “1” beam sections installed with a piece of specialized tracked equipment. Crew productivity is approximately 240 posts per day, and the same crew and equipment should have a similar productivity removing the posts, resulting in a per post cost of approximately \$15.00. We assume a cost of \$15.00 per post to include hauling fees and contingencies.
11. A metal recycling facility (FOSS Recycling) is located in Virginia and is relatively close to the project site. Steel scrap pricing was acquired from [www.scrapmonster.com](http://www.scrapmonster.com).
12. The solar panels used are assumed to be 575 Watts. Panels can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate of 12 panels per hour.
13. No topsoil is planned to be removed from the site during decommissioning and most of the site will not have been compacted by heavy truck or equipment traffic, so the site turf establishment cost is based on RS Means unit prices for applying lime, fertilizer, and seed at the price of per acre plus an allowance for some areas to be decompact.
14. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. We have assumed a 20% recovery of these units based on field experience with used transformers as opposed to trying to break them down into raw material components.
15. The underground collection lines are assumed to be aluminum conductor.
16. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA will be exercised, but removal assumes unskilled common labor under supervision.

17. For all medium voltage transformers, breakers and other items, Southeastern Transformer Company in Dunn, NC provides complete repair, upgrading and recycling and resale for all items mentioned above. Their website is: <https://www.setransformer.com>. They have a national presence.
18. For any and all recycling and upgrading, Solomon Corporation offers the same set of services for transformer repair and recycling and complete substation decommissioning services. With seven different locations, Solomon is one of several vendors that can decommission and recycle the components as noted above. Their website is: <https://www.solomoncorp.com/>. Solomon Corporation is only one of many transmissions, and distribution recycle and decommissioning shops that do this mainly to harvest the components.
19. For recycling conductor, General Cable and Southwire both utilize extensive scrap procurement programs to reuse copper and aluminum conductor harvested from projects such as this one to supplement and reduce their raw material costs.
20. Here is the link to the General Cable program: General Cable Recycling <https://es.generalcable.com/na/us-can/socialresponsibility/sustainability/recycling>
21. According to the International Renewable Energy Agency (IRENA), more than 90% of all the materials are high grade silicon, aluminum and glass and are typically harvested to produce new panels. This is far less expensive than buying unprocessed raw materials for production.
22. The Solar Energy Industries Association (SEIA) has an approved set of PV recycling vendors that specialize in doing this today and they can be found at: <https://www.seia.org/initiatives/seia-national-pv-recycling-program>.
23. First Solar, which has been active in the solar industry since its inception, takes solar modules and recycles 90% of the semiconductor material which is then reused in new modules. 90% of the glass product can be reused as new glass products, including panels and fiber optic cable. Information about First Solar's recycling program is at: <http://www.firstsolar.com/en/Modules/Recycling>.

## 8 Financial Assurance

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The full decommissioning cost, without salvage value, will be guaranteed by escrow at a federally insured financial institution, irrevocable letter of credit, or surety bond before a building permit is issued to the project. The decommissioning cost guarantee will remain valid until the solar energy system has been fully decommissioned. If the Project Owner fails to remove the installation in accordance with the requirements of the Special Use Permit or within the proposed date of decommissioning, the County may collect the bond or other surety and the County or hired third-party may enter the property to physically remove the installation. Based on industry trends, the projected and actual costs of decommissioning are expected to go down over time based on improvements both to best practices in calculating these costs and the decommissioning process itself. Project Owner will reevaluate decommissioning costs with a qualified engineering consultant every five years during the life of the Project. If the recalculated estimate exceeds the original estimated decommissioning cost by 10 percent or more, the Project Owner will increase the guarantee to meet the new cost estimate. If the recalculated estimate is less than 90 percent of the original estimated cost of decommissioning, the County may approve reducing the guarantee.

## Appendix A – Site Plan





## 8.6 Impact on Adjacent Property Values



# Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI, ARA  
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Raleigh, North Carolina 27603  
Phone (919) 414-8142  
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September 6, 2025

Ms. Francheska Sacoto  
CEP Solar  
2201 W Broad Street, Suite 200  
Richmond, VA 23220

**RE: Valley Solar, Rockingham County, VA**

Ms. Sacoto

At your request, I have considered the impact of the proposed Valley Solar Project in Rockingham County, Virginia. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in Virginia as well as other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is CEP Solar, represented to me by Ms. Francheska Sacoto. My findings support the Application. The effective date of this consultation is September 6, 2025.

## **Conclusion**

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of

the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is minimal traffic.

If you have any questions, please let me know.

Sincerely,



Richard C. Kirkland, Jr., MAI, ARA  
NC Certified General Appraiser #A4359  
VA Certified General Appraiser # 4001017291



Nicholas D. Kirkland  
State Certified General Appraiser #A8662  
VA Certified General Appraiser #400101816

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## **II. Executive Summary**

### **University Studies:**

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Studies Cited:	8
Range of Impacts:	-7.90 to +19.40%
Average Range of Impacts:	-3.21% to -0.17%

### **Assessor Surveys:**

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Assessors:	188
No Impact Responses:	170
Yes Impact Responses:	0
No Response:	18

### **Sale/Re-Sale Analysis**

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VA Sales Analyzed:	4
Range of Impacts:	-6% to +6%
Median:	+0%
National Sales Analyzed:	35
Range of Impacts:	-6% to +15%
Median:	+4%

### **Matched Pair/Paired Sale Analysis**

---

VA Sales Analyzed:	23
Range of Impacts:	-5% to +8%
Median:	+1%
National Sales Analyzed:	165
Range of Impacts:	-10% to +12%
Median:	0%

## **Broker Comments**

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VA Brokers Interviewed:	7
No Impact Responses:	6
Yes Impact Responses:	1
National Brokers Interviewed:	53
No Impact Responses:	52
Yes Impact Responses:	1

## **Conclusion:**

---

Data Points Considered:	449
Range of Impacts:	-10% to +19%
Range of Median Impacts:	-3% to +5%
Conclusion:	0%

## **Comments:**

---

The data researched consistently shows impacts that hover in the +/-5% impact range, which is consistent with typical market imperfection.

The responses from all of the assessors and nearly all of the brokers interviewed in this analysis shows no impact on property value. The assessors interviewed confirmed in all cases that they do in fact have utility scale solar in their jurisdiction and that they have valued the sites of the solar projects as well. The brokers interviewed all sold specific homes adjoining solar projects and their comments are specific to that one sale.

### **III. Proposed Project and Adjoining Uses**

#### ***Boxwood Solar***

##### **Proposed Use Description**

This 5 MW solar farm is proposed to be constructed on a portion of a 112.97 acres off Kratzer Road, Harrisonburg, Rockingham County, Virginia.

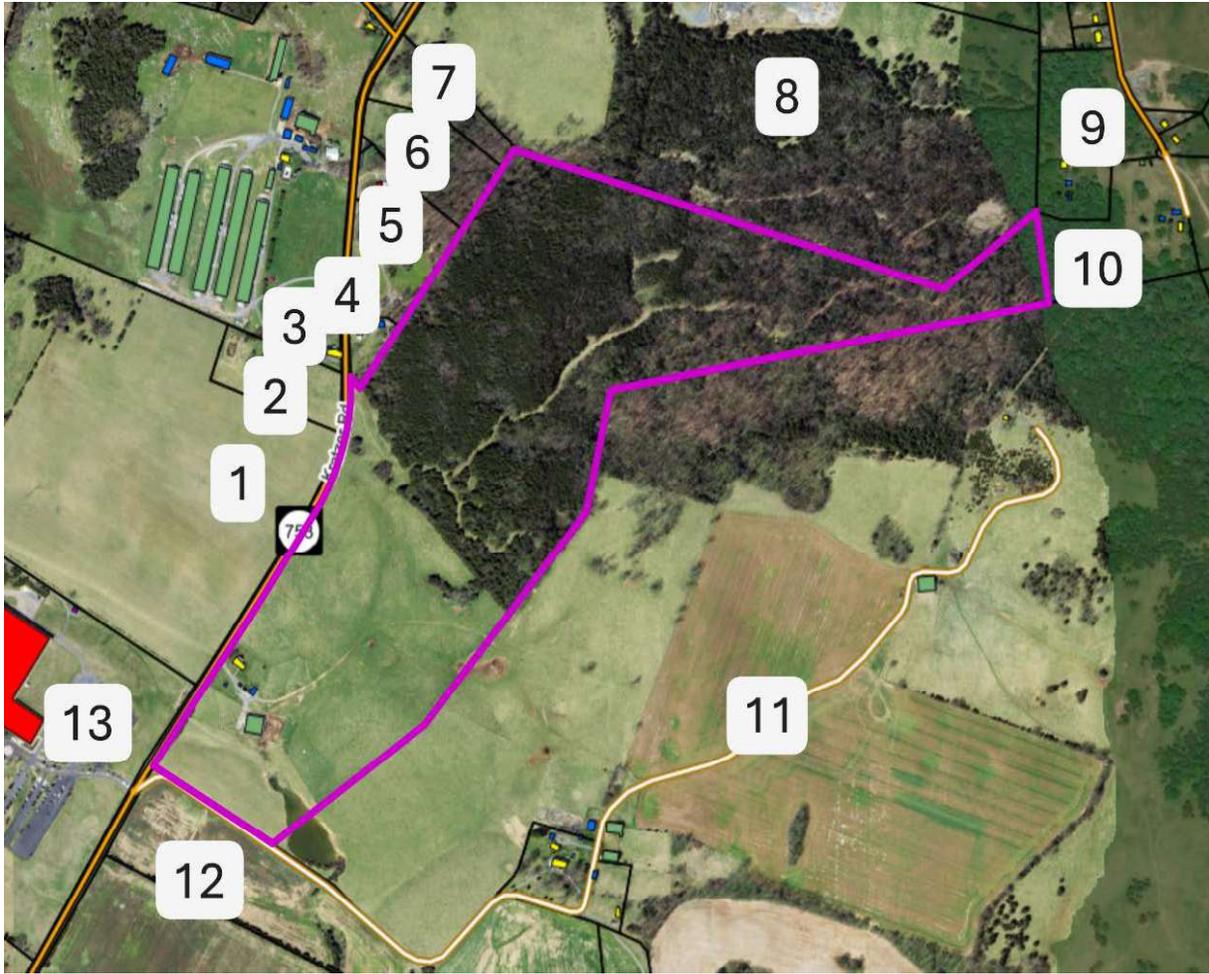
##### **Adjoining Properties**

I have considered adjoining uses and included a map to identify each parcel's location. The closest adjoining home to a solar panel is 700 feet away with the average distance to adjoining homes being 2,708 feet.

Adjoining uses to this project include animal confinement to the northwest and a commercial/industrial use at the Lakeside Book Company.

The breakdown of those uses by acreage and number of parcels is summarized below.

<b>Adjoining Use Breakdown</b>		
	<b>Acreage</b>	<b>Parcels</b>
Residential	4.88%	61.54%
Agricultural	66.81%	23.08%
Agri/Res	11.04%	7.69%
Commercial	17.27%	7.69%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



**Surrounding Uses**

#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
1	94-A-99	Stone Hill Farms	92.41	Agricultural	11.52%	7.69%	N/A
2	94-A-99A	Coffman Poultry	4.46	Residential	0.56%	7.69%	7,000
3	94-A-100	Coffman Poultry	0.56	Residential	0.07%	7.69%	700
4	94-A-101B	Shifflett	1.29	Residential	0.16%	7.69%	750
5	94-A-101	Lam	6.22	Residential	0.78%	7.69%	890
6	94-A-102B	Coffman	4.75	Residential	0.59%	7.69%	1,500
7	94-A-102	Coffman	4.96	Residential	0.62%	7.69%	N/A
8	94-A-111	Conmat	88.60	Agri/Res	11.04%	7.69%	2,700
9	94-A-125	Lohr	8.05	Residential	1.00%	7.69%	3,855
10	94-A-127	Rhodes	8.85	Residential	1.10%	7.69%	4,265
11	94-A-128A	Contentment	408.78	Agricultural	50.94%	7.69%	N/A
12	94-A-131A	Poff	34.90	Agricultural	4.35%	7.69%	N/A
13	94-A-93	Stat JV	138.58	Commercial	17.27%	7.69%	N/A
<b>Total</b>			<b>802.415</b>		<b>100.00%</b>	<b>100.00%</b>	<b>2,708</b>



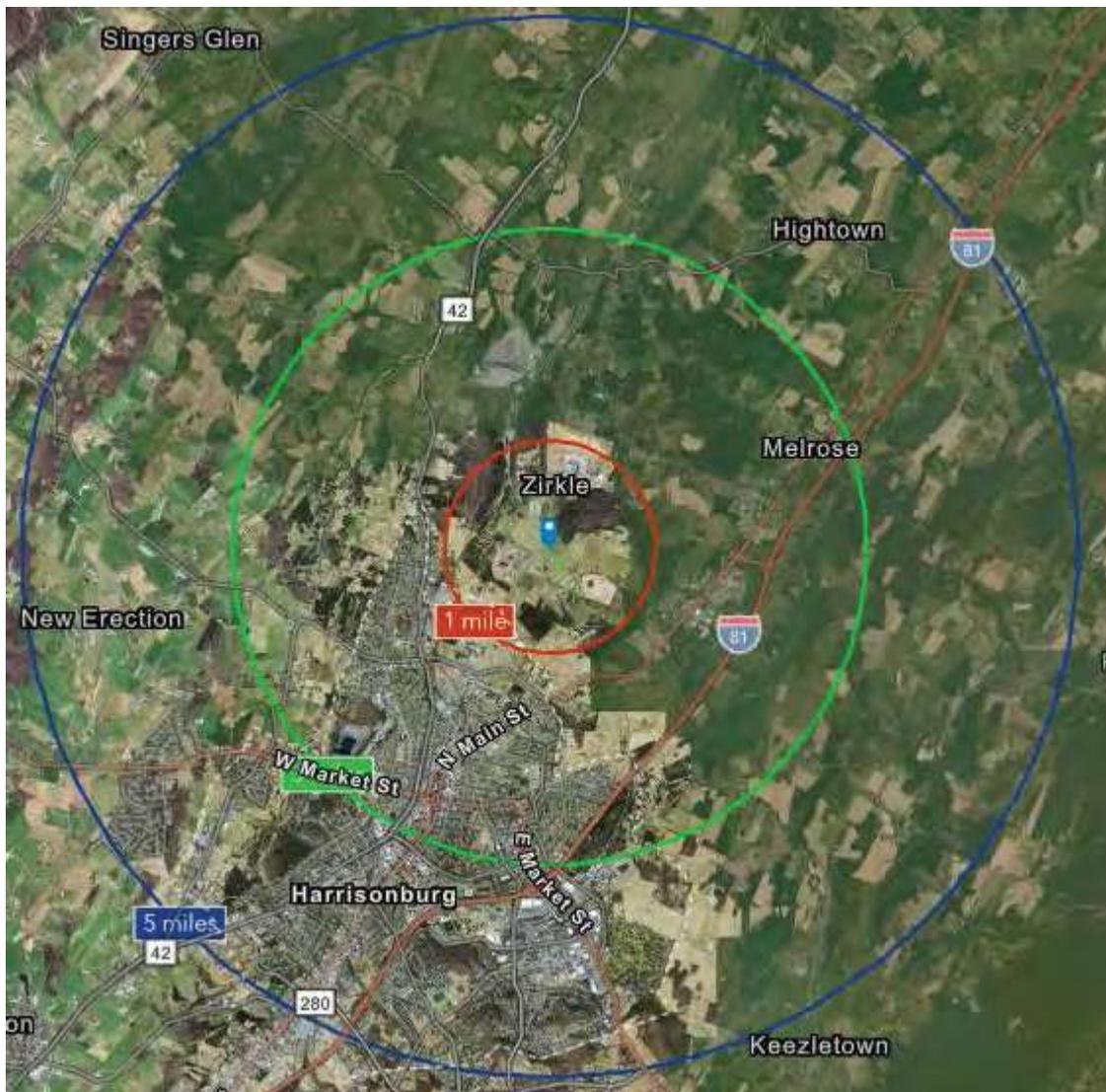
## Demographics Around Subject Property

I have pulled demographic data around a 1-mile, 3-mile and 5-mile radius from the middle of the project as shown on the following pages.

I note specifically that the green ring is the 3-mile radius around the project and the blue ring is the 5-mile radius. I point this out as it shows the scale of a 3-mile radius to a 5-mile radius.

Many of the studies cited later in this report consider a comparison between a 3-mile radius and a 5 to 6 mile radius around a project, which covers substantial areas and assumes that sales data in the red ring would be comparable to data in downtown Harrisonburg.

Commonly I find that while most solar projects are in rural areas, they frequently have higher density development and towns within that 3 to 6 mile radius, which effectively makes comparisons within 3-miles of those projects more of a measure of rural versus town instead of an impact due to solar projects.





## Housing Profile

22802  
 22802, Harrisonburg, Virginia  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 38.48390  
 Longitude: -78.84912

Population		Households	
2020 Total Population	35	2025 Median Household Income	\$85,357
2025 Total Population	26	2030 Median Household Income	\$104,905
2030 Total Population	26	2025-2030 Annual Rate	4.21%
2025-2030 Annual Rate	0.00%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	14	100.0%	14	100.0%	14	100.0%
Occupied	13	92.9%	12	85.7%	12	85.7%
Owner	10	71.4%	9	64.3%	9	64.3%
Renter	3	21.4%	3	21.4%	3	21.4%
Vacant	1	7.1%	2	14.3%	2	14.3%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	8	100.0%	8	100.0%
<\$50,000	0	0.0%	0	0.0%
\$50,000-\$99,999	0	0.0%	0	0.0%
\$100,000-\$149,999	0	0.0%	0	0.0%
\$150,000-\$199,999	0	0.0%	0	0.0%
\$200,000-\$249,999	1	12.5%	0	0.0%
\$250,000-\$299,999	1	12.5%	0	0.0%
\$300,000-\$399,999	2	25.0%	2	25.0%
\$400,000-\$499,999	2	25.0%	2	25.0%
\$500,000-\$749,999	2	25.0%	4	50.0%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value		\$400,000		\$500,000
Average Value		\$418,750		\$512,500



## Housing Profile

22802  
 22802, Harrisonburg, Virginia  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 38.48390  
 Longitude: -78.84912

Population		Households	
2020 Total Population	24,787	2025 Median Household Income	\$57,991
2025 Total Population	24,897	2030 Median Household Income	\$64,119
2030 Total Population	24,951	2025-2030 Annual Rate	2.03%
2025-2030 Annual Rate	0.04%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	10,128	100.0%	10,166	100.0%	10,233	100.0%
Occupied	9,571	94.5%	9,613	94.6%	9,690	94.7%
Owner	3,960	39.1%	4,290	42.2%	4,498	44.0%
Renter	5,611	55.4%	5,323	52.4%	5,192	50.7%
Vacant	544	5.4%	553	5.4%	543	5.3%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	4,290	100.0%	4,497	100.0%
<\$50,000	276	6.4%	310	6.9%
\$50,000-\$99,999	29	0.7%	24	0.5%
\$100,000-\$149,999	118	2.8%	85	1.9%
\$150,000-\$199,999	382	8.9%	221	4.9%
\$200,000-\$249,999	565	13.2%	436	9.7%
\$250,000-\$299,999	716	16.7%	641	14.3%
\$300,000-\$399,999	1,128	26.3%	1,222	27.2%
\$400,000-\$499,999	513	12.0%	654	14.5%
\$500,000-\$749,999	490	11.4%	745	16.6%
\$750,000-\$999,999	49	1.1%	98	2.2%
\$1,000,000-\$1,499,999	23	0.5%	60	1.3%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	1	0.0%	1	0.0%
Median Value		\$305,186		\$343,412
Average Value		\$330,516		\$373,715



## Housing Profile

22802  
 22802, Harrisonburg, Virginia  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 38.48390  
 Longitude: -78.84912

Population		Households	
2020 Total Population	59,476	2025 Median Household Income	\$59,755
2025 Total Population	59,495	2030 Median Household Income	\$65,988
2030 Total Population	59,734	2025-2030 Annual Rate	2.00%
2025-2030 Annual Rate	0.08%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	21,675	100.0%	21,889	100.0%	22,106	100.0%
Occupied	20,246	93.4%	20,486	93.6%	20,728	93.8%
Owner	8,362	38.6%	9,079	41.5%	9,523	43.1%
Renter	11,884	54.8%	11,407	52.1%	11,205	50.7%
Vacant	1,377	6.4%	1,403	6.4%	1,379	6.2%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	9,079	100.0%	9,522	100.0%
<\$50,000	433	4.8%	459	4.8%
\$50,000-\$99,999	72	0.8%	58	0.6%
\$100,000-\$149,999	145	1.6%	95	1.0%
\$150,000-\$199,999	566	6.2%	304	3.2%
\$200,000-\$249,999	928	10.2%	650	6.8%
\$250,000-\$299,999	1,431	15.8%	1,225	12.9%
\$300,000-\$399,999	2,369	26.1%	2,376	25.0%
\$400,000-\$499,999	1,417	15.6%	1,731	18.2%
\$500,000-\$749,999	1,505	16.6%	2,206	23.2%
\$750,000-\$999,999	164	1.8%	305	3.2%
\$1,000,000-\$1,499,999	35	0.4%	88	0.9%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	14	0.2%	25	0.3%
Median Value		\$340,734		\$382,912
Average Value		\$370,012		\$418,246

## **IV. Methodology and Discussion of Issues**

### **Standards and Methodology**

I conducted this analysis using the standards and practices established by the Appraisal Institute and conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in South Carolina and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

The first type of analysis employed is a Sale/Resale Analysis. This methodology is outlined in **Real Estate Damages**, Third Edition, Pages 35-36 by Randall Bell PhD, MAI and published by the Appraisal Institute. This is a type of Paired Sales Analysis (see next paragraph) that compares the sale of the same property Before and After a change in the market to see if there is any impact on the property value due to that change. In this analysis I have used the Federal Housing Finance Agency Home Price Index to identify typical appreciation in the property market and compared that to the change in value on a home Before a solar farm was announced and After the solar farm was built. No other adjustments were required as I have attempted to focus on homes without renovations and with typical upkeep during the intervening period.

The second type of analysis employed is a Matched Pair Analysis or Paired Sales Analysis. This methodology is outlined in **The Appraisal of Real Estate**, Twelfth Edition by the Appraisal Institute pages 438-439. It is further detailed in **Real Estate Damages**, Third Edition, pages 33-35 by Randall Bell PhD, MAI. Paired sales analysis is used to support adjustments in appraisal work for factors ranging from the impact of having a garage, golf course view, or additional bedrooms. It is an appropriate methodology for addressing the question of impact of an adjoining solar farm. The paired sales analysis is based on the theory that when two properties are in all other respects equivalent, a single difference can be measured to indicate the difference in price between them. Dr. Bell describes it as comparing a test area to control areas. In the example provided by Dr. Bell he shows five paired sales in the test area compared to 1 to 3 sales in the control areas to determine a difference. I have used 3 sales in the control areas in my analysis for each sale developed into a matched pair.

### **Determining what is an External Obsolescence**

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does

not mean the use will be an external obsolescence, but a combination of these factors tend to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.
- 3) Noise. Solar farms generate no noise concerns. A wide range of noise studies have found them consistent with agricultural and residential areas. The noise is even less at night.
- 4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.
- 5) Appearance/Viewshed. This is the one area that potentially applies to solar farms. However, solar farms are generally required to provide significant setbacks and landscaping buffers to address that concern. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example, if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.
- 6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

### **Market Imperfection**

Throughout this analysis, I have specifically considered the influence of market imperfection on data analysis. Market imperfection is the term that refers to the fact that unlike a can of soup at the supermarket or in your online shopping cart, real estate cannot be comparison shopped for the best price and purchased at the best price for that same identical product. Real estate products are always similar and never identical. Even two adjacent lots that are identical in almost every way have a slight difference in location. Once those lots are developed with homes, the number of differences begin to multiply, whether it is size of the home, landscaping, layout, age of interior upfit, quality of interior upfit, quality of maintenance and so on.

Neoclassical economics indicates a perfectly competitive market as having the following: A large number of buyers and sellers (no one person dominates the market), no barriers or transaction costs, homogeneous product, and perfect information about the product and pricing. Real estate is clearly not homogeneous. The number of buyers and sellers for a particular product in a particular location is limited by geography, financing, and the limited time period within a property is listed. There are significant barriers that limit the liquidity in terms of time, costs and financing. Finally, information on real estate is often incomplete or partial – especially at the time that offers are made and prices set, which is prior to appraisals and home inspections. So real estate is very imperfect based on this definition and the impact of this is readily apparent in the real estate market.

What appear to be near-identical homes that are in the same subdivision will often sell with slight variations in price. When multiple appraisers approach the same property, there is often a slight variation among all of those conclusions of value, due to differences in comparables used or analysis of those comparables. This is common and happens all of the time. In fact, within each appraisal, after making adjustments to the comparables, the appraiser will typically have a range of values that are supported that often vary more than +/-5% from the median or average adjusted value.

Based on this understanding of market imperfection, it is important to note that very minor differences in value within an impact study do not necessarily indicate either a negative or positive impact. When the impacts measured fall within that +/-5%, I consider this to be within typical market variation/imperfection. Therefore it may be that there is a negative or positive impact identified if the impact is within that range, but given that it is indistinguishable from what amounts to the background noise or static within the real estate data, I do not consider indications of +/-5% to support a finding of a negative or positive impact.

Impacts greater than that range are, however, considered to be strong indications of impacts that fall outside of typical market imperfection. I have used this as a guideline while considering the impacts identified within this report.

### **Relative Solar Farm Sizes**

Solar farms have been increasing in size in recent years. Much of the data collected is from existing, older solar farms of smaller size, but there are numerous examples of sales adjoining 75 to 80 MW facilities that show a similar trend as the smaller solar farms. This is understandable given that the primary concern relative to a solar farm is the appearance or view of the solar farm, which is typically addressed through setbacks and landscaping buffers. The relevance of data from smaller solar farms to larger solar farms is due to the primary question being one of appearance. If the solar farm is properly screened, then little of the solar farm would be seen from adjoining property regardless of how many acres are involved.

Larger solar farms are often set up in sections where any adjoining owner would only be able to see a small section of the project even if there were no landscaping screen. Once a landscaping screen is in place, the primary view is effectively the same whether you are adjoining a 5 MW, 20 MW or 100 MW facility.

I have split out the data for the matched pairs adjoining larger solar farms only to illustrate the similarities later in this report. I note that I have matched pairs adjoining solar farms over 600 MWs in size showing no impact on property value.

## **V. Research on Solar Farms**

### **A. *Appraisal Market Studies***

I have also considered a number of impact studies completed by other appraisers as detailed below.

#### **CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities**

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The study concluded that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

#### **Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia**

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed County Planners and Real Estate Assessor's in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

#### **Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County, North Carolina, 2013**

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

Mr. Beck was interviewed as part of the Christian Kalia study noted above. From that I quote “Mr. Beck concluded on no effect on moderate priced homes, and only a 5% change in his limited research of higher priced homes. His one sale that fell through is hardly a reliable sample.”

Also noted in the Christian Kalia interview notes is a response from Mr. Beck indicating that in his opinion “the homes were higher priced homes and had full view of the solar farm.” Mr. Beck indicated in the interview if landscaping screens were employed he would not see any drop in value.

**NorthStar Appraisal Company – Impact Analysis for Nichomus Run Solar, Pilesgrove, New Jersey, 2020**

Mr. William J. Sapio, MAI with NorthStar Appraisal Company considered a matched pair analysis for the potential impact on adjoining property values to this proposed 150 MW solar farm. Mr. Sapio considered sales activity in a subdivision known as Point of Woods in South Brunswick Township and identified two recent new homes that were constructed and sold adjoining a 13 MW solar farm and compared them to similar homes in that subdivision that did not adjoin the solar farm. These homes sold in the \$1,290,450 to \$1,336,613 price range and these homes were roughly 200 feet from the closest solar panel.

Based on this analysis, he concluded that the adjoining solar farm had no impact on adjoining property value.

**MR Valuation Consulting, LLC – The Kuhl Farm Solar Development and The Fischer Farm Solar Development – New Jersey, 2012**

Mr. Mark Pomykacz, MAI MRICS with MR Valuation Consulting, LLC considered a matched pair analysis for sales near these solar farms. The sales data presented supported a finding of no impact on property value for nearby and adjoining homes and concludes that there is no impact on marketing time and no additional risk involved with owning, building, or selling properties next to the solar farms.

**Mary McClinton Clay, MAI – McCracken County Solar Project Value Impact Report, Kentucky, 2021**

Ms. Mary Clay, MAI reviewed a report by Kirkland Appraisals in this case and also provided a differing opinion of impact. Having testified opposite Ms. Clay, she has stated that she does not confirm her data and does not use an appropriate method for time adjustments.

The comments throughout this study are heavy in adjectives, avoids stating facts contrary to the conclusion and shows a strong selection bias.

**Kevin T. Meeks, MAI – Corcoran Solar Impact Study, Minnesota, 2017**

Mr. Kevin Meeks, MAI reviewed a report by Kirkland Appraisals in this case and also provided additional research on the topic with additional paired sales. The sales he considered are well presented and show that they were confirmed by third parties and all of the broker commentary is aligned with the conclusion that the adjoining solar farms considered had no impact on the adjoining home values.

Mr. Meeks also researched a 100 MW project in Chisago County, known as North Star Solar Garden in MN. He interviewed local appraisers and a broker who was actively marketing homes adjoining that solar farm to likewise support a finding of no impact on property value.

**John Keefe, Chisago County Assessor, Chisago County Minnesota Assessor’s Office, 2017**

This study was completed by the Chisago County Minnesota Assessor's Office on property prices adjacent to and in close vicinity of a 1,000-acre North Star solar farm in Minnesota. The study concluded that the North Star solar farm had "no adverse impact" on property values. Mr. Keefe further stated that, "It seems conclusive that valuation has not suffered."

**Tim Connelly, MAI – Solar Impact Study of Proposed Solar Facility, New Mexico, 2023**

This study is a detailed review of an Impact Study completed by Kirkland Appraisals, LLC for Rancho Viejo Solar. It goes through all of the analysis and confirms the applicability and reliability of the methods and conclusions. Mr. Connelly, MAI concurs that "the proposed solar project will not have a negative impact on market value, marketability, or enjoyment of property in the immediate vicinity of the proposed project."

**Donald Fisher, ARA, 2021**

Donald Fisher has completed a number of studies on solar farms and was quoted in February 15, 2021 stating, "Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact or, ironically, a positive impact, where values on properties after the installation of solar farms went up higher than time trends."

**Jennifer N. Pitts, MAI - Study of Residential Market Trends Surrounding Six Utility-Scale Solar Projects in Texas, 2023**

This study was completed by Real Property Analytics with Ms. Pitts along with Erin M. Kiella, PhD, and Chris Yost-Bremm, PhD. This analysis considered these solar farms through different stages of the market from announcement of the project, during construction, and after construction. They found no indication of a negative impact on sales price, the ratio of sales price to listing price, or the number of Days on Market. They also researched individual sales and interviewed local brokers who confirmed that market participants were knowledgeable of the solar projects and did not result in a negative impact on sales price or marketing time.

**Michael S. MaRous, MAI, CRE – Market Impact Analysis Langdon Mills Solar, Columbia County, Wisconsin, 2023**

This study was completed by MaRous & Company and signed by Michael S. MaRous. This analysis included consideration of solar projects in 13 states including 7 solar projects in Wisconsin. This includes 22 matched pairs with a conclusion on Page 70 that states "there does not appear to have been any measurable negative impact on surrounding residential property values due to the proximity of a solar farm."

This analysis was further supported by Assessor Surveys including assessors in Wisconsin which found no instance of an assessor in Wisconsin identifying any negative impacts from solar farms on adjoining property values.

**Conclusion of Impact Studies**

Of the 11 studies noted 9 included actual sales data to derive an opinion of no impact on value. The two studies to conclude on a negative impact includes the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact. The other study by Mary Clay shows improper adjustments for time, a lack of confirmation of sales comparables, and exclusion of data that does not support her initial position.

I have relied on these studies as additional support for the findings in this impact analysis.

## **B. Articles**

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

### **Farm Journal Guest Editor, March 22, 2021 – Solar’s Impact on Rural Property Values**

Andy Ames, ASFMRA (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA’s National Appraisal Review Committee. He is also the Executive Vice President of the CNY Pomeroy Appraiser and has conducted several market studies on solar farms and property impact. He is quoted in the article as saying, “Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact, or ironically, a positive impact, where values on properties after installation of solar farms went up higher than time trends.”

Howard Halderman, AFM, President and CEO of Halderman Real Estate and Farm Management attended the ASFMRA solar talk hosted by the Indiana Chapter of the ASFMRA and he concludes that other rural properties would likely see no impact and farmers and landowners shown even consider possible benefits. “In some cases, farmers who rent land to a solar company will insure the viability of their farming operation for a longer time period. This makes them better long-term tenants or land buyers so one can argue that higher rents and land values will follow due to the positive impact the solar leases offer.”

More recently in August 2022, Donald Fisher, ARA, MAI and myself led a webinar on this topic for the ASFMRA discussing the issues, the university studies and specific examples of solar farms having no impact on adjoining property values.

### **National Renewable Energy Laboratory – Top Five Large-Scale Solar Myths, February 3, 2016**

Megan Day reports from NREL regarding a number of concerns neighbors often express. Myth #4 regarding property value impacts addresses specifically the numerous studies on wind farms that show no impact on property value and that solar farms have a significantly reduced visual impact from wind farms. She highlights that the appearance can be addressed through mitigation measures to reduce visual impacts of solar farms through vegetative screening. Such mitigations are not available to wind farms given the height of the windmills and again, those studies show no impact on value adjoining wind farms.

### **North Carolina State University: NC Clean Energy Technology Center White Paper: Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development (Version 2), May 2019**

Tommy Cleveland and David Sarkisian wrote a white paper for NCSU NC Clean Energy Technology Center regarding the potential impacts to agricultural productivity from a solar farm use. I have interviewed Tommy Cleveland on numerous occasions and I have also heard him speak on these issues at length as well. He addresses many of the common questions regarding how solar farms work and a detailed explanation of how solar farms do not cause significant impacts on the soils, erosion and other such concerns. This is a heavily researched paper with the references included.

### **North Carolina State University: NC Clean Energy Technology Center White Paper: Health and Safety Impacts of Solar Photovoltaics, May 2017**

Tommy Cleveland wrote a white paper for NCSU NC Clean Energy Technology Center regarding the health and safety impacts to address common questions and concerns related to solar farms. This is a heavily researched white paper addressing questions ranging from EMFs, fire safety, as well as vegetation control and the breakdown of how a solar farm works.

### **C. *Broker Commentary***

In the process of working up the matched pairs used later in this report, I have collected comments from brokers who have actually sold homes adjoining solar farms indicating that the solar farm had no impact on the marketing, timing, or sales price for the adjoining homes. I have comments from brokers noted within the solar farm write ups of this report including brokers from South Carolina, Georgia, and North Carolina.

## **VI. University Studies**

I have also considered the following studies completed by different universities related to solar farms and impacts on property values.

### **A. *University of Texas at Austin, May 2018***

#### **An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations**

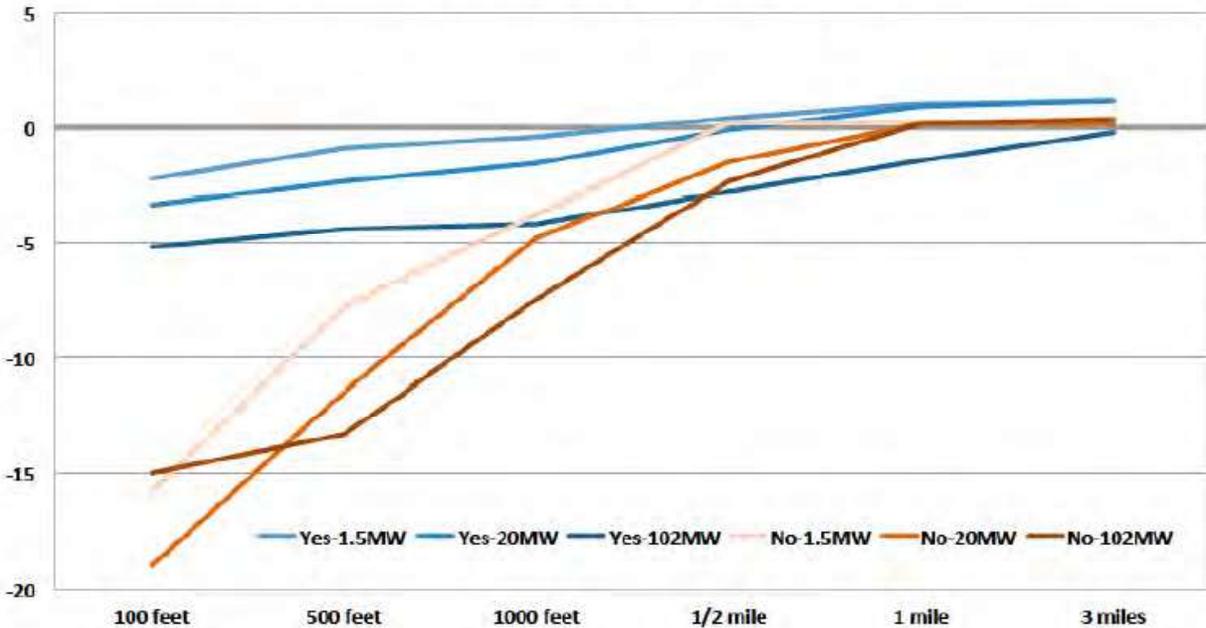
This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.

**Chart B.2 - Estimates of Property Value Impacts (%) by Size of Facility, Distance, & Respondent Type**

Have you assessed a home near a utility-scale solar installation?



Furthermore, the question cited above does not consider any mitigating factors such as landscaping buffers or screens which would presumably reduce the minor impacts noted by experienced appraisers on this subject.

The conclusion of the researchers, shown on Page 23 of that study, indicated that “Results from our survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values.”

This analysis supports the conclusion of this report that the data supports no impact on adjoining property values. The only impact suggested by this study is -5% if a home was within 100 feet of a 100 MW solar farm with little to no landscaping screening. The proposed project has a landscaping screening, is much further setback than 100 feet from adjoining homes, and is less than 100 MW.

**B. University of Rhode Island, September 2020**

**Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island**

The University of Rhode Island published a study entitled **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island** on September 29, 2020 with lead researchers being Vasundhara Gaur and Corey Lang. I have read that study and interviewed Mr. Corey Lang related to that study. This study is often cited by opponents of solar farms but the findings of that study have some very specific caveats according to the report itself as well as Mr. Lang.

While that study does state in the Abstract that they found depreciation of homes within 1-mile of a solar farm, that impact is limited to non-rural locations. On Pages 16-18 of that study under Section 5.3 Heterogeneity in treatment effect they indicate that the impact that they found was

limited to non-rural locations with the impact in rural locations effectively being zero. For the study they defined “rural” as a municipality/township with less than 850 population per square mile.

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population per square mile.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2<sup>nd</sup> and 3<sup>rd</sup> most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for Linville District in Rockingham County, which has a population of 9,009 population for 2025 based on HomeTownLocator using Census Data and a total area of 147.7 square miles. This indicates a population density of 61 people per square mile which puts this well below the threshold indicated by the Rhode Island Study.

I therefore conclude that the Rhode Island Study supports the indication of no impact on adjoining properties for the proposed solar farm project.

### **Linville District Data & Demographics (As of July 1, 2025)**

POPULATION		HOUSING	
Total Population	9,009 (100%)	Total HU (Housing Units)	3,628 (100%)
Population in Households	8,940 (99.2%)	Owner Occupied HU	2,609 (71.9%)
Population in Families	7,290 (80.9%)	Renter Occupied HU	769 (21.2%)
Population in Group Quarters <sup>1</sup>	69 ( 0.8%)	Vacant Housing Units	250 ( 6.9%)
Population Density	61	Median Home Value	\$366,189
Diversity Index <sup>2</sup>	48	Average Home Value	\$395,425
		Housing Affordability Index <sup>3</sup>	80

INCOME		HOUSEHOLDS	
Median Household Income	\$74,483	Total Households	3,378
Average Household Income	\$95,508	Average Household Size	2.65000000000
% of Income for Mortgage <sup>4</sup>	31%	Family Households	2,408
Per Capita Income	\$35,840	Average Family Size	3
Wealth Index <sup>5</sup>	81		

### **C. University of Rhode Island, 2023**

#### **House of the rising sun: The effect of utility-scale solar arrays on housing prices**

The University of Rhode Island published this study completed by the same researchers as the prior Rhode Island study, Vasundhara Gaur and Corey Lang. This study focused on Massachusetts and

Rhode Island and found the opposite of the prior study. This study indicates that they found 1.5% to 3.6% declines in property value within 0.5 miles of a solar array and that this is mostly driven by solar projects found on agricultural land.

***D. Georgia Institute of Technology, October 2020***  
**Utility-Scale Solar Farms and Agricultural Land Values**

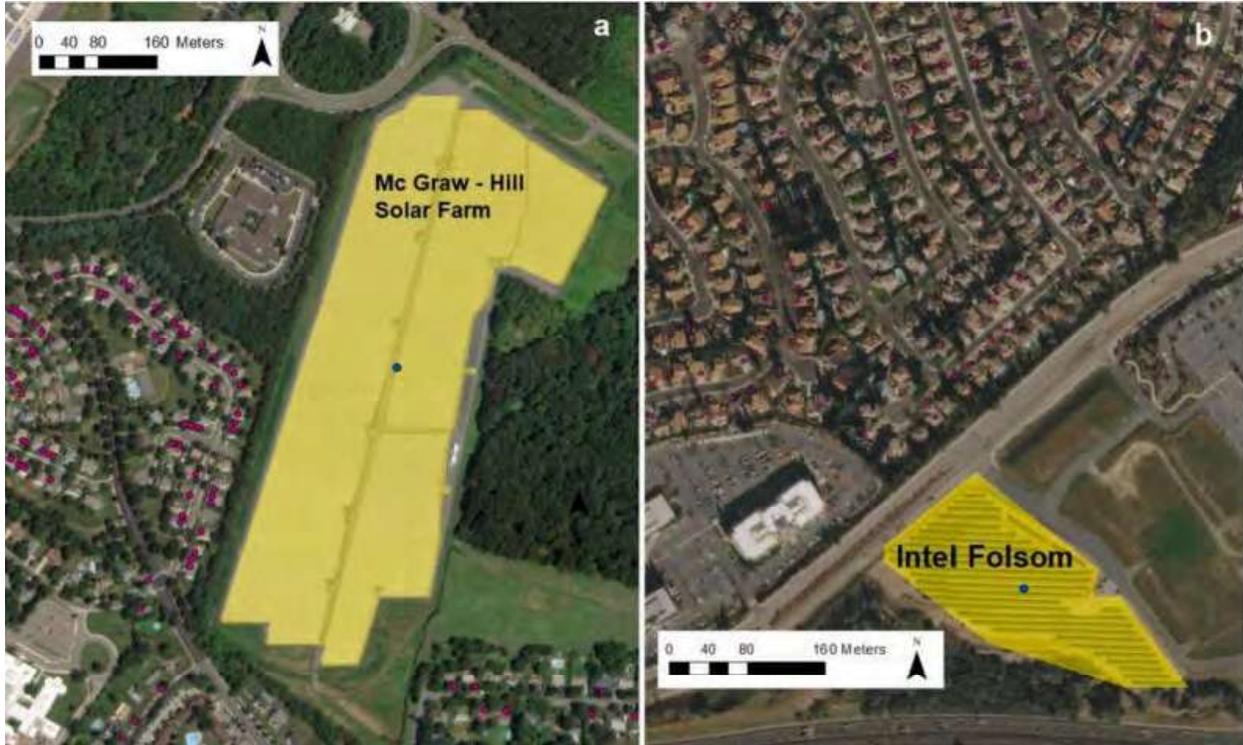
This study was completed by Nino Abashidze as Post-Doctoral Research Associate of Health Economics and Analytics Lab (HEAL), School of Economics, Georgia Institute of Technology. This research was started at North Carolina State University and analyzes properties near 451 utility-scale ground-mount solar installations in NC that generate at least 1 MW of electric power. A total of 1,676 land sales within 5-miles of solar farms were considered in the analysis.

This analysis concludes on Page 21 of the study “Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option -value for land owners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value.”

This study supports a finding of no impact on adjoining agricultural property values and in some cases could support a modest increase in value.

***E. Lawrence Berkeley National Lab, March 2023***  
**Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states**

This study was completed by researchers including Salma Elmallah, Ben Hoen, K. Sydney Fujita, Dana Robson, and Eric Brunner. This analysis considers home sales before and after solar farms were installed within a 1-mile radius and compared them to home sales before and after the solar farms at a 2-4-mile radius. The conclusion found a 1.5% impact within 0.5 mile of a solar farm as compared to homes 2-4 miles from solar farms. This is the largest study of this kind on solar and addresses a number of issues, but also does not address a number of items that could potentially skew these results. First of all, the study found no impact in the three states with the most solar farm activity and only found impacts in smaller sets of data. The data does not in any way discuss actual visibility of solar farms or address existing vegetation screens. This lack of addressing this is highlighted by the fact that they suggest in the abstract that vegetative shading may be needed to address possible impacts. Another notable issue is the fact that they do not address other possible impacts within the radii being considered. This lack of consideration is well illustrated within the study on Figure A.1 where they show satellite images of McGraw Hill Solar Farm in NJ and Intel Folsom in CA. The Folsom image clearly shows large highways separating the solar farm from nearby housing, but with tower office buildings located closer to the housing being considered. In no place do they address the presence of these towers that essentially block those homes from the solar farm in some places. An excerpt of Fig. A.1. is shown below.



For each of these locations, I have panned out a little further on Google Earth to show the areas illustrated to more accurately reflect the general area. For the McGraw Hill Solar Farm you can see there is a large distribution warehouse to the west along with a large office and other industrial uses. Further to the west is a large/older apartment complex (Princeton Arms). To the east there are more large industrial buildings. However, it is even more notable that 1.67 miles away to the west is Cranbury Golf Club. Given how this analysis was set up, these homes around the industrial buildings are being compared to homes within this country club to help establish impacts from the solar farm. Even considering the idea that each set is compared to itself before and after the solar farm, it is not a reasonable supposition that homes in each area would appreciate at the same rates even if no solar farm was included. Furthermore the site where the solar farm is located and all of the surrounding uses not improved with residential housing to the south are zoned Research Office (RO) which allows for: manufacturing, preparation, processing or fabrication of products, with all activities and product storage taking place within a completely enclosed building, scientific or research laboratories, warehousing, computer centers, pharmaceutical operations, office buildings, industrial office parks among others. Homes adjoining such a district would likely have impacts and influences not seen in areas zoned and surrounded by zoning strictly for residential uses.





On the Intel Folsom map I have shown the images of two of the Intel Campus buildings, but there are roughly 8 such buildings on that site with additional solar panels installed in the parking lot as shown in that image. I included two photos that show the nearby housing having clear and close views of adjoining office parking lots. This illustrates that the homes in that 0.5-mile radius are significantly more impacted by the adjoining office buildings than a solar farm located distantly that are not within the viewshed of those homes. Also, this solar farm is located on land adjoining the Intel Campus on a tract that is zoned M-1 PD, which is a Light Industrial/Manufacturing zoning. Furthermore, the street view at the solar farm shows not only the divided four-lane highway that separates the office buildings and homes from the solar farm, but also shows that there is no landscaping buffer at this location. All of these factors are ignored by this study. Below is another image of the Folsom Solar at the corner of Iron Point Road and Intel West Driveway which shows just how close and how unscreened this project is.



Compare that image from the McGraw Hill Street view facing south from County Rte 571. There is a distant view and much of the project is hidden by a mix of berms and landscaping. The analysis makes no distinction between these projects.



The third issue with this study is that it identifies impacts following development in areas where they note that “more adverse home price impacts might be found where LSPVPS (large-scale

photovoltaic project) displace green space (consistent with results that show higher property values near green space).” The problem with this statement is that it assumes that the greenspace is somehow guaranteed in these areas, when in fact, they could just as readily be developed as a residential subdivision and have the same impacts. They have made no effort to differentiate loss of greenspace through other development purposes such as schools, subdivisions, or other uses versus the impact of solar farms. In other words, they may have simply identified the impact of all forms of development on property value. This would in fact be consistent with the comments in the Rhode Island study where the researchers noted that the loss of greenspace in the highly urban areas was likely due to the loss of greenspace in particular and not due to the addition of solar panels.

Lastly, the study primarily focuses on smaller and older solar facilities. These facilities were in many cases built during the initial development of the utility scale solar industry where there were fewer requirements for vegetative buffers and setbacks. Approximately 95% of their data focuses on 1 to 5 megawatt projects. This focus on older and smaller sites does not accurately capture current development standards or practices as the industry has progressed over the past two decades to improve and protect neighbors from potential negative impacts.

Despite these three shortcomings in the analysis – the lack of differentiating landscape screening, the lack of consideration of other uses within the area that could be impacting property values, and the lack of consideration of alternative development impacts – the study still only found impacts between 0 and 5% with a conclusion of 1.5% within a 0.5-mile radius. As discussed later in this report, real estate is an imperfect market and real estate transactions typically sell for much wider variability than 5% even where there are no external factors operating on property value.

I therefore conclude that the minor impacts noted in this study support a finding of no impact on property value. Most appraisals show a variation between the highest and lowest comparable sale that is substantially greater than 1.5% and this measured impact for all its flaws would just be lost in the static of normal real estate transactions.

***F. Loyola University Chicago by Simeng Hao and Gilbert Michaud, 2024  
Assessing Property Value Impacts Near Utility-Scale Solar in the Midwest***

This was originally part of the Master’s Thesis by Simeng Hao in 2023 but updated for publication.

This study considered 70 utility-scale facilities built in the Midwest from 2009 to 2022 using data from the Lawrence Berkley National Laboratory. Using the difference-in-differences, method he found that proximity to solar project increased property values by 0.5% to 2.0%.

Furthermore, the research in this project shows that solar farms tend to be located in places with lower average home values by 2 to 3% compared to other random adjoining zip codes. This is not to say those areas are depressed, but those rural areas on average have lower prices than more suburban or urban areas nearby. This highlights the problem with a number of the studies on this issue in that they compare home values near the solar project to homes further from the solar project, but they are largely identifying the difference between rural and less-rural areas. The impact range identified by the Berkeley Study for example is exactly in line with that random difference identified by Simeng Hao.

The original Master’s Thesis included a summary of seven other studies including many of those noted above that considered a total of 3,296 projects with results ranging from 1.7% decline in value to no impact. Only 2 of the studies identified found negative results that ranged from 0.82% to 1.7% impact on property value, while the other five studies found no consistent negative impact.

Given that 5 of the 7 studies identified show no negative impact and the analysis by Mr. Hao shows a positive relationship up to 2%, I consider this analysis to support my conclusions on no impact on

property value. While statistical studies note impacts of +/- 2%, as noted earlier in this report, market imperfection is generally greater than that rate and supports a conclusion of no impact. Essentially, while the statistical studies are showing minor variation, applying that to any one particular property whether plus or minus, would be unsupported given that market imperfection is greater than that purported adjustment.

**G. *Purdue University by Binayak Kunwar, 2024***

**Impact of Commercial and Utility-Scale Solar Energy on Farmland Price**

This was completed as part of the Master of Science Thesis by the author to the Department of Agricultural Economics at Purdue University. This study focuses on farmland prices between 2015 and 2020 in Indiana. This study identified a premium up to 2.1% for higher priced farmland in proximity to solar projects. The study further identified adjustments for size, crop productivity and proximity to urban areas. The study interestingly notes that the higher priced farmland is both with high productivity and closer to urban areas, while the enhancement from adjoining or nearby solar is greatest on those types of farmland.

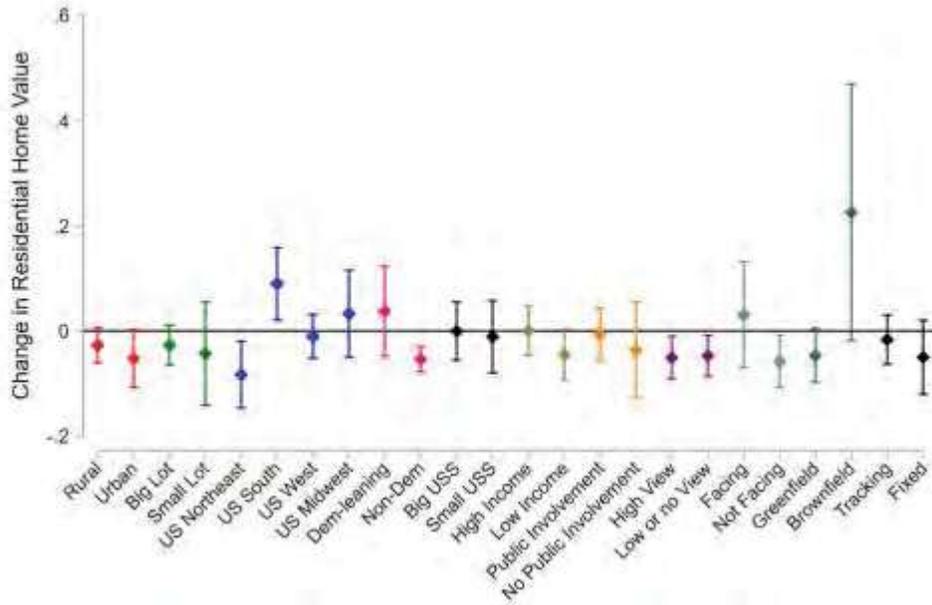
**H. *Virginia Polytechnic Institute and Sates University by Chenyang Hu et al, 2025***

**Impact of large-scale solar on property values in the United States: Diverse effects and causal mechanisms**

This study follows a similar pattern of the Lawrence Berkeley study using analysis looking at properties within 3 miles of existing solar farms and comparing that data to property data 3 to 6 miles away. The findings of this study indicate a reduction in value for homes within 0.5-miles of 7.2% if it has no view of the project or 7.9% if it has a view of the project. It also concluded on a 4.8% impact up to 3 miles away. The same study concluded on an increase in value for undeveloped or farm land by an average of 19.4% within 2 miles of a solar project.

This study, like the other studies that use this methodology, assumes that it is reasonable to compare home sales data within the 3-mile radius to activity in the outer ring area. However, this assumption fails to show that this is a reasonable assumption. In countless examples of solar projects we have identified across the country, the 3 to 5 mile radius includes towns and higher development areas closer to town and necessarily is showing a difference between rural values and town values. The Loyola University study illustrates this effect as outlined above.

This study also concluded that there are different factors that can influence these impacts. As shown in the chart below the lines above the line show positive impacts with the biggest positive impact being solar projects in Brownfield areas, but also includes positive impacts in the South, Midwest, Democrat leaning area, and facing of the panels.



### **Summary of University Studies**

I have shown in the chart below a breakdown of the conclusions from these studies. The Low end of the range is showing the greatest negative or lowest positive while the High end is the lowest negative and highest positive. Where the impacts are positive they are showing an increase in value from proximity to a solar project.

The overall range is -7.9% to a +19.04% with an average between -2.81% and +2.88%. These ranges are clearly hovering in a nominal range that correspond with Market Imperfection as identified earlier in this report. With a range that tight, it is not a significant impact shown by these studies and is suggesting a positive potential that is almost as great as the negative potential.

These generalized studies do not address landscaping screens, differences in school districts, physical conditions of the homes, considerations for higher priced subdivisions near lower priced subdivisions, ages of homes, renovations or updates, whether the homes were on gravel or paved roads, lot size differences, amenity differences, lot premiums for river or conservation adjacency, and there was no data verification to identify atypical motivations of buyers and sellers. These generalized studies suggest a level of precision that should be considered with caution by appraisers for adjustments as they do not account for those other factors and they fall within typical market imperfection.

**Table 2: Breakdown of University Study Findings**

	Source	Type	Year	Low	High	Conclusion Note on Proximity
A	UTA	Published Study	2018	-5.00%	1.00%	1000 feet
B	URI	Published Study	2020	-1.70%	0.00%	-1.70% 1 mile 0.00% 1mile rural
C	URI	Published Study	2023	-3.60%	-1.50%	1/2 mile
D	GATech	Published Study	2020	0.00%	0.00%	Farmland
E	Lawrence	Published Study	2023	-5.60%	0.00%	-2.30% 1/4 mile -1.50% 1/2 mile -0.80% 1/2 to 1 mile
F	Loyola	Published Study	2024	0.50%	2.00%	Proximity
G	Purdue	Masters Thesis	2024	0.80%	2.10%	Proximity
H	VATech	Published Study	2025	-7.90%	19.40%	-7.20% 1/2 mile -4.80% 3 mile 19.40% Farmland - 2 mi
<b>Average</b>				-2.81%	2.88%	
<b>Median</b>				-2.65%	0.50%	
<b>High</b>				0.80%	19.40%	
<b>Low</b>				-7.90%	-1.50%	
<b>Residential</b>						
<b>Average</b>				-3.21%	-0.17%	
<b>Median</b>				-3.60%	0.00%	
<b>High</b>				0.80%	2.10%	
<b>Low</b>				-7.90%	-4.80%	
<b>Farmland</b>						
<b>Average</b>				9.70%	9.70%	
<b>Median</b>				9.70%	9.70%	
<b>High</b>				19.40%	19.40%	
<b>Low</b>				0.00%	0.00%	

## **VII. Assessor Surveys**

I have been working on a survey of Virginia Assessors regarding property values related to solar farms and whether or not the local assessors have found any data to support any changes to value on property adjoining solar farms. In this process I have contacted every assessor's office by email and I have received responses by email and by phone from a number of these counties. Many of the counties in Virginia rely on outside firms to assist in gathering data for the assessments and where that is the case, we have contacted the outside firms regarding the question of whether or not the assessors are currently making any adjustments to properties adjoining solar farms.

I currently have response from 16 counties that have solar farms in them and of those 16 responses none of the assessors are currently applying a negative impact on property value. One response suggested that adjoining values may go up.

I also spoke with Randy Willis with Pearson Assessors. His company assists in the assessments in many of the counties south of Richmond. He indicated that they had found no data to suggest a negative impact on property value and they have looked as they were concerned about that issue. He indicated that they would make no negative impact adjustments and that he recognizes that there are a number of agricultural adjoining uses that have a greater impact on adjoining properties in terms of noise, dust and odor than a solar farm would have. He did indicate that there could be situations where an individual home might have a greater visual impact and those should be looked at on a case-by-case basis, but he also agreed that many allowed agricultural uses could have similar visual impacts on such properties as well.

### **VIRGINIA Commissioner of the Revenue**

<b>County</b>	<b>Assessor Name</b>	<b>Number of Farms in Operation</b>	<b>Change in adjacent property value</b>
Appomattox	Sara Henderson	1, plus one in process	No
Augusta	W. Jean Shrewsbury	no operational	No
Buckingham	Stephanie D. Love	1	No
Charlotte	Naisha Pridgen Carter	1, several others in the works	No
Clarke	Donna Peake	1	No
Frederick	Seth T. Thatcher	none, 2 approved for 2022	No, assuming compatible with rural area
Goochland	Mary Ann Davis		No
Hanover	Ed Burnett	1	No
Louisa	Stacey C. Fletcher	2 operational by end of year	No, only if supported by market data
Mecklenburg	Joseph E. "Ed" Taylor		No
Nottoway	Randy Willis with Pearson Assessors		No
Powhatan	Charles Everest	2 approved, 1 built	Likely increase in value
Rockingham	Dan Cullers	no operational	Likely no
Southampton	Amy B. Carr	1	Not normally
Surry	Jonathan F. Judkins	1	None at this time
Westmoreland	William K. Hoover	4	No

Responses: 16

Negative Impact on Adjoining Value = Yes: 0

Negative Impact on Adjoining Value = No: 16

I have completed similar surveys in a number of states and I have shown the breakdown of those responses below. I have not had any assessor indicate a negative adjustment due to adjacency to a solar farm in any state. These responses total 189 with 172 definitively indicating no negative adjustments are made to adjoining property values, 17 providing no response to the question, and 0 indicating that they do address a negative impact on adjoining property value.

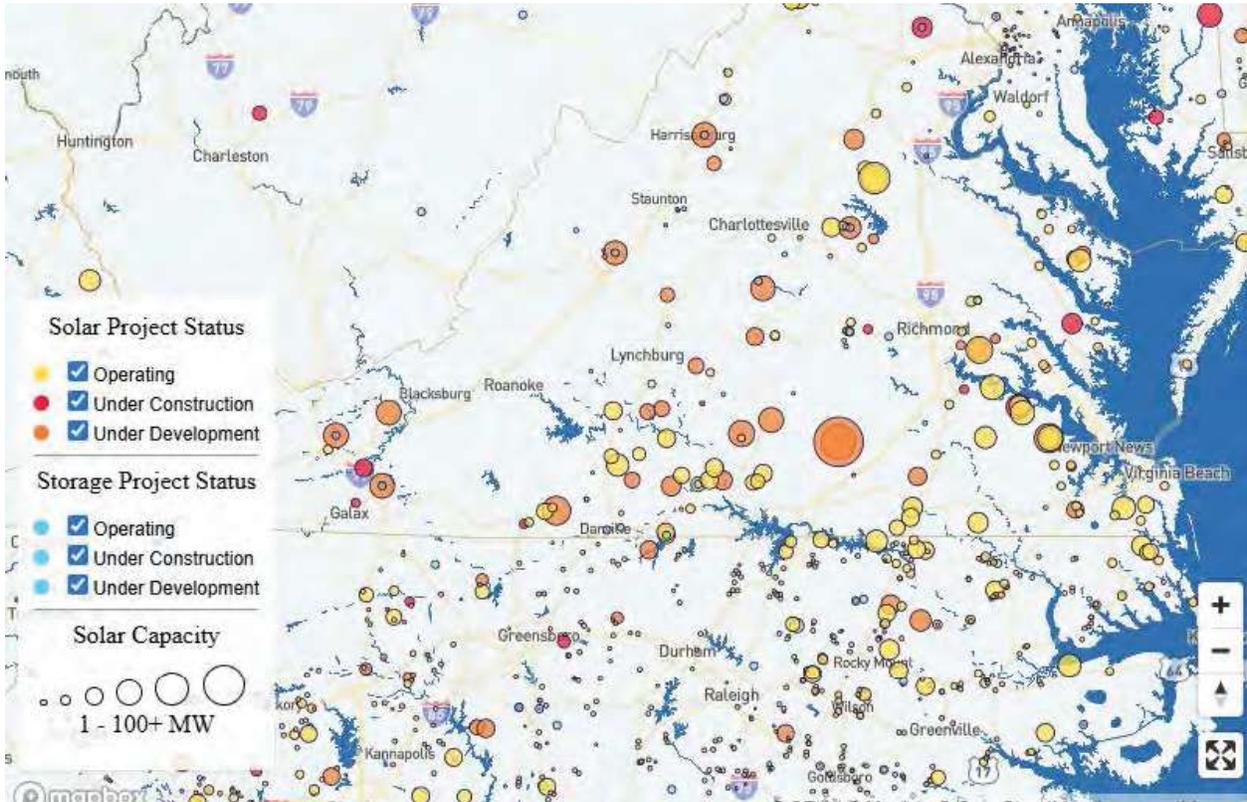
**Summary of Assessor Surveys**

<b>State</b>	<b>Responses</b>	<b>No Impact</b>	<b>Yes Impact</b>	<b>No Comment</b>
<b>North Carolina</b>	39	39		
<b>Virginia</b>	17	17		
<b>Indiana</b>	31	31		
<b>Colorado</b>	15	8		7
<b>Georgia</b>	33	33		
<b>Kentucky</b>	10	6		4
<b>Mississippi</b>	4	2		2
<b>New Mexico</b>	5	5		
<b>Ohio</b>	24	20		4
<b>South Carolina</b>	11	11		
<b>Totals</b>	189	172	0	17

## VIII. Summary of Solar Projects In Virginia

I have researched the solar projects in Virginia. I identified the solar farms through the Solar Energy Industries Association (SEIA) Major Projects List and then excluded the roof mounted facilities. I focused on larger solar farms over 10 MW though I have included a couple of smaller solar farms as shown in the chart below.

Below I have an excerpt from that map showing the area around Virginia.



I was able to identify and research 139 solar farms in Virginia as shown below. These solar projects between 2 MW and 912.5 MW with a median size of 20 MW. The closest adjoining home is 90 feet with a median closest distance of 240 feet. Many of the solar farms near the end of this list are still in the proposed process.

Solar #	Name	State	County	Output	Total Used		Avg. Dist to home	Closest Home	Adjoining Use by Acre			
					Acres	Acres			Res	Agri	Agri/Res	Com
115	Buckingham I	VA	Buckingham	19.8	481.18		N/A	N/A	8%	73%	18%	0%
121	Scott	VA	Powhatan	20	898.4		1,421	730	29%	28%	44%	0%
204	Walker-Correctional	VA	New Kent	20	484.65		516	103	13%	68%	20%	0%
205	Sappony	VA	Sussex	20	322.68				2%	98%	0%	0%
216	Beetle	VA	Southampton	40	422.19		1,169	310	0%	10%	90%	0%
222	Grasshopper	VA	Mecklenburg	80	946.25				6%	87%	5%	1%
226	Belcher/Desper	VA	Louisa	88	1238.1			150	19%	53%	28%	0%
228	Bluestone Farm	VA	Mecklenburg	4.99	332.5				0%	100%	0%	0%
257	Nokesville	VA	Prince William		331.01				12%	49%	17%	23%
262	Mount Jackson	VA	Shenandoah	15.65	652.47				21%	51%	14%	13%
263	Gloucester	VA	Gloucester	20	203.55		508	190	17%	55%	28%	0%
267	Scott II	VA	Powhatan		701				41%	25%	34%	0%
270	TWE Myrtle	VA	Suffolk	15	258.97	120	1,115	150	34%	48%	17%	0%
272	Churchview	VA	Middlesex	20	567.91				9%	64%	27%	0%
303	Turner	VA	Henrico	20	463.12		N/A	N/A	21%	37%	0%	42%
311	Sunnybrook Farm	VA	Halifax		527.88	340	N/A	N/A	15%	59%	26%	0%
312	Powell Creek	VA	Halifax		513		N/A	N/A	7%	71%	22%	0%
339	Crystal Hill	VA	Halifax		628.67	218	1,570	140	6%	41%	35%	18%
353	Amazon East(ern sh	VA	Accomack	80	1000		645	135	8%	75%	17%	0%
354	Alton Post	VA	Halifax		501.96		749	100	2%	58%	40%	0%
357	Water Strider	VA	Halifax		1134	960	821	250	7%	55%	38%	0%
363	Remington	VA	Fauquier	20	277.2	125	2,755	1,280	10%	41%	31%	18%
364	Greenwood	VA	Culpepper	100	2266.6	1800	788	200	8%	62%	29%	0%
366	Culpeper Sr	VA	Culpeper		12.53		N/A	N/A	15%	0%	86%	0%
369	Cherrydale	VA	Northampton	20	180.17		N/A	N/A	5%	0%	92%	3%
370	Clarke	VA	Clarke	10	234.84		N/A	N/A	14%	39%	46%	1%
371	Bedford	VA	Bedford	3	101	20	N/A	N/A	8%	0%	66%	26%
372	Woodland,VA	VA	Isle of Wight	19.7	211.12		606	190	9%	0%	91%	0%
373	Whitehouse	VA	Louisa	20	499.52		1,195	110	24%	55%	18%	4%
406	Foxhound	VA	Halifax	91	1311.8		885	185	5%	61%	17%	18%
483	Essex Solar Center	VA	Essex	20	106.12		693	360	3%	70%	27%	0%
484	Southampton	VA	Southampton	100	3243.9		-	-	3%	78%	17%	3%
494	Walnut	VA	King and Queen	110	1700	1173	641	165	14%	72%	13%	1%
496	Piney Creek	VA	Halifax	80	776.18	422	523	195	15%	62%	24%	0%
500	Rappahannock	VA	Lancaster	2	184	25	831	560	30%	0%	70%	0%
510	UVA Puller	VA	Middlesex	15	120	120	1,095	185	59%	32%	0%	10%
516	Dogwood	VA	Page	20	360.7	110	2,207	225	12%	22%	65%	0%
518	Fountain Creek	VA	Greensville	80	798.3	595	862	300	6%	23%	71%	0%
557	Winterpock 1	VA	Chesterfield		518	308	2,106	350	4%	78%	18%	0%
559	Wood Brothers	VA	Middlesex	5	60.61	38.67	878	205	12%	86%	0%	2%
577	Windsor	VA	Isle of Wight	85	760.87	760.87	459	160	8%	71%	21%	0%
579	Spotsylvania	VA	Spotsylvania	500	6412	3500			9%	52%	11%	27%
586	Sweet Sue	VA	King William	77	1262	576	1,617	680	7%	68%	25%	0%
591	Warwick	VA	Prince George	26.5	1090.1	564.53	555	115	12%	67%	21%	0%
621	Loblolly	VA	Surry	150	2181.9	1000	1,860	110	7%	62%	31%	0%
622	Woodridge	VA	Albemarle	138	2260.9	1000	1,106	215	9%	63%	28%	0%
624	Reams	VA	Dinwiddie	5	64.1	37.8	873	270	28%	40%	32%	0%
633	Brunswick	VA	Greensville	150.2	2076.4	1387.3	1,091	240	4%	85%	11%	0%
642	Belcher 3	VA	Louisa		749.36	658.56	598	180	14%	71%	14%	1%
649	Endless Caverns	VA	Rockingham	31.5	355	323.6	624	190	15%	27%	51%	7%
664	Watlington	VA	Halifax	20	240.09	137	536	215	24%	48%	28%	0%
672	Spout Spring	VA	Appomattox	60	881.12	673.37	836	335	16%	30%	46%	8%
703	Lily Pond	VA	Dinwiddie	80	1107.5	600	628	110	13%	75%	12%	0%
704	Midway	VA	Albemarle	8	136	90	858	340	20%	46%	34%	0%
749	Martin	VA	Goochland	5	114.2	114.2	1,491	470	7%	54%	39%	0%
750	Palmer	VA	Fluvanna	5	57	41	525	165	31%	55%	0%	14%
752	Hollyfield	VA	King William	17	779.9	113.71	4,242	700	3%	80%	17%	0%
755	Danville	VA	Pittsylvania	6	72.08	72.08	616	135	22%	63%	15%	0%
756	Martin Trail	VA	Halifax	6	43	37	254	115	6%	13%	81%	0%
757	Route 360	VA	Halifax	5.65	110	40	1,957	1,275	6%	18%	76%	0%
769	Cavalier	VA	Surry/Isle of Wigh	240	5050	3323	1,231	215	2%	78%	20%	0%
772	Riverstone	VA	Buckingham	149.5	1939	1193	814	355	4%	90%	6%	0%
773	Sunfish	VA	Orange	80	977.36	977.36	733	180	5%	20%	8%	68%

Solar #	Name	State	County	Output	Total	Used	Avg. Dist	Closest	Adjoining Use by Acre		
					Acre	Acre	to home	Home	Res	Agri	Agri/Res Com

776 West Lake	VA	Franklin	20	592.82	592.82	3,280	1,260	11%	18%	49%
777 Aditya	VA	Louisa	11	94.67	60	614	350	15%	85%	0%
781 Waller	VA	Lancaster		1400	1400	880	125	28%	72%	0%
795 Harris Staunton	VA	Halifax	47	697	697	352	185	3%	89%	8%
803 Hickory	VA	Chesterfield	4.7	95.21	22	1,286	325	8%	22%	70%
809 Mountain Brook	VA	Franklin	20	258.16	258.16	466	300	24%	21%	54%
811 Randolph	VA	Charlotte	800	19000	5800			12%	62%	24%
812 Prince Edward	VA	Prince Edward	25	369.2	369.2	1,275	660	0%	55%	45%
813 Redbud	VA	Frederick	30	262.99	262.99	529	150	29%	55%	17%
829 OFW	VA	Shenandoah	20	126.64	126.64	504	110	6%	57%	31%
831 Knight	VA	Rockingham	70	461.59	461.59	833	240	0%	100%	0%
833 Dayton Wayland	VA	Rockingham	4	50.7	50.7	684	100	45%	53%	2%
834 Firefly	VA	Pittsylvania		3143	3143	-	200	12%	73%	15%
854 Reeve	VA	Prince Edward	5	164.7	164.7	2,232	1,195	7%	71%	22%
858 360 Solar Center	VA	Chesterfield	100	2000	410	2,036	235	1%	97%	2%
864 Purdy	VA	Greensville	65	596	596	825	250	5%	66%	29%
865 Clover Creek	VA	Halifax	90	1472	1472	1,691	310	10%	89%	1%
870 Pineside	VA	Buckingham	74.9	2242	2242	2,484	500	22%	51%	27%
872 Rosalind	VA	Greensville	160	1795	1795	654	500	8%	86%	7%
879 Wheelhouse	VA	Lunenburg	912.47	60	60	2,071	900	7%	41%	51%
880 Elam	VA	Prince Edward	138.9	3	3	1,066	425	22%	66%	12%
881 Helios	VA	Pulaski	11.45	141.76	141.76	734	225	48%	28%	24%
882 Enon	VA	Stafford	3	36.76	36.76	289	120	37%	63%	0%
885 Amelia	VA	Princess Amelia	10	347	202.4	2,473	1,650	4%	2%	94%
900 Land of Promise	VA	Chesapeake	5	134.66	134.66	1,338	785	44%	48%	8%
901 Pocatay	VA	Chesapeake	2	27.22	27.22	632	445	21%	79%	0%
936 Willow	VA	Franklin	12	149	149	543	230	33%	58%	9%
937 Carver	VA	Isle of Wight	71	1584.6	1584.6	857	130	5%	50%	45%
938 Alameda	VA	Fauquier	70	810	810	626	160	14%	47%	23%
939 White Oak	VA	Fluvanna	43	434.7	347	724	400	7%	63%	30%
940 Plank Road	VA	Cumberland	10	143.96	143.96	798	100	21%	69%	0%
941 Skyline	VA	Rockingham	73	733	733	596	155	10%	41%	48%
947 Arvonnia	VA	Buckingham	79.8	1065.3	595.1	754	285	18%	63%	18%
951 Fork Union	VA	Fluvanna	116	781.54	781.54	745	390	13%	68%	5%
955 Piney River	VA	Amherst	50	431	431	985	350	9%	18%	62%
967 Augusta	VA	Augusta	100	1536.7	1536.7	585	280	10%	70%	13%
968 Swallowtail	VA	Fluvanna	16	241.28	241.28	480	285	13%	68%	19%
972 Moonlight	VA	Isle of Wight	44	236.75	236.75	382	165	5%	92%	3%
974 Confroy	VA	Halifax	5	226.91	226.91	2,171	1,125	25%	35%	40%
980 Fisherville	VA	Augusta	2	24.09	24.09	617	115	28%	72%	0%
982 Solomons Creek	VA	Powhatan	5	152.9	152.9	1,274	300	67%	13%	17%
990 Perrin Creek	VA	Halifax	3	86.25	86.25	1,232	640	20%	47%	33%
999 Sinai	VA	Halifax	9.9	104.93	43.8	546	220	25%	29%	0%
1004 Bealeton	VA	Fauquier	14	161.69	161.69	1,171	230	3%	33%	24%
1010 Caledon	VA	King George	22	1331.3	1331.3	4,668	585	7%	90%	4%
1047 Elliott Energy	VA	Tazewell	5	157.17	157.17	1950	1950	28%	70%	0%
1048 High Bridge	VA	Prince Edward	12	172.58	172.58	570	225	5%	26%	66%
1049 Springfield	VA	Hanover	80	955.21	955.21	624	205	42%	58%	0%
1050 Timber Creek	VA	Prince Edward	5	38.46	38.46	630	600	5%	87%	8%
1051 Miller Lake	VA	Prince Edward	5	165.36	165.36	1670	480	6%	49%	44%
1052 Piney Grove VA	VA	Prince Edward	8	380.83	380.83	1394	185	9%	55%	36%
1053 Peach Tree	VA	Prince Edward	24	420.74	420.74	1011	500	48%	52%	0%
1054 Gabriel	VA	Prince Edward	80	1611	1611	1088	145	20%	60%	20%
1058 Penick	VA	Cumberland	5	48	48	1222	455	20%	19%	62%
1059 Orange Road	VA	Orange	5	70.85	70.85	980	980	15%	74%	5%
1060 White	VA	Southampton	20	305.85	305.85	1544	605	13%	66%	15%
1076 Halifax	VA	Halifax	142	1100	1100	355	130	8%	75%	17%
1078 Augusta Stuarts	VA	Augusta	102	1268	1268	540	350	11%	72%	14%
1094 Reedy VA	VA	Washington	250	2433	2433	237	100	26%	60%	8%
1096 Sycamore Cross	VA	Isle of Wight, Surr	240	2488	1156	997	215	2%	85%	13%
1098 Long Ridge Road	VA	Norfolk	5	121.7	41	2579	1465	6%	94%	0%
1102 Wolf Hills	VA	Washington	250	2433	2433	730	105	26%	58%	9%
1106 Mt Zion	VA	Brunswick	46.8	682.4	682.4	1883	355	8%	51%	40%

Solar #	Name	State	County	Output	Total	Used	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
					Acres	Acres			Res	Agri	Agri/Res Com	Com
1109	Ambrosia	VA	Brunswick	50	2120.5	2120.5	487	270	4%	90%	6%	0%
1114	North Halifax	VA	Halifax, Charlotte	175.45	4601.5	4601.5	2136	240	11%	78%	12%	0%
1137	Oak Lane	VA	Prince Edward	2.5	32.35	32.35	575	560	24%	55%	22%	0%
1143	Hickory Grove	VA	Halifax	5	108.26	108.26	777	200	21%	26%	53%	0%
1155	Zeus	VA	Brunswick	200	2146	938	635	300	4%	92%	4%	0%
1161	Kings Highway	VA	Westmoreland	65	462.2	462.2	945	420	6%	89%	4%	0%
1165	Edwards	VA	Franklin	5	108.87	108.87	300	300	5%	38%	14%	43%
1167	New Kent	VA	New Kent	20	332	332	1428	700	11%	89%	0%	1%
1170	Red Oak	VA	Halifax	3	139.87	139.87	3646	3225	8%	92%	0%	0%
1171	Birch	VA	Halifax	9	210	210	240	240	2%	98%	0%	0%
1176	Campion	VA	Pulaski	5	31.27	31.27	318	90	23%	77%	0%	0%
1177	Cicely	VA	Pulaski	5	75.5	75.5	829	320	25%	54%	21%	0%
1185	Long Branch	VA	Halifax	2	58.91	11.28	1785	1030	0%	67%	33%	0%
<b>Average</b>				64.8	902.0	669.8	1102.3	398.1	14.5%	56.7%	24.7%	4.1%
<b>Median</b>				20.0	422.2	306.9	831.0	240.0	10.5%	59.6%	18.4%	0.0%
<b>High</b>				912.5	19000.0	5800.0	4668.0	3225.0	67.5%	100.0%	93.6%	68.0%
<b>Low</b>				2.0	3.0	3.0	237.0	90.0	0.0%	0.0%	0.0%	0.0%

## **IX. Market Analysis of the Impact on Value from Solar Farms**

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Louisiana, and New Jersey.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 1,000 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

On the following pages I have considered matched pair data specific to Virginia.

In the next section I have considered matched pair data throughout the Southeast of the United States as being the most similar states that would most readily compare to Virginia. This includes data from Florida, Georgia, South Carolina, North Carolina, Tennessee, Virginia and Maryland. I focused on projects of 5 MW and larger though I have significant supplemental data on solar farms just smaller than that in North Carolina that show similar results. This data is available in my files.

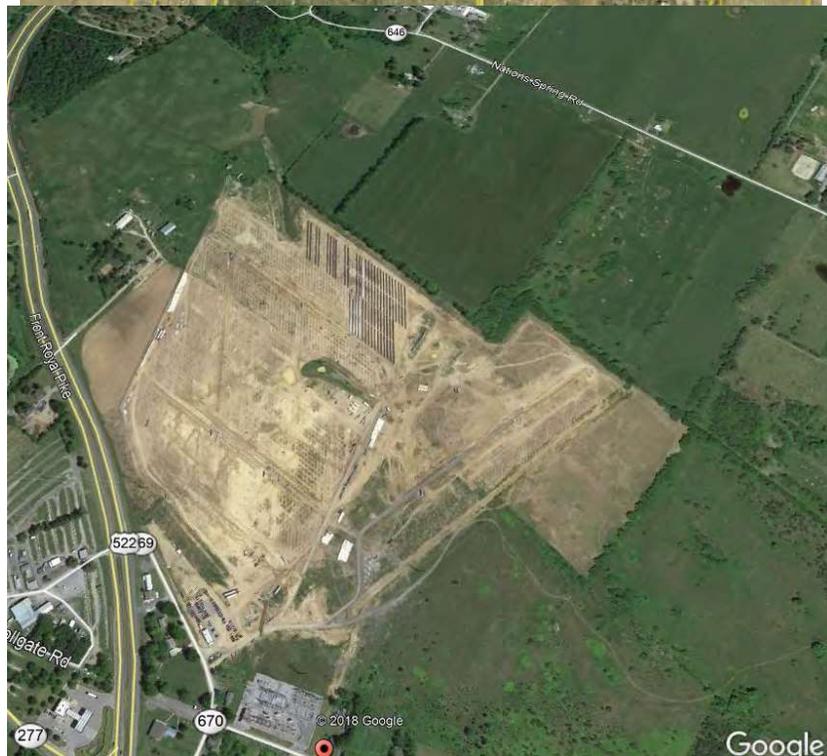
I have additional supporting information from other states in my files that show a consistent pattern across the United States, but again, I have focused on the Southeast in this analysis.

## **A. *Virginia Data***

I have identified matched pairs adjoining the solar farms noted above. I have also included data from a solar farm in Kentucky that does a good job of illustrating distant views of solar panels in relation to adjoining housing.

The following pages detail the matched pairs and how they were derived.

**1. Matched Pair – Clarke County Solar, Clarke County, VA**



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered two recent sales of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction. This home sold in January 2017 for \$295,000 and again in August 2019 for \$385,000. I show each sale below and compare those to similar home sales in each time frame. The significant increase in price between 2017 and 2019 is due to a major kitchen remodel, new roof, and related upgrades as well as improvement in the market in general. The sale and later resale of the home with updates and improvements speaks to pride of ownership and increasing overall value as properties perceived as diminished are less likely to be renovated and sold for profit.

I note that 102 Tilthammer includes a number of barns that I did not attribute any value in the analysis. The market would typically give some value for those barns but even without that adjustment there is an indication of a positive impact on value due to the solar farm. The landscaping buffer from this home is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	8/18/2019	\$385,000	1979	1,392	\$276.58	3/2	Det Gar	Ranch	UnBsmt
	Not	167 Leslie	5.00	8/19/2020	\$429,000	1980	1,665	\$257.66	3/2	Det2Gar	Ranch	
	Not	2393 Old Chapel	2.47	8/10/2020	\$330,000	1974	1,500	\$220.00	3/1.5	Det Gar	Ranch	
	Not	102 Tilthammer	6.70	5/7/2019	\$372,000	1970	1,548	\$240.31	3/1.5	Det Gar	Ranch	UnBsmt

**Adjoining Sales Adjusted**

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$385,000			1230
-\$13,268		-\$2,145	-\$56,272		-\$5,000	\$50,000	\$402,315	-4%		
-\$9,956	\$25,000	\$8,250	-\$19,008	\$5,000		\$50,000	\$389,286	-1%		
\$3,229		\$16,740	-\$29,991	\$5,000			\$366,978	5%		
									0%	

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	UnBsmt
	Not	6801 Middle	2.00	12/12/2017	\$249,999	1981	1,584	\$157.83	3/2	Open	Ranch	
	Not	4174 Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	2 Gar	2-story	
	Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Open	Ranch	

**Adjoining Sales Adjusted**

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							\$295,000			1230
-\$7,100	\$25,000	-\$2,500	-\$24,242		\$5,000	\$50,000	\$296,157	0%		
\$177		-\$16,500	-\$42,085		-\$10,000	\$50,000	\$281,592	5%		
-\$7,797		\$3,600	\$54,857	\$10,000	\$5,000	\$50,000	\$295,661	0%		
									1%	

Another home located at 3508 Front Royal Pike just west of this solar farm sold on July 10, 2023 for \$800,000 for this 3 BR, 2 BA, 1,394 s.f. home originally built in 1904 on 35 acres with a large barn and material shed. Given the age, renovations and the acreage I have not attempted to pair this sale out, but it does show a strong value for the location.

**2. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamville, VA**



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5241 Barham	2.65	10/18/2018	\$264,000	2007	1,660	\$159.04	3/2	Drive	Ranch	Modular
Not	17950 New Kent	5.00	9/5/2018	\$290,000	1987	1,756	\$165.15	3/2.5	3 Gar	Ranch	
Not	9252 Ordinary	4.00	6/13/2019	\$277,000	2001	1,610	\$172.05	3/2	1.5-Gar	Ranch	
Not	2416 W Miller	1.04	9/24/2018	\$299,000	1999	1,864	\$160.41	3/2.5	Gar	Ranch	

**Adjoining Sales Adjusted**

Solar	Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
Adjoins	5241 Barham								\$264,000		250
Not	17950 New Kent		-\$8,000	\$29,000	-\$4,756	-\$5,000	-\$20,000	-\$15,000	\$266,244	-1%	
Not	9252 Ordinary	-\$8,310	-\$8,000	\$8,310	\$2,581		-\$10,000	-\$15,000	\$246,581	7%	
Not	2416 W Miller		\$8,000	\$11,960	-\$9,817	-\$5,000	-\$10,000	-\$15,000	\$279,143	-6%	
<b>Average Diff</b>										0%	

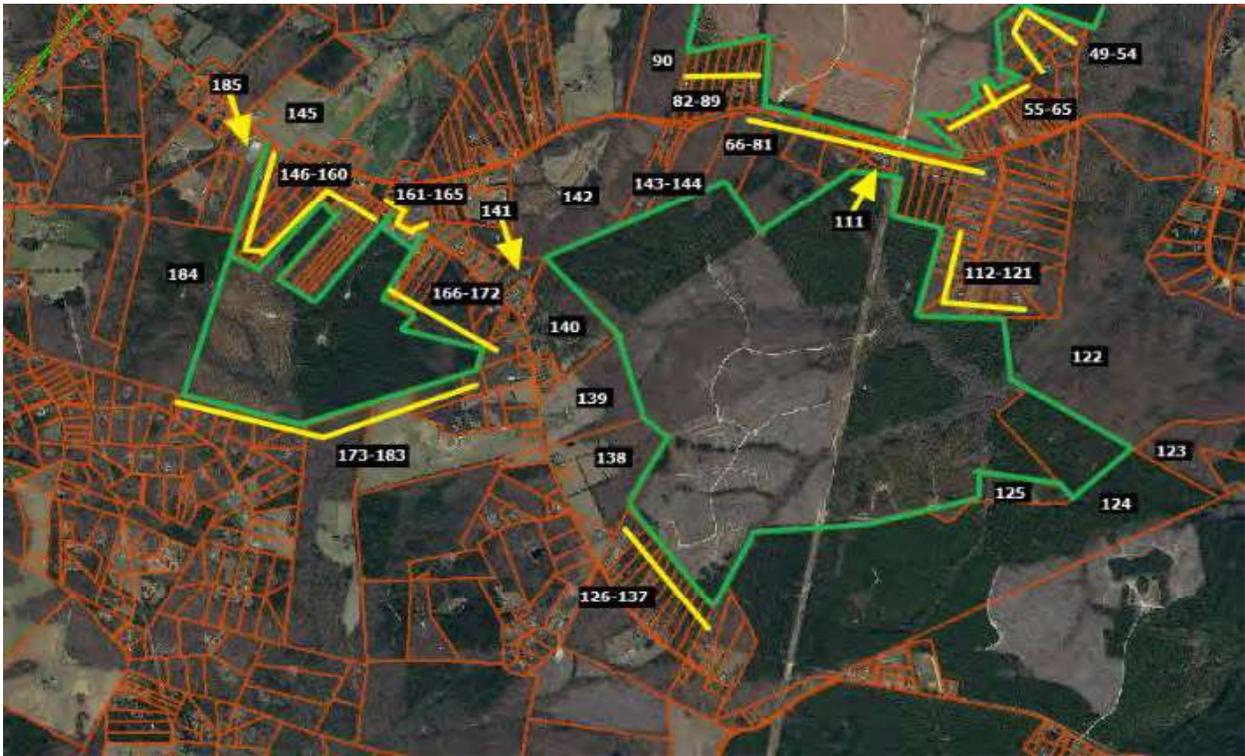
I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for \$358,000. I did not set up any matched pairs for this property since it is a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.

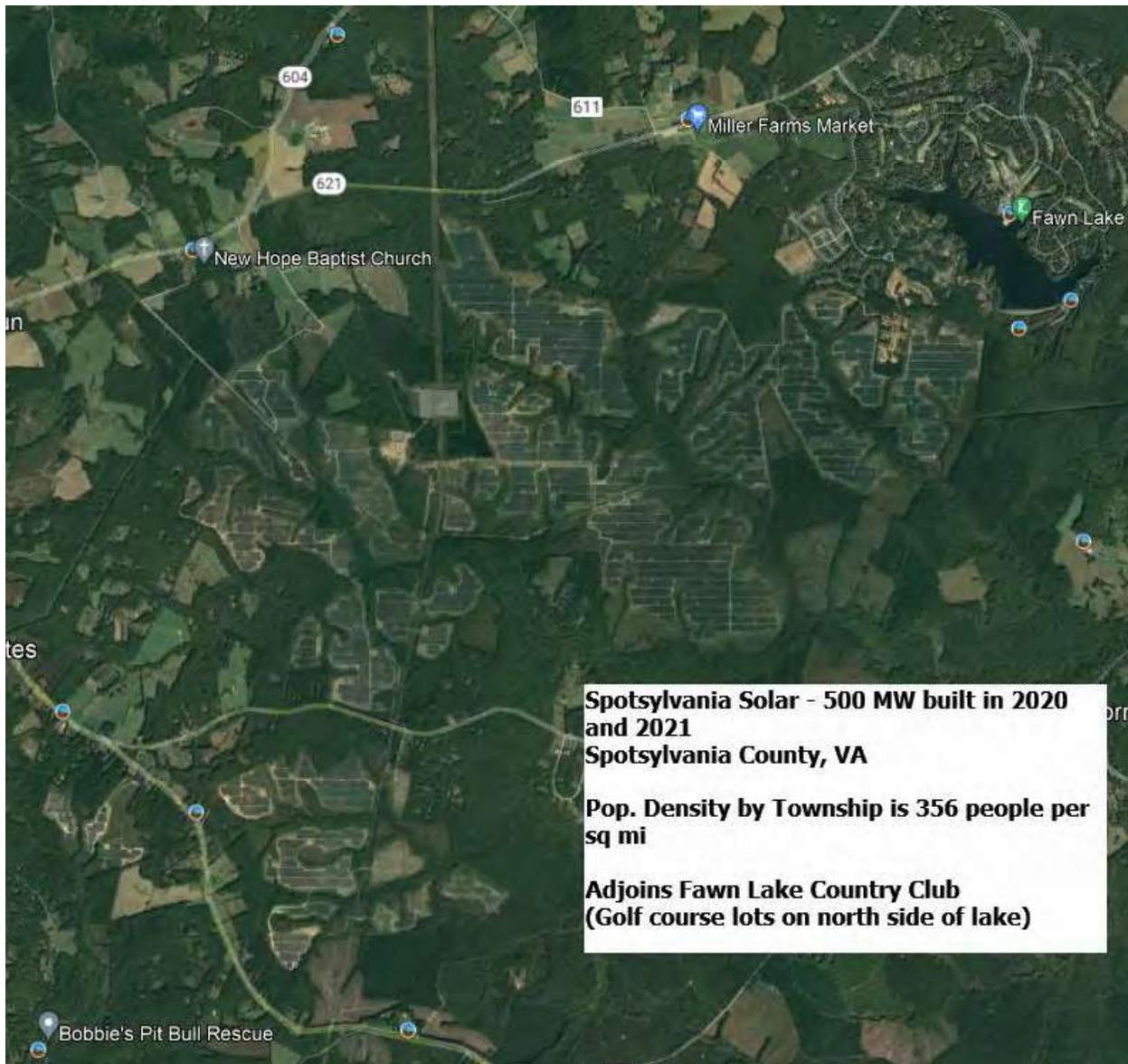
Another home located at 5600 Mount Nebo Road, Barhamsville sold on March 29, 2024 for \$338,500 for a 3 BR, 3 BA, 1,456 s.f. home built in 1945 on 2 acres. The home is heavily updated and includes a large outdoor shed/detached garage/workshop. The updates and stainless steel kitchen give this a very new look. I reached out to Holly Miller the sales broker about this home. The extensive home upfit makes it difficult to compare this home and it is 800 feet and well screened from the solar farm. I therefore have not delved deeper into this sale.





**4. Matched Pair – Spotsylvania Solar, Paytes, VA**





This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 500 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Catharpin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

**Spotsylvania Solar Farm**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	12901 Orng Plnk	5.20	8/27/2020	\$319,900	1984	1,714	\$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	\$415,000	2004	2,064	\$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	\$375,000	2017	1,680	\$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	\$290,000	1990	1,592	\$182.16	3/2.5	Det Gar	Ranch	

**Adjoining Sales Adjusted**

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
12901 Orng Plnk								\$319,900		1270
8353 Gold Dale	-\$5,219	\$20,000	-\$41,500	-\$56,298			-\$20,000	\$311,983	2%	
6488 Southfork	-\$401	-\$20,000	-\$61,875	\$6,071			-\$15,000	\$283,796	11%	
12717 Flintlock	-\$2,312	\$40,000	-\$8,700	\$17,779	-\$5,000	-\$5,000		\$326,767	-2%	
<b>Average Diff</b>									4%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	9641 Nottoway	11.00	5/12/2020	\$449,900	2004	3,186	\$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	\$390,000	2006	3,142	\$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	\$489,900	2017	3,350	\$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	\$485,000	1998	3,076	\$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

**Adjoining Sales Adjusted**

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
9641 Nottoway								\$449,900		1950
26123 Lafayette	-\$2,661	\$45,000	-\$3,900	\$4,369	-\$10,000	-\$5,000		\$417,809	7%	
11626 Forest	-\$3,624		-\$31,844	-\$19,187		-\$5,000		\$430,246	4%	
10304 Pny Brnch	-\$3,030		\$14,550	\$13,875	-\$15,000	-\$15,000	-\$10,000	\$470,396	-5%	
<b>Average Diff</b>									2%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	13353 Post Oak	5.20	9/21/2020	\$300,000	1992	2,400	\$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	\$330,000	2004	2,352	\$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	\$280,000	2008	2,240	\$125.00	4/2.5	Drive	2-Story Bsmt/Nd Pnt	
Not	10725 Rbrt Lee	5.01	10/26/2020	\$295,000	1995	2,166	\$136.20	4/3	Gar	2-Story	Fn Bsmt

**Adjoining Sales Adjusted**

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
13353 Post Oak								\$300,000		1171
9609 Logan Hgt	\$12,070		-\$19,800	\$5,388		-\$15,000	\$15,000	\$327,658	-9%	
12810 Catharpian	\$5,408		-\$22,400	\$16,000	\$5,000		\$15,000	\$299,008	0%	
10725 Rbrt Lee	-\$849		-\$4,425	\$25,496		-\$10,000		\$305,222	-2%	
<b>Average Diff</b>									-4%	

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for \$140,000 for a 0.76-acre lot. This property was on the market for less than





**Fawn Lake Lot Sales**

Parcel	Solar?	Address	Acres	Sale Date	Sale Price	Ad. For Time	% Diff
A	Adjoins	11700 Southview Ct	0.76	12/29/2021	\$140,000		
1	1 parcel away	11603 Southview Ct	0.44	3/31/2022	\$140,000	\$141,960	-1.4%
2	Not adjoin	11507 Stonewood Ct	0.68	3/9/2021	\$109,000	\$118,374	15.4%
3	Not adjoin	11312 Westgate Wy	0.83	10/15/2020	\$125,000	\$142,000	-1.4%
4	Not adjoin	11409 Darkstone Pl	0.589	9/23/2021	\$118,000	\$118,000	15.7%
						Average	7.1%
						Median	7.0%
						Least Adjusted	15.7%
						2nd Least Adjusted (Parcel 1 off solar farm)	-1.4%

Time Adjustments are based on the FHFA Housing Price Index

I have identified additional home sales after construction was complete. I looked at 11710 Southview Court that sold on May 5, 2022. I have compared that to three similar homes built and sold in the same time frame in the same community but not near the solar farm. The first two comparables are in close proximity to Fawn Lake and may have some mild enhancement from that proximity, but I made no adjustment for that factor.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	11710 Soutview	0.89	5/5/2022	\$767,945	2022	3,740	\$205.33	5/4.5	2Gar	2-Story	UnBsmt
Not	11305 Hidden	0.57	2/18/2022	\$789,905	2022	3,750	\$210.64	4/3.5	2Gar	2-Story	PrtFinBsmt
Not	10501 Ridge Cv	0.57	12/30/2021	\$737,119	2021	3,535	\$208.52	6/4	2Gar	2-Story	UnBsmt
Not	10919 Grn Lf	0.39	6/16/2022	\$739,990	2022	3,768	\$196.39	4/4.5	2Gar	2-Story	UnBsmt

Adjoining Sales Adjusted											
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist	
11710 Soutview								\$767,945		435	
11305 Hidden	\$18,092		\$0	-\$843	\$15,000		-\$20,000	\$802,155	-4%		
10501 Ridge Cv	\$27,990		\$0	\$17,099	\$10,000			\$792,208	-3%		
10919 Grn Lf	-\$9,366		\$0	-\$2,200				\$728,424	5%		
<b>Average Diff</b>									<b>-1%</b>		

I identified a sale at 11708 Southview Court that sold on September 1, 2021 for \$623,345. The first comparable required a significant adjustment for the unfinished basement, but otherwise required the least adjusting. In this time of rapid home value increase, I consider the sale closest in time to be the best indicator for this paired sale.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	11606 Aprils	0.73	9/7/2023	\$711,400	2023	2,745	\$259.16	4/3	2Gar	2-Story	UnBsmt
Not	11701 Quail Rn	0.44	7/26/2023	\$650,000	2020	2,588	\$251.16	3/2.5	2Gar	2-Story	
Not	11809 Pheasant	0.36	10/3/2022	\$629,510	2022	2,612	\$241.01	3/2	2Gar	2-Story	UnBsmt
Not	10908 Grn Lf	0.43	2/16/2023	\$774,760	2023	2,927	\$264.69	5/4	2Gar	2-Story	UnBsmt

Adjoining Sales Adjusted											
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist	
11606 Aprils								\$711,400		410	
11701 Quail Rn	\$5,360		\$9,750	\$15,773	\$10,000		\$32,500	\$723,383	-2%		
11809 Pheasant	\$40,927		\$0	\$12,822	\$15,000			\$698,258	2%		
10908 Grn Lf	\$30,163		\$0	-\$19,270	-\$15,000			\$770,653	-8%		
<b>Average Diff</b>									<b>-3%</b>		

I have considered a home sale at 9811 Deer Park Drive, Spotsylvania that sold on June 16, 2022 for \$455,000. This home is located to the south in a small neighborhood off W Catharpin Road. This home is within 1,252 feet of the nearest panel and is well screened from the site. This home is a 3 BR, 3 BA, 2,240 s.f. two-story home with an attached garage built in 1995 on 5 acres. It has a partially finished basement, detached workshop/garage and a decked-in above ground pool. The purchase price works out to \$203.13 per s.f.

I have compared this to 8109 Newton Lane, Spotsylvania that sold on March 1, 2022 for \$450,000. This home is to the south away from the solar farm. This home is a 3 BR, 2 BA, 2,090 s.f. ranch with two-car garage, built in 2005 on 10 acres. The kitchen was totally remodeled in 2021. The purchase price works out to \$215.31 per s.f. Adjusting the sales price upward by \$15,000 for the lack of a 3<sup>rd</sup> bathroom, upward by \$12,900 for the difference in square footage, downward by \$10,000 for the extra garage, downward by \$20,000 for the difference in age, I derive an adjusted indication of value for this home compared to the 9811 Deer Park Drive home of \$447,900, or

\$199.96 per s.f. This is +2% lower than the home price near the solar farm and supports a finding of no impact on property value. Especially when you note that I made no adjustment for the additional 5 acres at this comparable. Any adjustment for that would only increase the suggested positive impact of the solar farm from the comparable. As noted earlier this is within the typical market imperfection and supports a finding of no impact on property value.

I have considered a home sale at 13000 W Catharpin Road that sold on June 7, 2022 for \$450,000 for a 5 BR, 3 BA, 2,968 s.f. ranch built in 2000 on 5.06 acres. It includes a 2-car attached garage and a 2-car detached garage with an upstairs ready to be finished as well as another garage/workshop. The purchase price works out to \$151.61 per s.f. This home was listed for \$435,000 and sold for \$450,000 within 37 days of going to market. This home is 1,020 feet from the nearest panel and is well screened by the trees on this lot.

I have compared this home to 14207 Cedar Plantation Road, Spotsylvania that sold on July 24, 2023 for \$473,800 for a 5 BR, 3 BA, 2,800 s.f. ranch with finished basement built in 2023 on 5 acres. The purchase price works out to be \$169.21 per s.f. Adjusting this downward by 5% based on the FHFA HPI for this being a more recent sale, the adjusted indication of value is \$450,110. Adjusting this downward by 11% for the newer age of this home, the adjusted value is \$400,598. I adjusted this upward by 10% for half of the space being in daylight basement for an adjusted indication of value of \$440,658. Adjusting this upward by \$11,357 for the difference in size and upward by \$20,000 for the lack of garages, I derive an adjusted indication of value of \$472,015. This indicates an impact of -5% due to proximity to the solar farm. As noted earlier this is within typical market imperfection and supports a finding of no impact on property value. Furthermore, this paired sale required a significant amount of adjusting, which diminishes the reliability of this comparable.

I considered a sale at 12819 Faulconers Court, Spotsylvania that sold on October 12, 2023 for \$538,000 for a 4 BR, 3 BA, 2,364 s.f. 2-story home, with a 2-car garage built in 2023 on 3.7 acres. This home is 1,060 feet from the nearest solar panel. The purchase price works out to \$227.58 per s.f.

I have compared this to 9811 Catharpin Road, Spotsylvania that sold on November 30, 2023 for \$480,000 for a 4 BR, 3.5 BA, 2,696 s.f. 2-story home, with a 2-car garage built in 2017 on 2 acres. This includes 868 s.f. below ground. The purchase price works out to \$178.04 per s.f. Adjusting this upward by 3% for the difference in year built the comparable adjusts to \$494,400. Adjusting this upward for the inferior daylight basement space based on that space having a 25% reduction in value that works out to 32% of the property being valued at 75%, or an impact to be reversed of 8%. To reverse that impact, I divide the indicated value by 0.92 for an adjusted indication of value of \$537,391. Adjusting this downward by \$5,000 for the additional half-bathroom and downward by \$23,638 for the difference in size, I derive an adjusted indication of value of \$508,753. This indicates a market impact of +5%, which supports a finding of no impact due to adjacency to the solar farm.

I considered a sale at 11239 Chancellor Meadows Lane, Locust Grove sold on March 30, 2023 for \$499,900 for a 2-story, 4 BR, 2.5 BA, 2,542 s.f. with 2-car garage built in 2022 on 5.06 acres. The purchase price works out to \$196.66 per s.f. It has an unfinished walk-up basement. This home was built after the solar farm was developed. This home is 395 feet from the nearest solar panel.

I have compared this to 9651 Meadows Road, Mine Run on July 3, 2023 for \$515,000 for a ranch, 3 BR, 3 BA, 2,734 s.f. with 2 car garage built in 2017 on 3 acres. This home includes a full unfinished basement. The purchase price works out to \$188.36 per s.f. Adjusting this downward by \$10,000 for the difference in bathrooms, downward by \$14,438 for the difference in square footage, but upward by 3% for the difference in age (\$15,450), the total adjusted indication of value is \$506,012. I did not adjust for the difference between this being a ranch versus the Chancellor Meadows Lane being a 2-story structure. Typically, a ranch will sell for a slight premium over a 2-

story structure so I would expect this to come in slightly higher than the 2-story dwelling. This comes in at 1% less than the home next to the solar farm which strongly supports a finding of no impact on property value.

**5. Matched Pair – White House Solar, Louisa, VA**



This project was built in 2016 for a solar project on a 499.52-acre tract for a 20 MW facility. The closest single-family home is 110 feet away from the closest solar panel. The average distance is 1,195 feet.

1 - I have identified one recent adjoining home sale to the north of this project that sold in 2020. I spoke with the broker, Stacie Chandler, who represented the buyer in that transaction. She indicated that the solar farm had no impact on the price that they negotiated on that home. That is supported by the matched pair shown below.

The adjustments shown below make no adjustment for the difference in acreage for the smaller parcels. One of these is on a smaller lot, but located in a golf course community with rear exposure to the golf course. The other is in Mineral and while the lots are not the same size, they are similarly valued. I also adjusted this property upward by \$50,000 for the condition/lack of renovation. This adjustment is based on the fact that this home was renovated following the 2020 purchase and then resold in 2021 for \$75,000 more than the 2020 value. Comparing the 2021 renovated price at \$144/s.f. to the subject property and adjusting on the same rates would require a downward adjustment to the comparable of \$10,400 for time, upward by \$8,325 for year built, and downward by \$5,000 for the extra half bathroom for an indicated adjusted value of \$252,925 which suggests a

5% reduction in value due to the solar farm. Either way this comparable requires significant adjustments and suggests a range of -5% to 0% impact. The Woodger comparable required less adjustment and suggests an 11% enhancement due to proximity to the solar farm and that is without any consideration of this home having a superior exposure to a golf course which would typically increase that indication of enhancement.

**Whitehouse Solar**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	127 Walnut Wds	4.09	3/27/2020	\$240,000	1984	1,824	\$131.58	3/2	2 Gar	Br Rnch	Reno
Not	126 Woodger	0.63	4/29/2019	\$240,000	1992	1,956	\$122.70	3/2+2	2 Gar	Br Rnch	Golf
Not	808 Virginia	0.51	3/16/2020	\$185,000	1975	1,806	\$102.44	3/2.5	2 Gar	Br Rnch	
Not	273 Carsons	3.94	9/29/2018	\$248,500	1985	2,224	\$111.74	4/3	Drive	Ranch	Not Brck

**Adjoining Sales Adjusted**

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
127 Walnut Wds								\$240,000		1400
126 Woodger	\$6,569		-\$9,600	-\$12,957	-\$10,000			\$214,012	11%	
808 Virginia	\$167		\$8,325	\$1,475	-\$5,000		\$50,000	\$239,967	0%	
273 Carsons	\$11,131		-\$1,243	-\$35,755	-\$10,000	\$15,000	\$12,425	\$240,059	0%	
<b>Average Diff</b>									4%	

These matched pairs are generally challenging in that one is shown before and after a renovation suggesting impacts of -5% to 0%. The comparable requiring the least adjustment is on a golf course but it also was not recently renovated which makes it less reliable. Finally, the Carsons property was similar, but older and is not brick. While I adjusted for those factors it really does not make for a great matched pair.

The best indication by the matched pairs is -5% to 0%. The broker involved in the transaction indicated that the solar farm had no impact on property value. Given those comments and the range of impacts shown, I conclude that this home sale near the White House solar project indicates no impact on property value.

2 - I have identified one recent nearby home sale to the north of this project located at 751 Chalklevel Road sold on April 22, 2024 for \$260,000 for a 4BR, 2BA, 1,248 s.f. built on 1994 on 0.99 acre lot. The home is 1,780 feet from the nearest solar panel. This comes to \$208. per s.f.

I have compared this to three other nearby sales as shown below with an average indicated impact of 0% and a range of -4% to +4%. This paired sale supports a finding of no impact on property value.

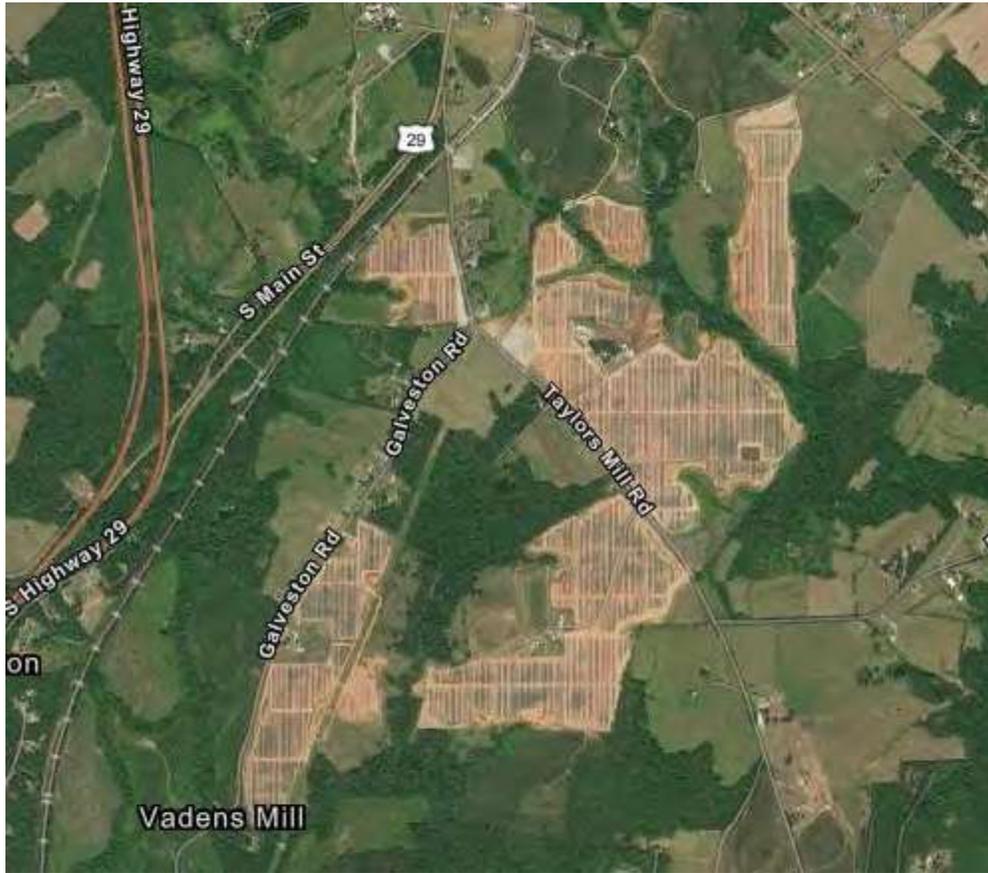
**Whitehouse Solar**

**Adjoining Residential Sales After Solar Farm Built**

Solar	Address	Acres	Date Sold	Price	Built	GLA	\$/GLA	BR/BA	Park	Style	Other
Nearby	751 Chalklevel	0.99	4/22/2024	\$260,000	1994	1,248	\$208.33	4/2	None	Rnch	
Not	110 Pine Ridge	0.40	7/22/2022	\$243,000	1989	1,056	\$230.11	3/2	None	Rnch	Barn
Not	2307 Davis Hwy	1.50	7/1/2024	\$330,000	2008	1,344	\$245.54	3/2	None	Rnch	Renov
Not	1404 Jefferson	2.39	5/10/2024	\$219,700	1992	1,040	\$211.25	3/1	None	Rnch	



**6. Matched Pair – Whitehorn Solar, Gretna, Pittsylvania, VA**



This project was built in 2021 for a solar project with 50 MW. Adjoining uses are residential and agricultural. There was a sale located at 1120 Taylors Mill Road that sold on December 20, 2021, which is about the time the solar farm was completed. This sold for \$224,000 for 2.02 acres with a 2,079 s.f. mobile home on it that was built in 2010. The property was listed for \$224,000 and sold for that same price within two months (went under contract almost exactly 30 days from listing). This sales price works out to \$108 per square foot. This home is 255 feet from the nearest panel.

I have compared this sale to an August 20, 2020 sale at 1000 Long Branch Drive that included 5.10 acres with a 1,980 s.f. mobile home that was built in 1993 and sold for \$162,000, or \$81.82 per square foot. Adjusting this upward for significant growth between this sale date and December 2021 relied on data provided by the FHFA House Pricing Index, which indicates that for homes in the Roanoke, VA MSA would be expected to appreciate from \$162,000 to \$191,000 over that period of time. Using \$191,000 as the effective value as of the date of comparison, the indicated value of this sale works out to \$96.46 per square foot. Adjusting this upward by 17% for the difference in year built, but downward by 5% for the much larger lot size at this comparable, I derive an adjusted indication of value of \$213,920, or \$108 per square foot.

This indicates no impact on value attributable to the new solar farm located across from the home on Taylors Mill Road.

**7. Matched Pair – Altavista Solar, Altavista, Campbell County, VA**

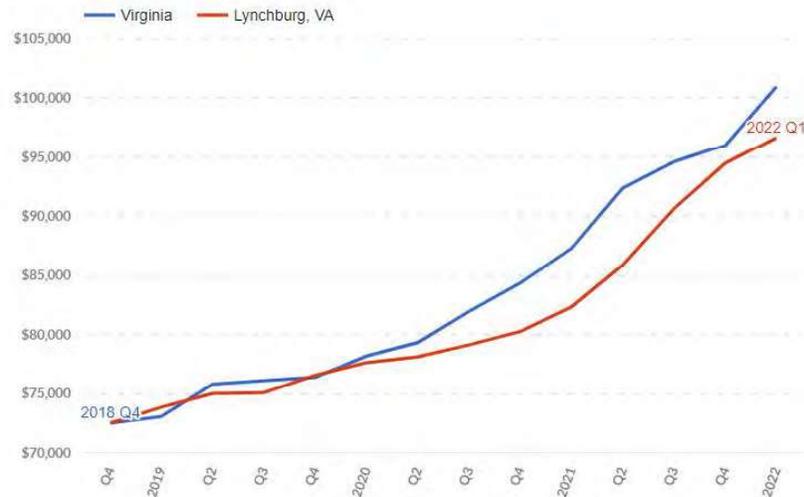


This project was mostly built in 2021 with final construction finished in 2022. This is an 80 MW facility on 720 acres just north of Roanoke River and west of Altavista. Adjoining uses are residential and agricultural.

I have done a Sale/Resale analysis of 3211 Leesville Road which is approximately 540 feet from the nearest solar panel. There was an existing row of trees between this home and the panels that was supplemented with additional screening for a narrow landscaped buffer between the home and the solar panels.

This home sold in December 2018 for \$72,500 for this 1,451 s.f. home built in 1940 with a number of additional outbuildings on 3.35 acres. This was before any announcement of a solar farm. This home sold again on March 28, 2022 for \$124,048 after the solar farm was constructed. This shows a 71% increase in value on this property since 2018. There was significant growth in the market between these dates and to accurately reflect that I have considered the FHFA House Price Index that is specific for the Lynchburg area of Virginia (the closest regional category), which shows an expected increase in home values over that same time period of 33.8%, which would suggest a normal growth in value up to \$97,000. The home sold for significantly more than this which certainly does not support a finding of a negative impact and in fact suggests a significant positive impact. However, I was not able to discuss this sale with the broker and it is possible that the home also was renovated between 2018 and 2022, which may account for that additional increase in value. Still given that the home increased in value so significantly over the initial amount there is no sign of any negative impact due to the solar farm adjacency.

Purchase Quarter	Valuation Quarter	X
<b>2018 Quarter 4</b>	<b>2022 Quarter 1</b>	Percentage Change
Purchase Value	Estimated Value for MSA	<b>33.8%</b>
<b>\$72,500</b>	<b>\$97,000</b>	



Similarly, I looked at 3026 Bishop Creek Road that is approximately 600 feet from the nearest solar panel. This home sold on July 16, 2019 for \$120,000, which was before construction of the solar farm. This home sold again on February 23, 2022 for \$150,000. This shows a 25% increase in value over that time period. Using the same FHFA House Price Index Calculator, the expected increase in value was 29.2% for an indicated expected value of \$155,000. This is within 3% of the actual closed price, which supports a finding of no impact from the solar farm. This home has a dense wooded area between it and the adjoining solar farm.

Purchase Quarter	Valuation Quarter	X
<b>2019 Quarter 2</b>	<b>2022 Quarter 1</b>	Percentage Change
Purchase Value	Estimated Value for MSA	<b>29.2%</b>
<b>\$120,000</b>	<b>\$155,000</b>	



I also considered 2049 Bishop Creek Road that sold on July 3, 2023. This home included a pool and in the analysis I made no consideration positive or negative for the pool among the comparables. The comparable at 3270 Wards has a partially finished basement instead of a fully finished basement, but I was unable to determine how much that partial indicated. I will focus on the other two paired sales which range from -5% to +4% impacts and support a finding of no impact on property value.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Nearby	2049 Bishop Crk	3.72	7/3/2023	\$375,000	1970	3,966	\$94.55	3/3	2Gar	Br Rnch FinBsmt/Pool	
Not	56 Whisper. Pn	1.02	2/29/2024	\$375,000	1988	3,548	\$105.69	5/3	2Gar	Br Rnch FinBsmt	
Not	1900 Woodhaven	1.90	8/31/2022	\$355,000	1969	3,643	\$97.45	3/2/2	2Gar	Br Rnch FinBsmt	
Not	3270 Wards	3.60	9/21/2023	\$325,000	1960	3,564	\$91.19	3/2.5	2Gar	Br Rnch PrtFn Bsmt	

**Adjoining Sales Adjusted**

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
2049 Bishop Crk								\$375,000		745
56 Whisper. Pn	-\$17,332	\$20,000	-\$33,750	\$17,672				\$361,590	4%	
1900 Woodhaven	\$20,833	\$10,000	\$1,775	\$12,590	-\$5,000			\$395,198	-5%	
3270 Wards	-\$4,986		\$16,250	\$14,663	\$10,000			\$360,927	4%	
<b>Average Diff</b>									1%	

**8. Matched Pair – Solidago Solar, Windsor, Isle of Wight County, VA**

This 20 MW solar farm was completed in March 2024. The closest adjoining home is 350 feet away.



The home located just north of this solar farm at 17479 Courthouse Highway, Windsor on December 28, 2023 for \$555,000 for this 4 BR, 2.5 BA with 2,775 s.f. built in 2001 on 3.62 acres with a 2-car garage. This also includes a 4 bay barn and large metal storage building, which complicates using this home for paired sales analysis. The purchase price works out to \$200 per s.f. The tax card allocates \$23,000 to the two outbuildings (assessed value), which I will use in adjusting the comparables. This home is 610 feet from the nearest solar panel.

I have compared this to 15414 Trump Town Road, Windsor that sold on September 22, 2023 for \$463,000 for a 4 BR, 2.5 BA home with 2,583 s.f. built in 1998 on 1.88 acres with a 2-car garage. The purchase price works out to \$179.25 per s.f. Adjusting the price upward by \$18,000 for the additional acreage and \$23,000 for the outbuildings, the indicated price becomes \$514,000, or \$198.99 per s.f. I made no adjustment for the difference in frontage but Courthouse Highway is a busier road than Trump Town Road, which is inferior. If I adjusted for that road frontage difference, the Trump Town Road sales price would go even lower. The adjusted sales price is 1% less than the price of the home next to the solar farm sold for and supports a finding of no impact on property value. Applying that per s.f. rate to the home size at Courthouse Highway indicates an adjusted value of \$552,197, which is also just 1% less than the sales price of the home adjoining the solar farm.

I also considered 11497 Dews Plantation Road, Ivor, which the broker Anna Boyer suggested was a good comparable. This home sold on October 19, 2023 for \$640,000 for a 3 BR, 2.5 BA with 2,684 s.f., built in 2003 with a 2-car garage on 15.20 acres. This home includes a powered horse barn with 4 stalls and a tack room, an additional 2-car detached garage with a finished room over it and fenced pasture. Adjusting the price downward by \$58,000 for the much larger acreage and \$41,000 for the outbuildings (difference in assessed value of relative outbuildings) the adjusted sales price is \$541,000, or \$201.56 per s.f. This is 1% more than the home at Courthouse Highway without making any adjustment for the difference in frontage, which supports a finding of no impact on property value. Applying that per s.f. rate to the home size at Courthouse Highway indicates an adjusted value of \$559,329, which is also just 1% more than the sales price of the home adjoining the solar farm. I consider both of these reasonable comparisons, but the Trump Town Road comparable is closer and required less adjusting, which makes it a more reliable comparable.

I reached out to Anna Boyer with Howard Hanna Smithfield as the listing broker for this home. She indicated that she believed that the solar farm was a big issue for a number of folks who came to look at this home and it could have impacted the sales price. However, she also indicated that while she initially listed the property for \$625,000, her internal analysis suggested a value of \$550,000 and she only listed it at the higher price due to the owner's insistence. She noted that \$550,000 was her opinion assuming no impact from the solar farm. When they later dropped the asking price to \$559,000, they received an offer quickly and the property appraised and sold for \$555,000. She noted that the appraiser indicated that the solar farm would not impact the value and assigned no impact on the appraisal. The closing price was slightly above the broker's opinion of value and supported by the appraisal with no impact from the adjoining solar farm.

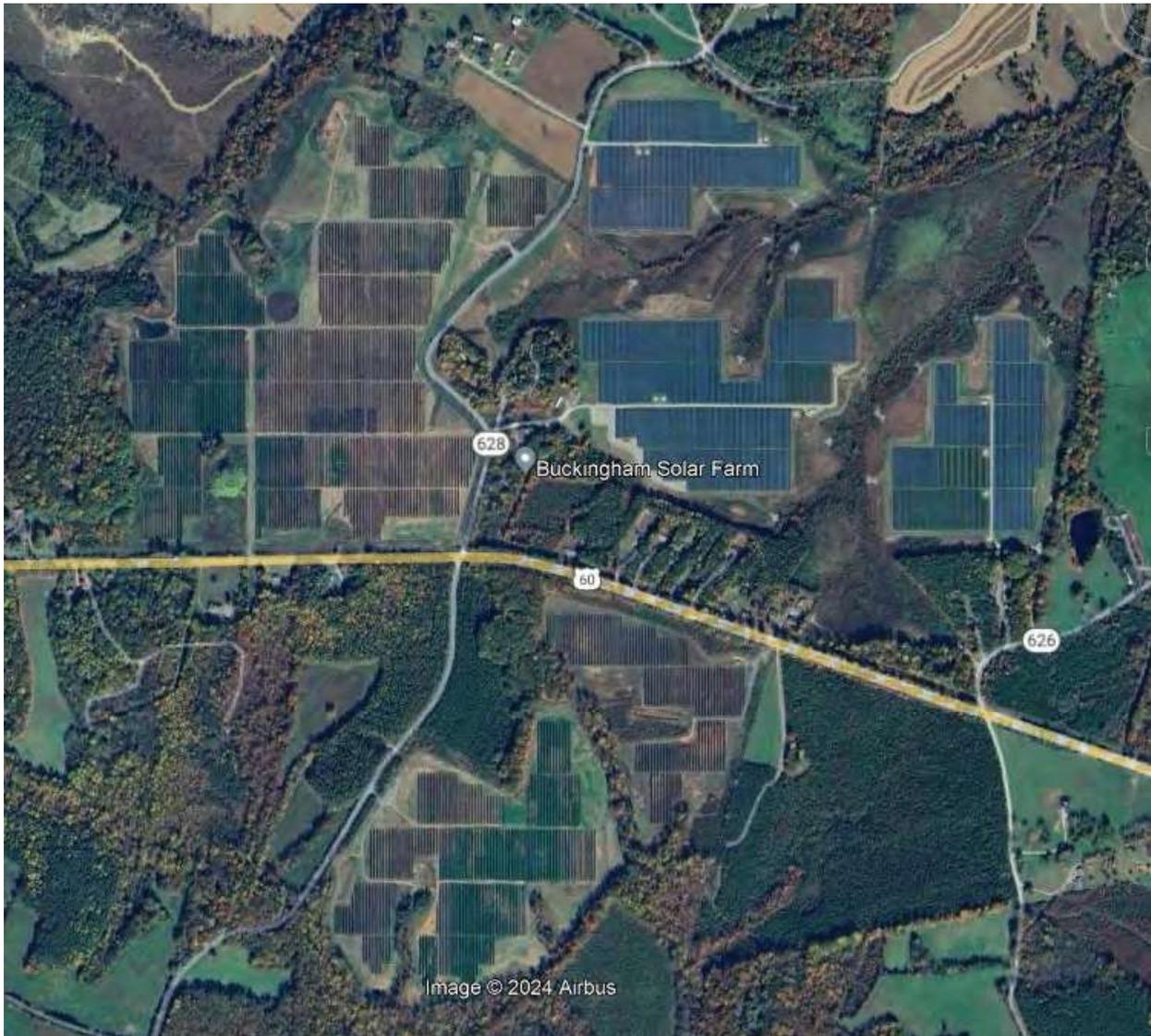
Ms. Boyer indicated that she currently has a listing at 6568 Beechland Road, Elberon that is asking \$585,000 for a 4 BR, 3.5 BA with 2,800 s.f. built in 2000 on 9.33 acres with a 2-car garage and a detached garage with a workshop. This has been on the market for 55 days so far and she has had a number of potential buyers express concern over the adjoining solar farm. This illustrates that for some buyers the solar farm will be a deterrent, but she also noted that some potential buyers have indicated that the solar farm is protection from future development nearby.

The home located at 12256 Redhouse Road sold on February 8, 2024 for \$671,650 for this 2,640 s.f. home with 3 BR, 2 full BA and 2 half BA built in 2002 on 21 acres, or \$254.41 per s.f. Given that this home includes an updated kitchen, bar/entertainment room, 4-stall barn with feed and wash stalls and stable room with electrical fencing for pastures, riding ring and other horse features this becomes a difficult home to use for a paired sales analysis. I reached out to Anna Hansen with Surry Side Realty about this sale. She said that while she expected a certain amount of pushback from the solar farm she did not have any negative comments or impacts from the solar farm and it therefore did not impact the sales price or marketing of this home. This home is 640 feet from the nearest panel.

While it is challenging to find a good comparable, I considered 11497 Dews Plantation Road, Ivor, which has similar pasture and a horse features. This home sold on October 19, 2023 for \$640,000 for a 3 BR, 2.5 BA with 2,684 s.f., built in 2003 with a 2-car garage on 15.20 acres. This home includes a powered horse barn with 4 stalls and a tack room, an additional 2-car detached garage with a finished room over it and fenced pasture. Adjusting the price upward by \$25,000 for the smaller acreage and assuming that the horse features balance out, the adjusted sales price is \$665,000, or \$247.76 per s.f. This is 3% less than the home at Redhouse Road, which supports a finding of no impact on property value.

Interestingly, Ms. Anna Boyer indicated that she did bring a prospective buyer to view 12256 Redhouse Road. That buyer visited the site 3 times before deciding that the solar farm would be the reason she did not want to purchase that home. So while there clearly are purchasers in the market that would not purchase a home next to a solar farm, there are enough other buyers that do not see it as a negative to keep the prices stable as illustrated by the paired sales above.

**9. Matched Pair – Buckingham Solar, Cumberland, Buckingham County, VA**



Buckingham Solar is a 19.8 MW project east of 628 shown above, while Energix Buckingham is a 20 MW project west of 628 shown above.

The closest adjoining home is 125 feet from the nearest panel.

1 - I identified 24081 E James Anderson Highway sold on June 2, 2023 for \$160,000 for a 3 BR, 2BA, 1,248 s.f. manufactured home built in 1999 on 1 acre. This home is 380 feet from the solar panels south of US 60 and 760 feet from the solar panels to the north. The sales price works out to \$128.21 per s.f.

I compared that to 755 High School Road that sold on September 8, 2023 for \$190,000 for a 3 BR, 2BA, 1,296 s.f. manufactured home built in 2007 on 2.04 acres and including a detached workshop with power. Adjusting this sale downward by \$5,000 for the difference in lot size, \$7,600 for difference in building age (based on 0.5% per year difference in age), and \$15,000 for the detached workshop for an adjusted indication of value of \$162,400, or \$125.31 per s.f. This supports a

finding of no impact on property value for the home at 24081 E James Anderson Highway due to the solar farm proximity.

2 - I also identified 23225 E James Anderson Highway that sold on June 30, 2023 for \$180,000 for a 2 BR, 1 BA, 1,076 s.f. home built in 1958 on 1.50 acres with a 2-car garage and a full unfinished basement. This home is 560 feet from the nearest solar panel.

I compared that to 17534 E James Anderson Highway that sold on January 24, 2024 for \$205,000 for a 3 BR, 2 BA, 1,218 s.f. home built in 1968 on 2 acres with a carport and detached 2 car garage and a full unfinished basement. Adjusting this sale downward by \$10,000 for the extra bathroom and \$9,560 for the larger size of this home (based on 40% of the per s.f. value for the difference in s.f.), the adjusted indication of value is \$185,440, which is within 3% of the property next to the solar farm. This difference is more likely attributable to the extra 0.50 acres at this site that I did not adjust for, but either way is within typical market imperfection and supports a finding of no impact on property value.

**10. Matched Pair – Bedford Solar, Chesapeake, Chesapeake County, VA**



This is a 70MW solar facility located in Chesapeake that went operational in 2021. The closest adjoining home is 390 feet from the nearest panel.

I identified 1407 Whittamore Road sold on December 22, 2022 for \$293,500 or \$214 per square foot, for a 3 BR, 2BA, 1,372 s.f. one-story, single family home built in 1962 on a 0.69 acre lot. This home is 560 feet from the closest panel. This home last sold on December 14, 2015 for \$176,000. Using the FHFA HPI to increase the earlier sale based on the typical appreciation, that home price was expected to appreciate to \$276,145. Based on this sale/resale analysis, the solar farm is showing no impact on the property value or appreciation of this home adjoining the solar project.

Estimated Value for MSA: \$276,145	Estimated Value for State: \$286,899	MSA Percentage Change: 56.9%
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**11. Matched Pair – Westmoreland Solar, Warsaw, Westmoreland County, VA**



This is 19.9MW solar facility located in Warsaw in Westmoreland County, went operational in 2021.

The closest adjoining home is 220 feet from the nearest panel.

I identified 232 Woodbine Road sold on August 26, 2022 for \$649,000 for a 3 BR, 3BA, 2,612 s.f. one-story, single-family home built in 1993 on a 91.55 acre tract. This home is 1,725 feet from the nearest solar panel. This comes to \$248 per square foot. The home sits on a 7-acre homesite and remaining acre is on conservation easement. I spoke with Jeff Brooks, listing agent for this property, who indicated that they did not take into account that the property is nearby a solar farm during the listing process. He also noted that the solar panel are visible from the house but this didn't affect the sale at all. The substation lies between the solar farm and the home.

Given the adjacent substation, I did not do further analysis on this home as the substation is closer to the home than the solar panels.

**12. Matched Pair – Powhatan Solar, Old Buckingham Road, Powhatan County, VA**



This is 5 MW solar facility located in Powhatan, Powhatan County, went operational in 2021.

The closest adjoining home is 350 feet from the nearest panel.

The parcel just north of adjoining Parcel 2, 4408 Old Buckingham Road, sold on March 27, 2025 for \$834,000 for this 3,394 s.f. home with 3 BR, 2.5 BA, 2 car garage built in 2022 on 11.48 acres. I reached out to Sandra Woodlief with Liz Moore & Associates, the listing broker who confirmed that the property sold close to the asking price and that the nearby solar project had no impact on the marketing time or price. She noted that no one mentioned the solar during showings either. I spoke with her about which homes that she compared this to for listing, but she confirmed that the new construction, size, and price of the home made it difficult for a comparison in this area. This home is 845 feet from the nearest panel with some heavy screening at the solar farm site.

The parcel just east of adjoining Parcel 4, 4411 Old Buckingham Road, sold on April 29, 2024 for \$705,000 for this 2,571 s.f. brick home built in 1999 with 3 BR, 2 full bathrooms and 2 half bathrooms on 12.31 acres. I reached out to Suzanne Cline with Village Concepts Realty Group at 804-901-1193 who noted that the solar project had no impact on the marketing time or the sales price. This home is 1,085 feet from the nearest panel through heavy woods.

**13. Matched Pair – Watlington Solar, South Boston, Halifax County, VA**



This project was built in 2022 for a 20 MW facility. The closest single-family home is 250 feet away from the closest solar panel.

1 - I have identified a sale of 112 Watlington Drive, which is the closest home to the solar panels at 250 feet way. This home sold on January 9, 2023 for \$230,000 for this 1,885 s.f. home with 4 BR/2 BA built in 2002 on 0.79 acres.

I have compared that to several similar home sales as shown below.

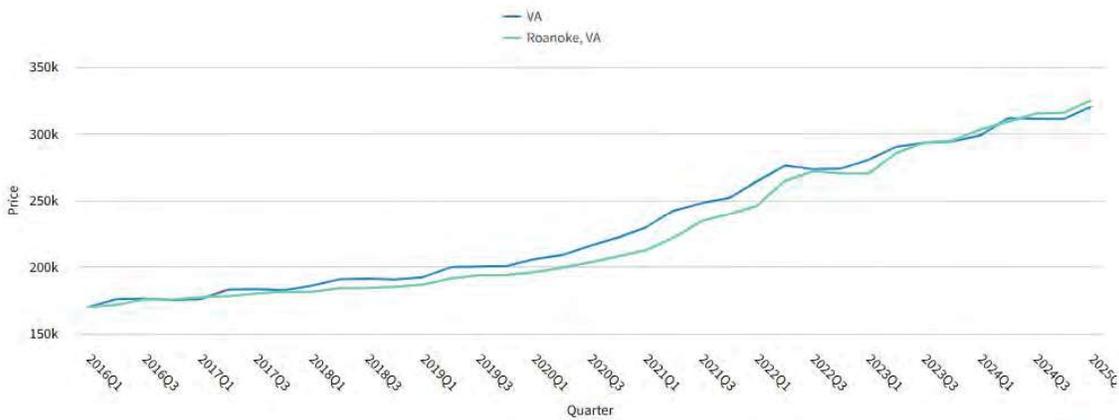
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	112 Watlington	0.79	1/9/2023	\$230,000	2002	1,885	\$122.02	4/2	2Gar	Ranch	
Not	1174 Loftis	1.14	10/21/2022	\$250,000	2005	2,216	\$112.82	3/2	3Gar	Ranch	
Not	3015 Alphonse	0.99	9/12/2024	\$240,000	1957	1,968	\$121.95	3/2	Drive	Ranch	Prt Bsmt

Adjoining Sales Adjusted											
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist	
112 Watlington								\$230,000		250	
1174 Loftis			-\$3,750	-\$14,937	-\$5,000			\$226,313	2%		
3015 Alphonse	-\$43,200		\$54,000	-\$4,049		-\$5,000		\$241,751	-5%		
<b>Average Diff</b>									<b>-2%</b>		

I also looked at 108 Watlington Drive that sold on January 10, 2025 for \$335,000 for this two-story 2,074 square foot home with 4 BR and 2.5 BA built in 1994 on 0.64 with a single car garage. This same home sold on February 4, 2016 for \$170,000. Using the FHFA HPI to compare the sale from before the solar farm was developed until this second sale, the indicated appreciation supports a value of \$325,273. Based on typical appreciation for the area, the home was expected to appreciate to \$325,000 and actually sold for \$335,000, which strongly supports a finding of no impact on property value. This home is 500 feet from the nearest solar panel.

Estimated Value for MSA: \$325,273	Estimated Value for State: \$320,418	MSA Percentage Change: 91.34%
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**14. Matched Pair – Caden Energix Endless Caverns Solar, New Market, Shenandoah County, VA**



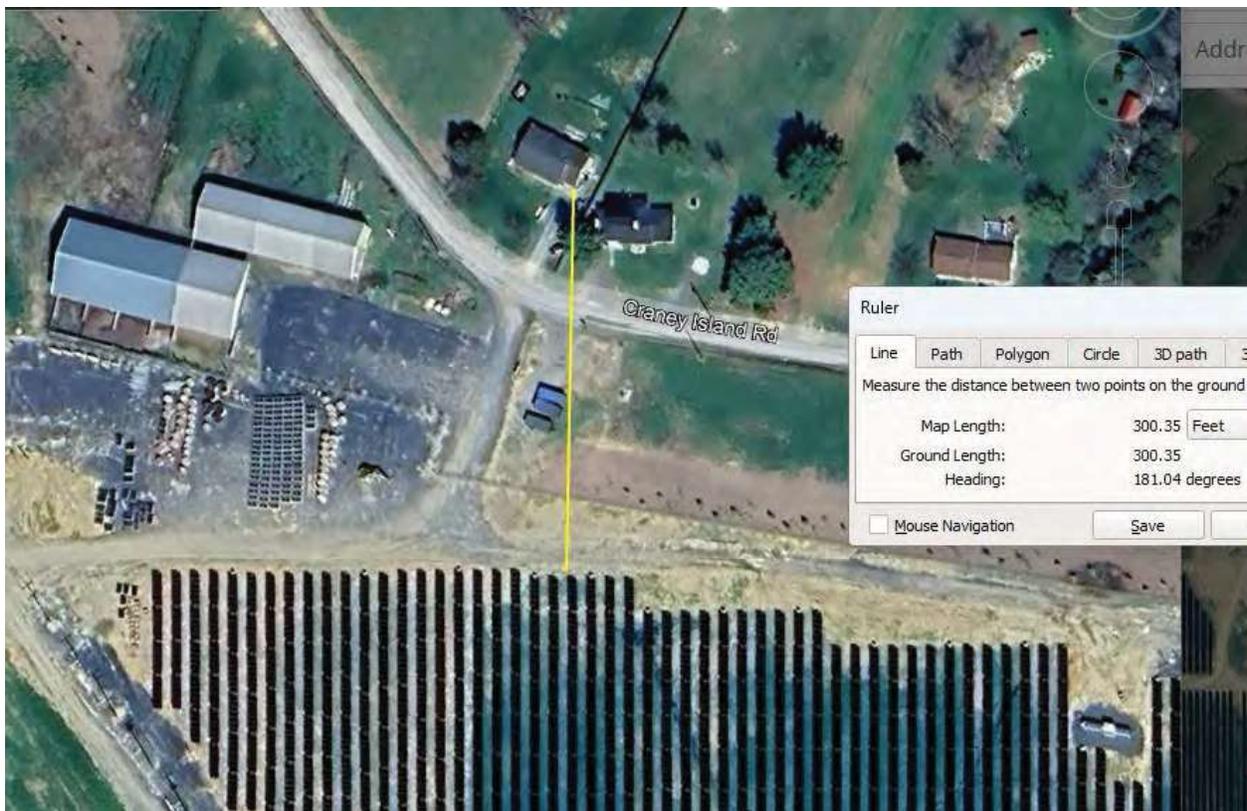
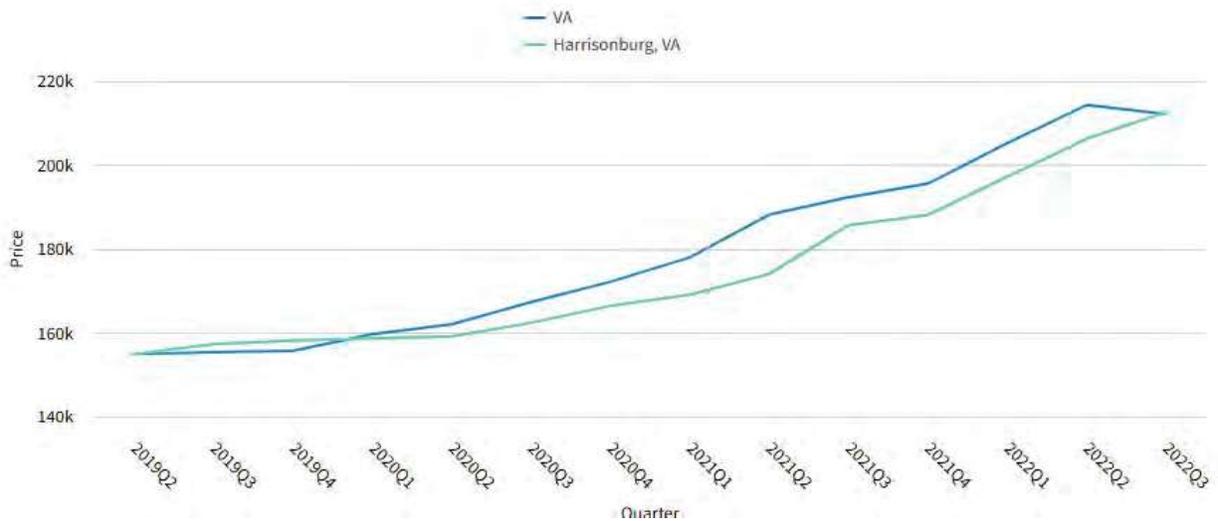
This project was built in December 2023 at 776 Craney Island Road, New Market, Virginia for this 31.4 MW project.

I identified a sale at 771 Craney Island Road to the north of the project that sold on September 30, 2022 for \$200,000 for this 3 BR/1BA brick ranch with 1,936 s.f. built in 1962 on 0.92 acres with a single car carport. This home sold while the adjoining solar project was nearly complete but still under construction. There was no broker identified with this home sale. This home last sold on May 28, 2019 for \$155,000. Using the FHFA HPI to adjust for the shift in value between 2019 and 2022, the property should have appreciated to \$212,658. The property sold for 6% less than the expected sales price which suggests a negative impact for this home sale before the start of construction of this site. This home is 300 feet from the nearest panel as shown on the aerial measurement on the next page.

Estimated Value for MSA: \$212,658

Estimated Value for State: \$212,181

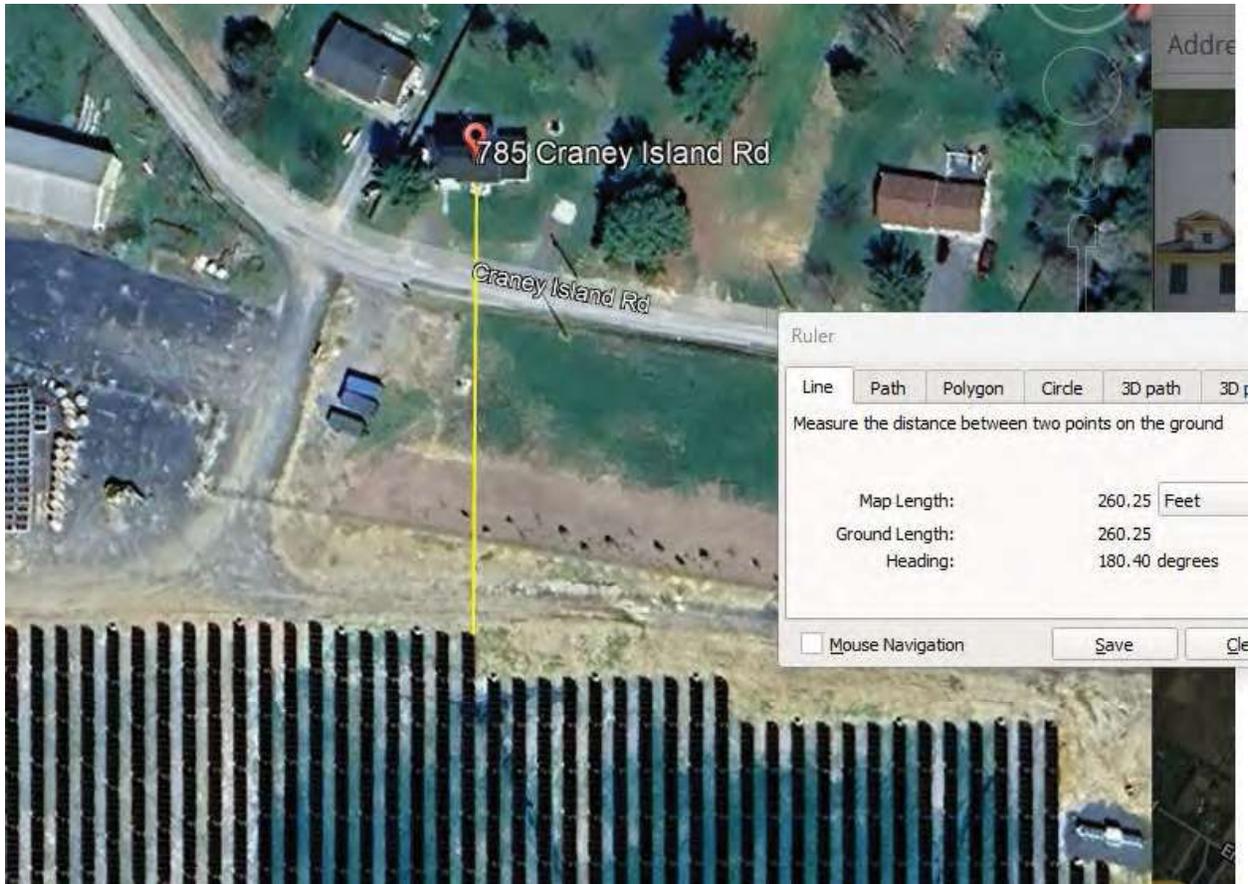
MSA Percentage Change: 37.2%



I identified a sale at 785 Craney Island Road, New Market that sold on December 7, 2022, which again would have been before the start of the construction process. This home sold for \$299,900 for this 1,600 s.f. 3 BR/2BA brick ranch built in 1964 on 1.1 acres. This home was sold by Brian Ratliff with Old Dominion Realty (540-746-6065). I reached out to Mr. Ratliff for his comments on

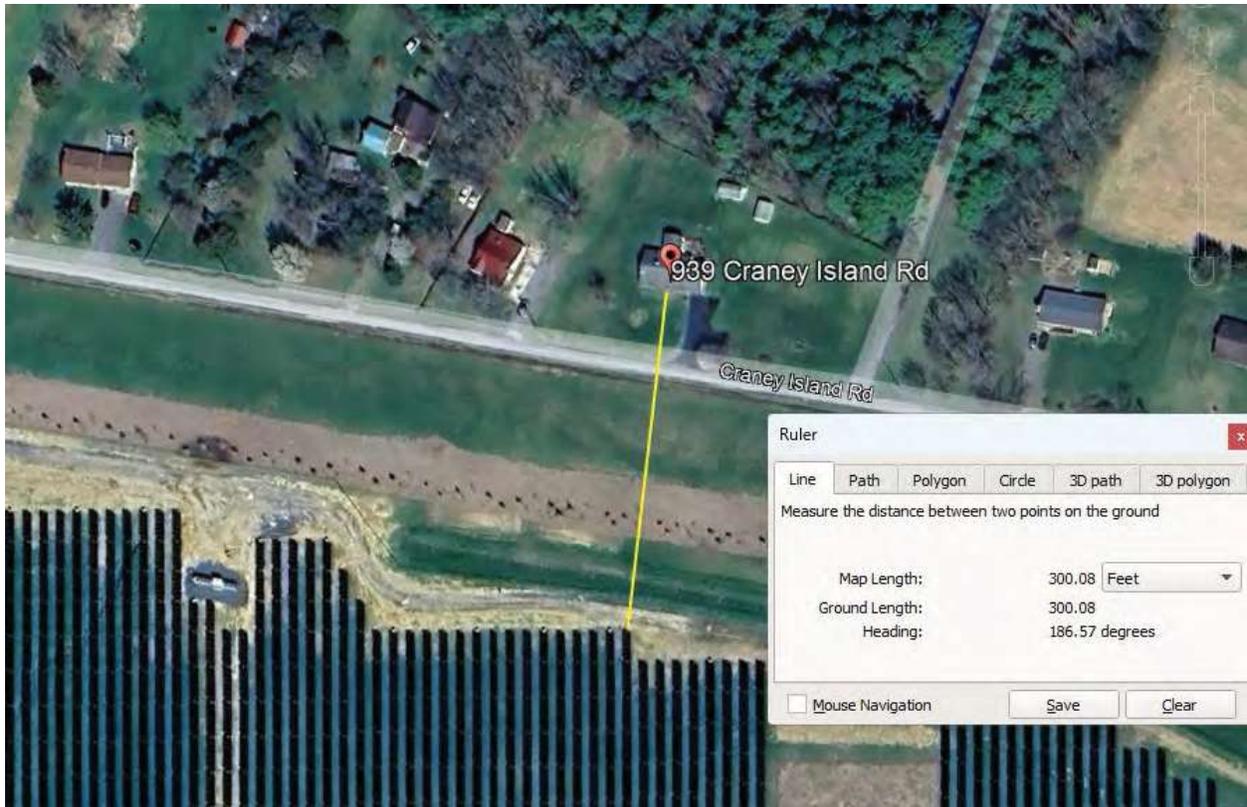
this sale. He indicated that it did not have any impact on the sale. Amy Valor with Old Dominion Realty was the buyer's agent. This home had been fully renovated after being purchased in 2019 for \$65,000. I cannot do a Sale/Resale analysis for that reason and the substantial upgrades make it challenging to compare to other sales in the area. This home sale includes a 24x37 garage that has an existing paint booth in it as well. This home is 260 feet from the nearest panel.

The best comparable I could find was 146 Jackson Avenue, New Market that sold on September 7, 2022 for \$285,000 for this 1,683 s.f. home with 4 BR/2BA built in 1976 on 0.94 acres. Both bathrooms were recently updated along with other updates. Adjusting this home sale downward by \$10,000 for the additional bathroom, I derive an adjusted indication of value of \$275,000. This supports an 8% upward impact from the proximity to the solar project.



I identified a sale at 939 Craney Island Road that sold on April 14, 2023 for \$206,500 for this 3 BR/1 BA brick ranch with 1,463 s.f. built in 1964 on 1 acre with a single car carport. I was not able to locate a broker for this sale.

The best comparable I could find was 207 Center Street, Mount Jackson that sold on July 28, 2023 for \$200,000 for this 1,358 s.f. home with 3 BR/1BA built in 1957 on 0.57 acres. Adjusting this home sale downward by \$6,000 for the growth in the market between these two sales based on the FHFA HPI, but upward by \$4,500 for the difference in square footage, I derive an adjusted indication of value of \$198,500. This supports a 4% upward impact from the proximity to the solar project. This home is located 300 feet from the nearest panel as shown on the map on the next page.



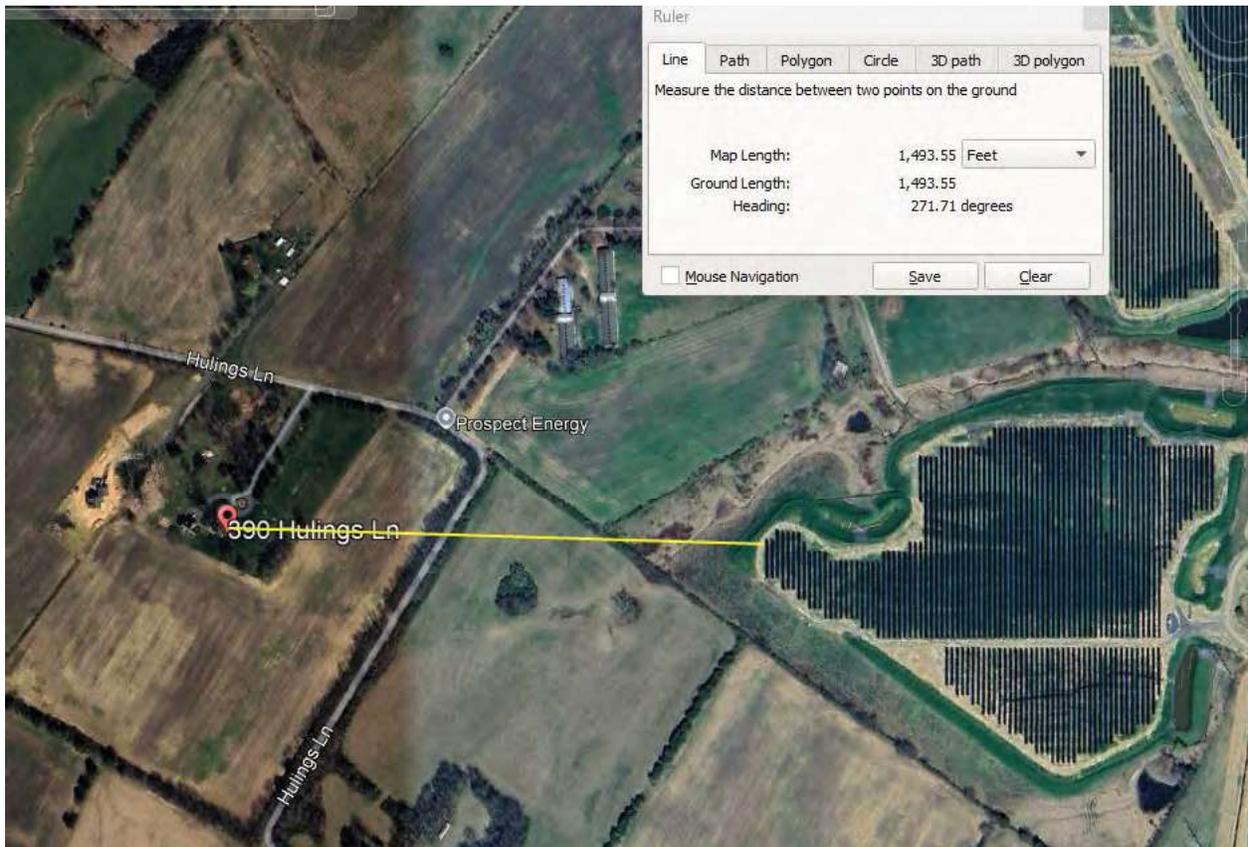
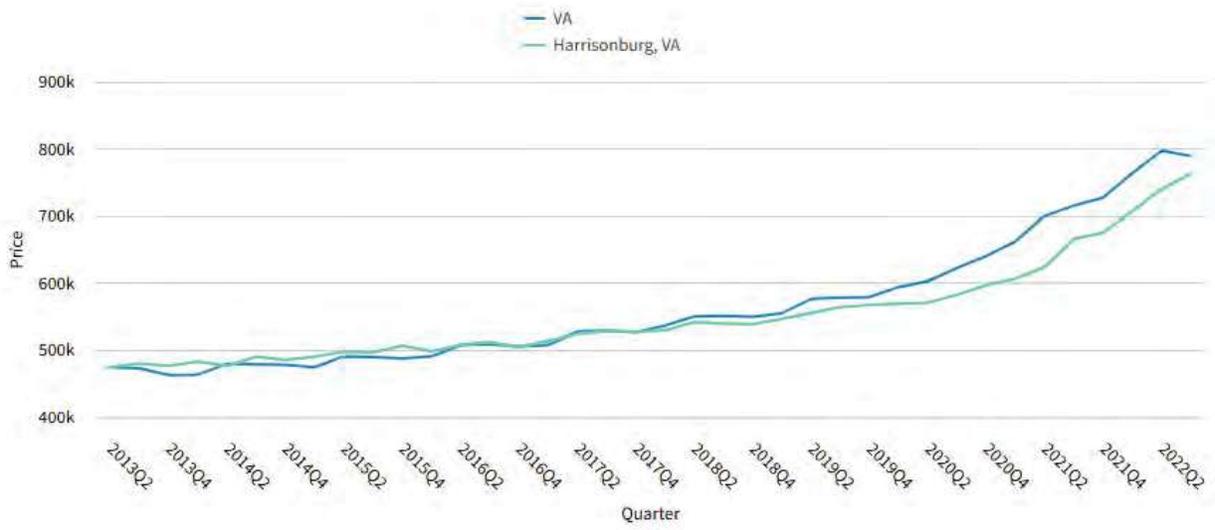
I also identified a sale at 390 Hulings Lane, Timberville that sold on April 29, 2023 for \$1,200,000 for this 6,614 s.f. historic home built in 1890 on 5.49 acres with 4 BR/4BA. I reached out to Mrs. Patricia Snyder with Coldwell Banker Premier, the buyer's agent (703-477-7920). This is a very unique property and I have not attempted to compare it to anything in the area. This home is about 1,494 feet from the nearest panel. This home was listed for sale in 2013 for \$475,000 but that listing was removed. The home was listed again in 2020 for \$1,950,000, dropped to \$1,750,000 in 2021 and then down to \$1,200,000 in 2022.

I considered the listing price in 2013 at \$475,000 and adjusted that asking price upward based on actual appreciation in this market over the time period which would have supported an increase in value from \$475,000 up to \$763,092. However, this home has had updates in between those dates which clouds this issue. The initial asking price does appear to have been out of scale given that 2013 listing and strongly suggests that the final sales price was dropped not because of any impact from the solar project but to bring the asking price more in line with the market. The significant distance between the solar project and the home further supports that.

Estimated Value for MSA: \$763,092

Estimated Value for State: \$789,559

MSA Percentage Change: 60.65%



## X. Conclusions from Market Research

### A. *Demographic Data from Solar Projects Identified*

The solar developments identified in the earlier section are not all of the ones that I looked at, but all of the ones where I found usable data of some sort. In the following sections, I will address the analysis conclusions based on Sale/Resale Analysis, Paired Sale Analysis, and Broker Comments.

Below I have simply summarized the demographic data around the solar projects identified to illustrate the mix of uses and demographics around these projects.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2025 Data)		
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
2	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
3	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
4	Spotsylvania	Paytes	VA	3,500	500.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
5	Crittenden	Crittenden	KY	34	2.70	40	22%	51%	27%	0%	1,419	\$60,198	\$178,643
6	White House	Louisa	VA	500	20.00	N/A	24%	55%	18%	3%	409	\$57,104	\$209,286
7	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	\$43,179	\$168,750
8	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	\$50,000	\$341,667
9	Solidago	Isle of Wight	VA	193	20.00	N/A	N/A	N/A	N/A	N/A	62	\$88,375	\$312,500
10	Buckingham	Cumberland	VA	240	39.80	50	4%	6%	90%	0%	120	\$59,445	\$251,562
11	Bedford	Chesapeake	VA	N/A	70.00	N/A	N/A	N/A	N/A	N/A	993	\$127,047	\$509,365
12	Powhatan	Powhatan	VA	89	5.00	50	23%	77%	N/A	N/A	280	\$98,856	\$427,604
13	Watlington	S. Boston	VA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14	Endless Cave	New Market	VA	324	31.40	100	15%	27%	51%	7%	247	\$72,180	\$377,872
<b>Average</b>				604	64.21	78	17%	53%	33%	1%	356	\$76,188	\$316,178
<b>Median</b>				322	20.00	60	15%	52%	24%	0%	203	\$72,180	\$320,076
<b>High</b>				3,500	500.00	160	37%	98%	90%	7%	1,419	\$127,047	\$509,365
<b>Low</b>				34	2.70	40	2%	6%	0%	0%	7	\$43,179	\$155,208
<b>Augusta</b>													
<b>1 Mile Radius</b>				1,268	100.00	40	11%	72%	14%	3%	310	\$58,467	\$427,439
<b>3 Mile Radius</b>				1,268	100.00	40	11%	72%	14%	3%	10,065	\$62,094	\$318,177
<b>5 Mile Radius</b>				1,268	100.00	40	11%	72%	14%	3%	33,003	\$67,342	\$302,061

## B. Sale/Resale Analysis

In the market data I was able to identify a number of home sales where I was able to complete a Sale/Resale Analysis. The summary of that data is shown below.

### Residential Dwelling Sale/Resale Analysis

Pair	Solar Farm	City	State	Area	MW	Approx		Date	Adj. Sale		
						Distance	Tax ID/Address		Sale Price	Price	% Diff
1	Altavista	Altavista	VA	Rural	80	600	3026 Bishop Crk	Feb-22	\$150,000		
							3026 Bishop Crk	Jul-19	\$120,000	\$155,000	-3%
2	Bedford	Chesapeake	VA	Rural	70	560	1407 Whittamore	Dec-22	\$293,500		
							1407 Whittamore	Dec-15	\$176,000	\$276,145	6%
3	Watlington	S. Boston	VA	Suburban	20	500	108 Watlington	Feb-16	\$335,000		
							108 Watlington	Jan-25	\$170,000	\$325,000	3%
4	Endless Cave	New Market	VA	Rural	31	300	771 Craney Island	Sep-22	\$200,000		
							771 Craney Island	May-19	\$155,000	\$212,658	-6%

### Sale/Resale Comparable Stats

	Avg.	
	MW	Distance
<b>Average</b>	50.25	490
<b>Median</b>	50.50	530
<b>High</b>	80.00	600
<b>Low</b>	20.00	300

### 4 Data Points

Indicated Impact	
<b>Average</b>	0%
<b>Median</b>	0%
<b>High</b>	6%
<b>Low</b>	-6%

The Sale/Resale Analysis includes 3 examples with impacts ranging from -6% to +6% with an average impact of +0% and a median impact of +0%.

The closest adjoining home is 300 feet and the range of solar projects range from 20 MW up to 80 MW.

The Sale/Resale Analysis uses no appraiser judgement and links the consideration of appreciation to the FHFA Home Price Index. The advantage of this approach is that there is only one factor to address and it is linked to a national source. The disadvantage is that there is generally a more limited pool of homes that are usable in this type of analysis. Homes with significant updates or renovations between sales are less reliable and extended periods of time between the sales could lead to less reliable results.

I have attempted to minimize any usage of homes with updates, though there are a few examples of those as discussed in the data. I have also attempted to minimize the usage of homes with extended period of time between the first and second sale.

### **C. *Paired Sale/Matched Pair Analysis***

In the market data I was able to identify a number of home sales where I was able to complete a Paired Sale or Matched Pair Analysis. The summary of that data is shown on the next page.

**Residential Dwelling Matched Pairs Adjoining Solar Farms**

Pair	Solar Farm	City	State	Area	MW	Approx		Date	Sale Price	Adj. Sale	
						Distance	Tax ID/Address			Price	% Diff
1	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	\$295,000		
							6801 Middle	Dec-17	\$249,999	\$296,157	0%
2	Walker	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	\$264,000		
							9252 Ordinary	Jun-19	\$277,000	\$246,581	7%
3	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Aug-19	\$385,000		
							2393 Old Chapel	Aug-20	\$330,000	\$389,286	-1%
4	Sappony	Stony Creek	VA	Rural	20	1425	12511 Palestine	Jul-18	\$128,400		
							6494 Rocky Branch	Nov-18	\$100,000	\$131,842	-3%
5	Spotsylvania	Paytes	VA	Rural	617	1270	12901 Orange Plnk	Aug-20	\$319,900		
							12717 Flintlock	Dec-20	\$290,000	\$326,767	-2%
6	Spotsylvania	Paytes	VA	Rural	617	1950	9641 Nottoway	May-20	\$449,900		
							11626 Forest	Aug-20	\$489,900	\$430,246	4%
7	Spotsylvania	Paytes	VA	Rural	617	1171	13353 Post Oak	Sep-20	\$300,000		
							12810 Catharpin	Jan-20	\$280,000	\$299,008	0%
8	Whitehorn	Gretna	VA	Rural	50	255	1120 Taylors Mill	Dec-21	\$224,000		
							100 Long Branch	Aug-20	\$162,000	\$213,920	5%
9	Solidago	Windsor	VA	Rural	20	610	17479 Courthouse	Dec-23	\$555,000		
							15414 Trump Town	Sep-23	\$463,000	\$552,197	1%
10	Solidago	Windsor	VA	Rural	20	630	6568 Beechland	Feb-24	\$671,500		
							11497 Dews Plant.	Oct-23	\$640,000	\$665,000	1%
11	Spotsylvania	Spotsylvania	VA	Rural	617	435	11710 Southview	May-22	\$767,945		
							10919 Green Leaf	Jun-22	\$739,990	\$728,424	5%
12	Spotsylvania	Spotsylvania	VA	Rural	617	410	11606 Aprils	Sep-23	\$711,400		
							11701 Quail Run	Jul-23	\$650,000	\$723,383	-2%
13	Altavista	Altavista	VA	Rural	80	745	2049 Bishop Crk	Jul-23	\$375,000		
							1900 Woodhaven	Aug-22	\$355,000	\$395,198	-5%
14	Buckingham	Cumberland	VA	Rural	40	380	24081 E.James And	Jun-23	\$160,000		
							755 High Sch	Sep-23	\$190,000	\$162,400	-2%
15	Buckingham	Cumberland	VA	Rural	40	560	23225 E.James And	Jun-23	\$180,000		
							17534 E.James And	Jan-24	\$205,000	\$185,440	-3%
16	Spotsylvania	Spotsylvania	VA	Rural	617	1252	9811 Deer Park	Jun-22	\$455,000		
							8109 Newton	Mar-22	\$450,000	\$447,900	2%
17	Spotsylvania	Spotsylvania	VA	Rural	617	1020	13000 W Catharpian	Jun-22	\$450,000		
							14207 Cedar Plant.	Jul-23	\$473,800	\$472,015	-5%
18	Spotsylvania	Spotsylvania	VA	Rural	617	1060	12819 Faulconers	Oct-23	\$538,000		
							9811 Catharpin	Nov-23	\$480,000	\$508,753	5%
19	Spotsylvania	Spotsylvania	VA	Rural	617	395	11239 Chancellor M	Mar-23	\$499,900		
							9651 Meadows	Jul-23	\$515,000	\$506,012	-1%
20	White House	Louisa	VA	Rural	20	1780	751 Chalklevel	Apr-24	\$260,000		
							1404 Jefferson	May-24	\$219,700	\$249,140	4%
21	Watlington	S. Boston	VA	Suburban	20	250	112 Watlington	Jan-23	\$230,000		
							1174 Loftis	Oct-22	\$250,000	\$226,313	2%
22	Endless Cave	New Market	VA	Rural	31	260	785 Craney Island	Dec-22	\$299,900		
							146 Jackson	Sep-22	\$285,000	\$275,000	8%
23	Endless Cave	New Market	VA	Rural	31	300	939 Craney Island	Apr-23	\$206,500		
							207 Center	Jul-23	\$200,000	\$198,500	4%

**Matched Pair Comparable Stats**

	Avg.	
	MW	Distance
<b>Average</b>	260.22	820
<b>Median</b>	40.00	630
<b>High</b>	617.00	1,950
<b>Low</b>	20.00	250

**23 Data Points**

	Indicated Impact
<b>Average</b>	1%
<b>Median</b>	1%
<b>High</b>	8%
<b>Low</b>	-5%

The Matched Pairs includes 23 examples with impacts ranging from -5% to +8% with an average impact of +1% and a median impact of +1%.

The closest adjoining home is 250 feet and the range of solar projects range from 20 MW up to 617 MW.

The Matched Pair Analysis includes numerous examples and many were also supported with supporting broker data, which strengthens the reliability of these results. Furthermore, these results show a very similar breakdown of values to the Sale/Resale Analysis.

## D. Broker Comments

From the research identified in the earlier section, I was able to identify and speak with the brokers identified below. The full comments provided by the brokers are shown in the market research, but the summary below shows that 6 of the 7 brokers who had sold a home adjoining a solar development identified no impact on property value. The one broker who identified a sale that was impacted outlined that the impact was due to damage to the surrounding roads during construction and would likely be cured once the project was complete and the roads repaired. This same broker confirmed a similar home that was closer to a solar project was not negatively impacted by that project.

#	Solar Farm	City	State	Area	Approx		Date	Sale Price	Impact	Broker	
					MW	Distance					
1	Walker-Corr.	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	\$264,000	No	Alex Uminski, SRA
2	Walker-Corr.	Barhamsville	VA	Rural	20	510	5300 Barham	Apr-17	\$358,000	No	Patrick McCreary
3	Solidago	Windsor	VA	Rural	20	610	17479 Courthouse	Dec-23	\$555,000	No	Anna Boyer
4	Cavalier	Elberon	VA	Rural	20	850	6568 Beechland	Jun-24	\$535,000	Yes	Anna Boyer
5	Powhatan	Powhatan	VA	Rural	5	885	4408 Old Buckingh	Mar-25	\$834,000	No	Sanda Woodlief
6	Powhatan	Powhatan	VA	Rural	5	1085	4411 Old Buckingh	Apr-24	\$705,000	No	Suzanne Cline
7	Endless Cave	New Market	VA	Rural	31.4	260	785 Craney Island	Dec-22	\$299,900	No	Brian Ratliff

	Avg.		Sale	
	MW	Distance	Price	Impact
<b>Average</b>	17.34	636	<b>Average</b> \$507,271	6 <b>NO</b>
<b>Median</b>	20.00	610	<b>Median</b> \$535,000	1 <b>Yes</b>
<b>High</b>	31.40	###	<b>High</b> \$834,000	0 <b>Maybe</b>
<b>Low</b>	5.00	250	<b>Low</b> \$264,000	

# XI. Supporting Data

## A. National Data

Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2020 Data)		
Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
9	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037
10	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	\$61,115	\$167,515
11	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884
12	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
13	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	\$105,714	\$444,696
14	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	\$111,562	\$515,399
15	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	\$75,417	\$362,428
16	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	\$92,346	\$343,492
17	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922
18	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171
19	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
20	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
21	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
22	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214
23	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361
24	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138
25	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172
26	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308
27	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
28	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288
29	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
30	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939
31	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	\$59,627	\$139,088
32	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	\$41,574	\$135,490
33	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	\$38,919	\$96,555
34	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
35	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
36	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
37	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	\$43,179	\$168,750
38	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	\$50,000	\$341,667
39	Hattiesburg	Hattiesburg	MS	400	50.00	N/A	10%	85%	5%	0%	1,065	\$28,545	\$129,921
40	Bremen	Bremen	IN	37	6.80	15	40%	60%	0%	0%	388	\$62,855	\$232,857
41	North Rock	Fulton	WI	472	50.00	N/A	3%	40%	57%	0%	236	\$86,238	\$370,062
42	Wood County	Saratoga	WI	1,200	150.00	N/A	N/A	N/A	N/A	N/A	187	\$74,110	\$204,545
43	Solidago	Isle of Wight	VA	193	20.00	N/A	N/A	N/A	N/A	N/A	62	\$88,375	\$312,500
44	Buckingham	Cumberland	VA	240	39.80	50	4%	6%	90%	0%	120	\$59,445	\$251,562
45	Crane	Burns City	IN	182	24.30	100	N/A	N/A	N/A	N/A	114	\$68,227	\$273,077
46	Kokomo 1	Kokomo	IN	83	5.40	5	30%	36%	0%	34%	8,656	\$50,193	\$168,723
47	White Tail 1	Mowersville	PA	135	13.50	20	2%	73%	25%	0%	254	\$81,086	\$354,297
48	Twiggs	Dry Branch	GA	N/A	200.00	N/A	N/A	N/A	N/A	N/A	15	\$55,000	\$50,000
49	Kings Bay	Kings Bay	GA	N/A	30.00	N/A	N/A	N/A	N/A	N/A	721	\$102,293	\$364,808
50	Dougherty	Albany	GA	N/A	120.00	N/A	N/A	N/A	N/A	N/A	30	\$60,354	\$204,167
51	Whitetail 2	St Thomas	PA	293	20.00	N/A	N/A	N/A	N/A	N/A	107	\$85,844	\$274,265
52	Elk Hill 1	Mercersburg	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	791	\$72,722	\$372,932
53	Elk Hill 2	Mercersburg	PA	N/A	15.00	N/A	N/A	N/A	N/A	N/A	454	\$81,208	\$484,672
54	Cottontail 1	York	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	1,495	\$84,872	\$315,508
55	Cottontail 2	York	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	707	\$61,415	\$383,896

**Matched Pair Summary**

			<b>Adj. Uses By Acreage</b>							<b>1 mile Radius (2020 Data)</b>			
<b>Name</b>	<b>City</b>	<b>State</b>	<b>Acres</b>	<b>MW</b>	<b>Topo Shift</b>	<b>Res</b>	<b>Ag</b>	<b>Ag/Res</b>	<b>Com/Ind</b>	<b>Population</b>	<b>Med. Income</b>	<b>Avg. Housing Unit</b>	
56	Grazing Yak	Calhan	CO	272	35.00	N/A	0%	97%	3%	0%	40	\$78,104	\$623,214
57	San Luis Villy	Hooper	CO	308	35.00	N/A	5%	95%	0%	0%	11	\$59,164	\$450,000
58	SR Jenkins	Ft. Lupton	CO	142	13.00	N/A	2%	90%	8%	0%	129	\$114,961	\$802,703
59	Big Horn 1	Pueblo	CO	2,760	240.00	N/A	0%	44%	2%	54%	20	\$75,000	\$400,000
60	Bison/Raw	Wellington	CO	1,160	52.00	N/A	0%	93%	7%	0%	0	\$0	\$0
61	Alamosa	Mosca	CO	163	30.00	N/A	0%	87%	13%	0%	7	\$0	\$0
62	Pioneer	Bennett	CO	611	110.00	N/A	3%	81%	16%	0%	67	\$82,329	\$497,991
63	Sandhill/SunE	Mosca	CO	N/A	10.00	N/A	N/A	N/A	N/A	N/A	4	\$0	\$0
64	Bellflower 1	Lewisville	IN	N/A	152.50	N/A	N/A	N/A	N/A	N/A	45	\$78,261	\$215,789
65	Riverstart	Winchester	IN	N/A	200.00	N/A	N/A	N/A	N/A	N/A	47	\$75,000	\$169,565
66	Mustang	Robbins	NC	50	5.00	N/A	N/A	N/A	N/A	N/A	941	\$54,430	\$369,398
67	North Star	North Branch	MN	1,099	100.00	N/A	18%	73%	7%	2%	218	\$119,700	\$323,413
68	Logansport	Logansport	IN	N/A	6.80	N/A	N/A	N/A	N/A	N/A	4,534	\$51,694	\$122,099
69	Anderson 6	Anderson	IN	N/A	6.80	N/A	N/A	N/A	N/A	N/A	736	\$77,343	\$181,635
70	Dunns Bdrge	Wheatfield	IN	N/A	435.00	N/A	N/A	N/A	N/A	N/A	208	\$71,098	\$203,986
71	Bedford	Chesapeake	VA	N/A	70.00	N/A	N/A	N/A	N/A	N/A	993	\$127,047	\$509,365
72	Mt. Olive Crk	Russell Spr	KY	421	60.00	N/A	N/A	N/A	N/A	N/A	149	\$60,646	\$152,778
73	EW Brown	Harrodsburg	KY	50	10.00	N/A	3%	44%	29%	25%	182	\$68,772	\$294,444
74	Logan Cnty	Russellville	KY	1,100	173.00	N/A	N/A	N/A	N/A	N/A	177	\$54,545	\$284,459
75	Bluebird	La France	SC	N/A	3.00	N/A	N/A	N/A	N/A	N/A	634	\$81,446	\$302,527
76	Centerfield	Chesterfield	SC	N/A	75.00	N/A	N/A	N/A	N/A	N/A	248	\$51,170	\$91,364
77	Harts Mill	Tarboro	NC	N/A	80.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
78	Lenoir	Kinston	NC	N/A	5.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
79	Tate	Castalia	NC	N/A	5.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
80	Hardin	Alger	OH	N/A	150.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
81	Hillcrest	Mt Orab	OH	N/A	200.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
82	Powhatan	Powhatan	VA	89	5.00	50	23%	77%	N/A	N/A	280	\$98,856	\$427,604
83	Watlington	S. Boston	VA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
84	Endless Cave	New Market	VA	324	31.40	100	15%	27%	51%	7%	247	\$72,180	\$377,872
<b>Average</b>				419	56.75	36	19%	56%	20%	7%	1,026	\$67,106	\$266,503
<b>Median</b>				182	20.00	20	13%	63%	8%	0%	347	\$68,500	\$263,114
<b>High</b>				3,500	617.00	160	98%	98%	94%	54%	8,656	\$127,047	\$802,703
<b>Low</b>				35	3.00	0	0%	0%	0%	0%	0	\$0	\$0

From these 84 solar developments I have identified with 35 Sale/Resale data points, 162 matched pairs, and 45 broker comments as summarized below.

**Sale/Resale Comparable Stats**

	<b>MW</b>	<b>Avg. Distance</b>
<b>Average</b>	58.11	633
<b>Median</b>	20.00	375
<b>High</b>	200.00	2,000
<b>Low</b>	2.00	150

**35 Data Points**

	<b>Indicated Impact</b>
<b>Average</b>	4%
<b>Median</b>	4%
<b>High</b>	15%
<b>Low</b>	-6%

**Matched Pair Comparable Stats**

	<b>MW</b>	<b>Avg. Distance</b>
<b>Average</b>	61.66	531
<b>Median</b>	14.00	400
<b>High</b>	617.00	1,950
<b>Low</b>	2.00	135

**165 Data Points**

	<b>Indicated Impact</b>
<b>Average</b>	1%
<b>Median</b>	0%
<b>High</b>	12%
<b>Low</b>	-10%

### Broker Comment Breakdown

	MW	Avg. Distance
<b>Average</b>	49.16	553
<b>Median</b>	20.00	440
<b>High</b>	435.00	2,200
<b>Low</b>	2.00	105

### 53 Data Points

	Sale Price	Impact
<b>Average</b>	\$319,351	52 <b>NO</b>
<b>Median</b>	\$264,000	1 <b>Yes</b>
<b>High</b>	\$835,000	0 <b>Maybe</b>
<b>Low</b>	\$94,000	

## **XII. Distance Between Homes and Panels**

I have measured distances at matched pairs as close as 105 feet between panel and home to show no impact on value. This measurement goes from the closest point on the home to the closest solar panel. This is a strong indication that at this distance there is no impact on adjoining homes.

However, in tracking other approved solar farms, I have found that it is common for there to be homes within 100 to 150 feet of solar panels. Given the visual barriers in the form of privacy fencing or landscaping, there is no sign of negative impact.

I have also tracked a number of locations where solar panels are between 50 and 100 feet of single-family homes. In these cases the landscaping is typically a double row of more mature evergreens at time of planting. There are many examples of solar farms with one or two homes closer than 100-feet, but most of the adjoining homes are further than that distance.

## **XIII. Topography**

As shown on the summary charts for the solar farms, I have been identifying the topographic shifts across the solar farms considered. Differences in topography can impact visibility of the panels, though typically this results in distant views of panels as opposed to up close views. The topography noted for solar farms showing no impact on adjoining home values range from as much as 160-foot shifts across the project. Given that appearance is the only factor of concern and that distance plus landscape buffering typically addresses up close views, this leaves a number of potentially distant views of panels. I specifically note that in Crittenden in KY there are distant views of panels from the adjoining homes that showed no impact on value.

General rolling terrain with some distant solar panel views are showing no impact on adjoining property value.

## **XIV. Potential Impacts During Construction**

Any development of a site will have a certain amount of construction, whether it is for a commercial agricultural use such as large-scale poultry operations or a new residential subdivision. Construction will be temporary and consistent with other development uses of the land and in fact dust from the construction will likely be less than most other construction projects given the minimal grading. I would not anticipate any impacts on property value due to construction on the site.

I note that in the matched pairs that I have included there have been a number of home sales that happened after a solar farm was approved but before the solar farm was built showing no impact on property value. Therefore the anticipated construction had no impact as shown by that data.

I did have one broker comment in VA regarding a home sale near a solar project that she believed was negatively impacted during construction due to damage to the roads during construction. That broker indicated that once the project was complete and the roads repaired that she believed the impact would be cured.

## **XV. Scope of Research**

I have researched over 1,000 solar farms and sites on which solar farms are existing and proposed in Ohio, Virginia, Illinois, Tennessee, North Carolina, Kentucky as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

### **Percentage By Adjoining Acreage**

	<b>Res</b>	<b>Ag</b>	<b>Res/AG</b>	<b>Comm</b>	<b>Ind</b>	<b>Avg Home</b>	<b>Closest Home</b>	<b>All Res Uses</b>	<b>All Comm Uses</b>
Average	19%	53%	20%	2%	6%	887	344	91%	8%
Median	11%	56%	11%	0%	0%	708	218	100%	0%
High	100%	100%	100%	93%	98%	5,210	4,670	100%	98%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

**Res = Residential, Ag = Agriculture, Com = Commercial**

**Total Solar Farms Considered: 705**

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provide a more complete picture of the neighboring properties.

### **Percentage By Number of Parcels Adjoining**

	<b>Res</b>	<b>Ag</b>	<b>Res/AG</b>	<b>Comm</b>	<b>Ind</b>	<b>Avg Home</b>	<b>Closest Home</b>	<b>All Res Uses</b>	<b>All Comm Uses</b>
Average	61%	24%	9%	2%	4%	887	344	93%	6%
Median	65%	19%	5%	0%	0%	708	218	100%	0%
High	100%	100%	100%	60%	78%	5,210	4,670	105%	78%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

**Res = Residential, Ag = Agriculture, Com = Commercial**

**Total Solar Farms Considered: 705**

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.

## **XVI. Specific Factors Related To Impacts on Value**

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow a hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

### **1. Hazardous material**

A solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development and even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

### **2. Odor**

The various solar farms that I have inspected produced no odor.

### **3. Noise**

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. Even less sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

### **4. Traffic**

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

### **5. Stigma**

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar farms are adjoining elementary, middle and high schools as well as churches and subdivisions. I note that one of the solar farms in this report not only adjoins

a church, but is actually located on land owned by the church. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

## 6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 “Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities

are considered desirable features, particularly for residential properties.” Dr. Bell continues on Page 147 that “View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or covenants, conditions, and restrictions (CC&Rs), although such protections are relatively uncommon as a practical matter. The market often assigns significant value to desirable views irrespective of whether or not such views are protected by law.”

Dr. Bell concludes that a view enhances adjacent property, even if the adjacent property has no legal right to that view. He then discusses a “borrowed” view where a home may enjoy a good view of vacant land or property beyond with a reasonable expectation that the view might be partly or completely obstructed upon development of the adjoining land. He follows that with “This same concept applies to potentially undesirable views of a new development when the development conforms to applicable zoning and other regulations. Arguing value diminution in such cases is difficult, since the possible development of the offending property should have been known.” In other words, if there is an allowable development on the site then arguing value diminution with such a development would be difficult. This further extends to developing the site with alternative uses that are less impactful on the view than currently allowed uses.

This gets back to the point that if a property has development rights and could currently be developed in such a way that removes the viewshed such as a residential subdivision, then a less intrusive use such as a solar farm that is easily screened by landscaping would not have a greater impact on the viewshed of any perceived value adjoining properties claim for viewshed. Essentially, if there are more impactful uses currently allowed, then how can you claim damages for a less impactful use.

## **XVII. Conclusion**

The Sale/Resale and Matched Pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land at the distances noted. Most of the projects identified used landscaping screens as part of the development, though there were a number of exceptions even with homes in close proximity to the solar project. However, the bulk of the data shows landscaping screens where homes are within 900 feet of solar panels.

The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the Southeast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Virginia.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is no traffic.

## **XVIII. Certification**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute;
13. I have not completed any other appraisal related assignments regarding this project within the three years prior to engagement in this current assignment.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors. Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI, ARA  
State Certified General Appraiser



Nicholas D. Kirkland  
State Certified General Appraiser #A8662  
VA Certified General Appraiser #4001018168





# Kirkland Appraisals, LLC

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## **PROFESSIONAL EXPERIENCE**

<b>Kirkland Appraisals, LLC</b> , Raleigh, N.C. Commercial appraiser	2003 – Present
<b>Hester &amp; Company</b> , Raleigh, N.C. Commercial appraiser	1996 – 2003

## **PROFESSIONAL AFFILIATIONS**

<b>MAI</b> (Member, Appraisal Institute) designation #11796	2001
<b>ARA</b> (American Society of Farm Managers and Rural Appraisers)	2025
<b>NC State Certified General Appraiser</b> # A4359	1999
<b>VA State Certified General Appraiser</b> # 4001017291	
<b>SC State Certified General Appraiser</b> # 6209	
<b>KY State Certified General Appraiser</b> # 5522	
<b>TN State Certified General Appraiser</b> # 6240	
<b>FL State Certified General Appraiser</b> # RZ3950	
<b>GA State Certified General Appraiser</b> # 321885	
<b>MI State Certified General Appraiser</b> # 1201076620	
<b>PA State Certified General Appraiser</b> # GA004598	
<b>OH State Certified General Appraiser</b> # 2021008689	
<b>IN State Certified General Appraiser</b> # CG42100052	
<b>IL State Certified General Appraiser</b> # 553.002633	
<b>LA State Certified General Appraiser</b> # APR.05049-CGA	
<b>TX State Certified General Appraiser</b> # 1380528 G	
<b>ND State Certified General Appraiser</b> # CG-224129	
<b>OR State Certified General Appraiser</b> # C001665	

## **EDUCATION**

<b>Bachelor of Arts in English</b> , University of North Carolina, Chapel Hill	1993
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## **CONTINUING EDUCATION**

Valuation of Residential Solar	2025
Fair Housing Bias and Discrimination	2025
The Cost Approach	2025
Uncovering and Valuing Current Luxury Home Trends	2025
Uniform Standards of Professional Appraisal Practice Update	2024
ASFMRA Integrated Approaches to Value (A360)	2024
ASFMRA Best in Business Ethics	2023
Appraising Natural Resources Series – Oil, Gas & Minerals	2023
Appraisal of Industrial and Flex Buildings	2023
Commercial Land Valuation	2023
Fair Housing, Bias and Discrimination	2023

Pennsylvania State Mandated Law for Appraisers	2023
What NOT to Do (NCDOT Course)	2023
The Income Approach – A Scope of Work Decision	2023
Valuation of Residential Solar	2022
Introduction to Commercial Appraisal Review	2022
Residential Property Measurement and ANSI	2022
Business Practices and Ethics	2022
Uniform Standards of Professional Appraisal Practice Update	2022
Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Florida Appraisal Laws and Regulations	2020
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2019
The Cost Approach	2019
Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002

Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

## 8.7 Community Meeting Summary

## Valley Solar Community Meeting Summary

09/29/2025

A community meeting was held on Monday, October 29th, 2025, at 6pm for the Valley Solar Project. The meeting was held at the Horizons Edge Sports Campus which is roughly two (2) miles East of the proposed project location. Property owners within a one-mile radius of the project parcel were notified by first class mail. Per the Rockingham County Code of Ordinances, the meeting gave attendees the opportunity to review application materials, ask questions, and provide feedback. Project maps and materials were on display along with informational flyers and a binder containing the proposed application materials. The meeting was attended by approximately 15 guests. Attendees included Rockingham County planning staff, District 2 Supervisor Sallie Wolfe-Garrison, adjacent and nearby neighbors of the proposed project, Students from James Madison University, and other supporters of renewable energy in the community

Included below is a summary of the topics discussed at the community meeting, the community meeting sign in sheet, and the invitation that was mailed to landowners within 1 mile of the project.

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Below is a summary of the discussions held, and input received at the community meeting.

1. Are you able to add an entrance off Kratzer Road?

- The location shown was preliminarily chosen by Engineers from the Timmons Group.
- The location will be reviewed by VDOT as part of the application review process.
- VDOT reviewed the entrance location during the pre-application meeting and did not have any concerns at that time.

2. Is this project being built as part of the industrial park nearby?

- This project is not associated with the industrial park, or any other development in the county.
- The distribution level power generation from this project will help to offset the rising power demand from new industrial / manufacturing uses in the area.

3. How big is the project / how much land is needed?

- The project parcel totals 112.97 acres.
- The proposed fenced area is less than 20 acres.

4. How long will the project last?

- The life of the project will have an operational lifetime of approximately 40 years.

5. What happens at the end of the project's life?

- As a condition of project permitting, a decommissioning bond or other form of financial security will be established to ensure timely removal of the project.
- Upon removal of the equipment, the land will be returned to the landowner for whatever use they see fit.

6. How are you managing the possible sinkholes nearby?

- CEP and The Timmons Group (the project engineering consultant) have conducted thorough desktop level diligence to determine the potential location of sinkholes. The locations will be verified by geotechnical evaluation and electrical resistivity tomography testing. The project plans to avoid and buffer from all sinkholes.

7. Will there be any runoff?

- The project will be designed to manage and prevent any runoff on site. The final site design of the project will be held to a stringent stormwater management and erosion control permitting process at both the county and state levels.

8. What vegetation will you be planting?

- A vegetative buffer will be planted to screen the project. The project will use a “solar seed mix blend” for the panel area which includes fast growing grasses to secure soil stability and native and naturalized pollinators. The other areas of the project will be seeded with a native pollinator mix.

## 2.1 Community Meeting Invitation

# COMMUNITY MEETING

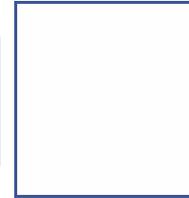
**MONDAY, SEPTEMBER 29, 2025 | 6-8 PM**  
**Horizons Edge - Indoor Turf Field**  
**325 Cornerstone Dr, Harrisonburg, VA 22802**

CEP Solar will be hosting a community meeting for **Valley Solar** to discuss the project with local landowners and other stakeholders. The project will be located at 2494 Kratzer Road in Rockingham County (Tax Map #94-A-99B). It will add up to 5MW of electrical capacity to the local grid. The estimated project area is roughly 20 acres.

**You are invited to attend, and your feedback and questions are appreciated.**



**CEPSOLAR**  
2201 W Broad St. Suite 200  
Richmond, VA 23220



## Contact Us

For questions, please contact:  
**Paul Cozens**, Project Manager  
paul.cozens@cepsolar.com  
804-789-4040 ext. 715

2.2 Community  
Meeting Sign-in Sheet

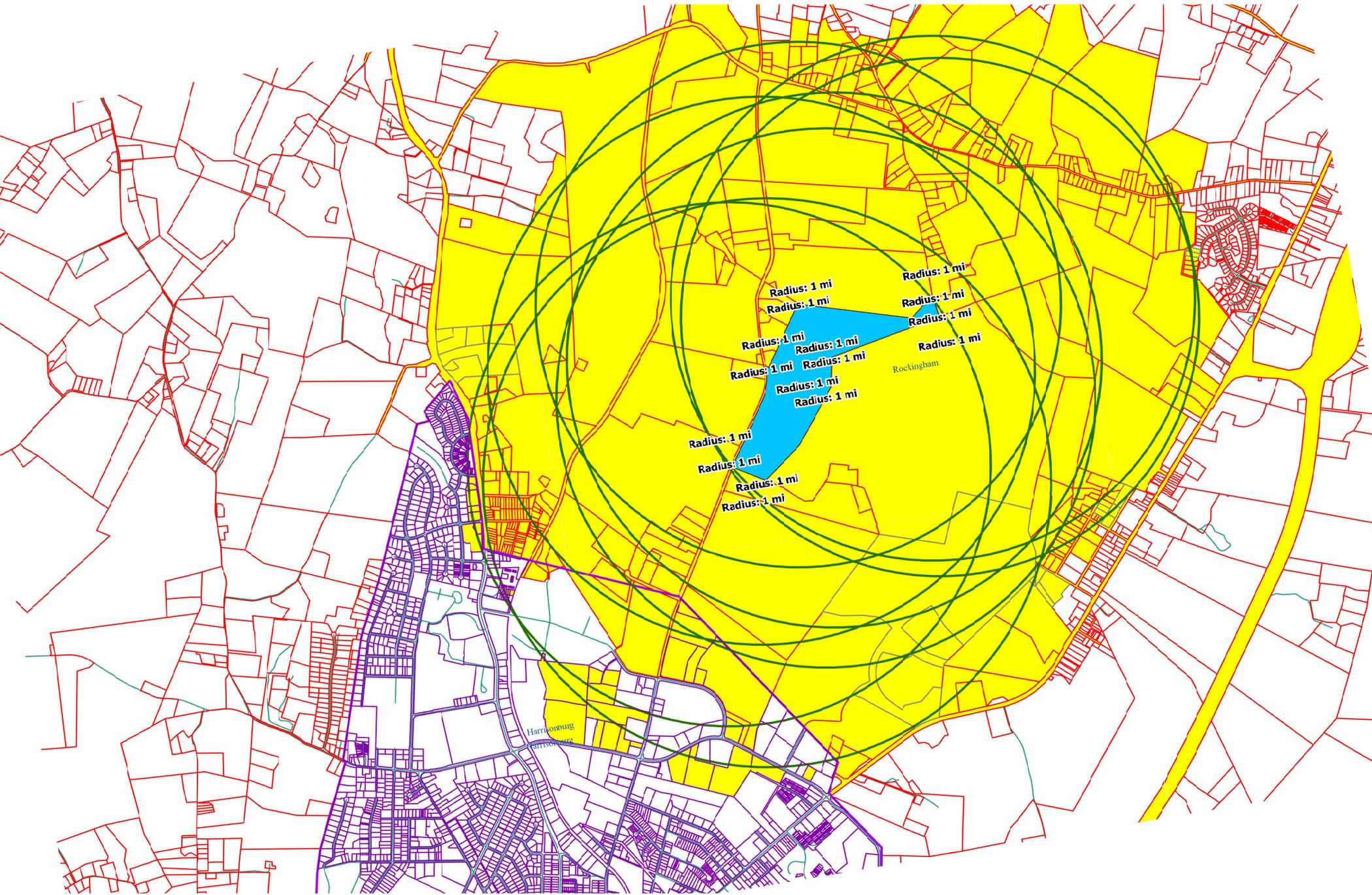
# Welcome to the Valley Solar Community Meeting

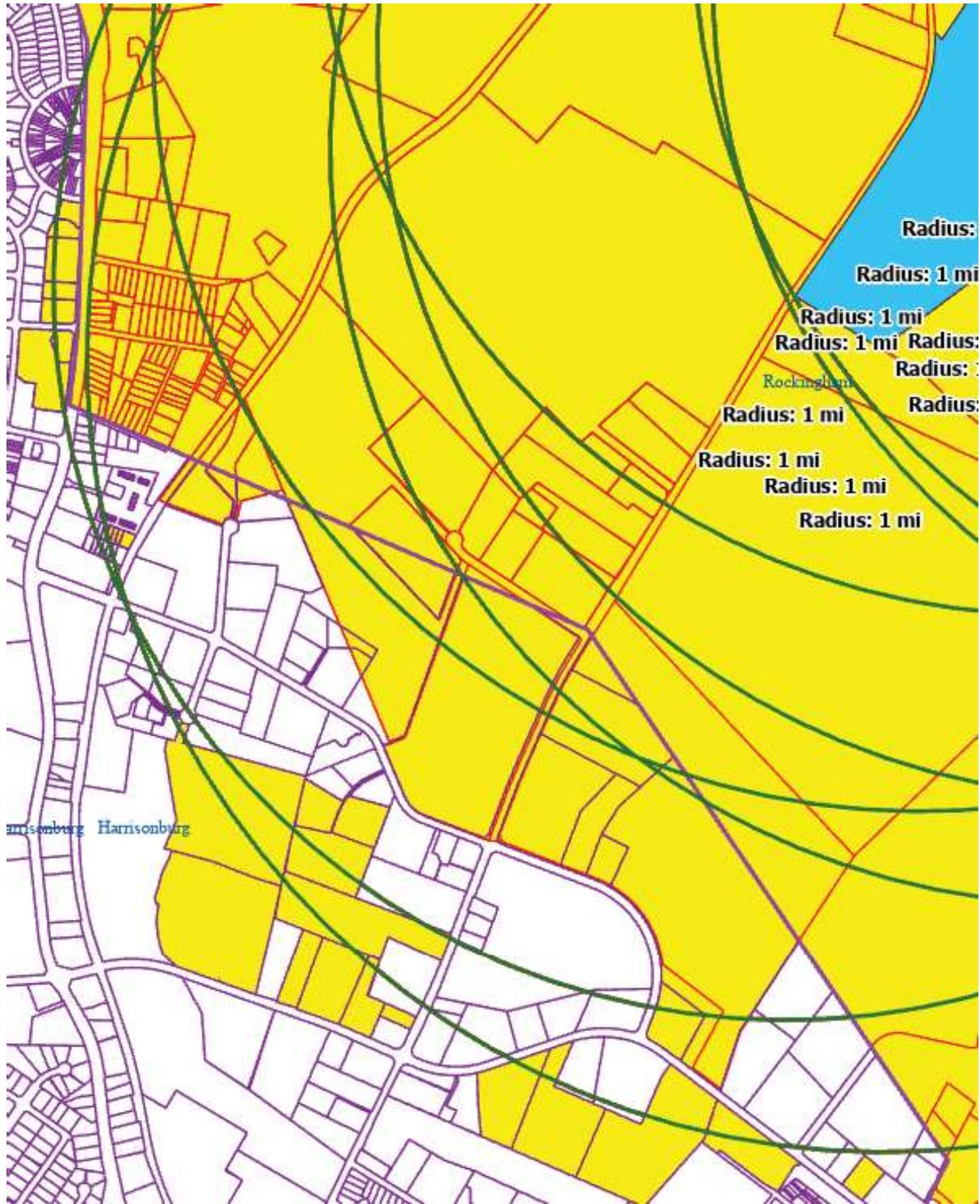
Please sign in below:

Name	Address	Phone	Email	Preferred Method of Contact
Daniel Barnett	20 e. gay St. Harrisonburg VA	540-578-1120	Dbarnett@Rockinghamcountyva.com	email
Ronald & Sherry Showalter	5141 Cromer Rd Hiding		sherryshow@aol.com	email
Everett B.	Renew Rockham	-	-	
Michael & Toff	Peaceful <sup>Rockham</sup> Ln	540-705-4028		
MJ Gallup	JMU Student	252-702-3672	gallupmj@dukes.jmu.edu	email
Bill Howe	2090 Tailor Dr <sup>22801</sup> Rockham	201-983-3474	WmHowe@Yahoo.com	email
Sally Wolfham	R'ham County	540-688-8082	on record	
Jonathan Miles	Albemarle County	-	milesjj@jmu.edu	
Osiah Dosamants	JMU Student	757-966-8909	dosamant505.oh@gmail	
Amanda Eckhoff	JMU	919-931-8735	eckhofax@dukes.jmu.edu	email
Kendall McCurrach	JMU	804-972-0784	kgmmcc13@gmail.com	Email
Bruce Wiggins	JMU		wigginsb@jmu.edu	"
Pete Bsmuck	220 NY AVE		pkbsmuck@qmail.com	email

CAAV  
↑

2.3 Exhibit and mailing list  
for property owners within  
1 mile of project parcel





Rockingham County  
Parcels

Tax Map Number	Name	Address	City	State	Zip
94-A-124A	ALEXANDER DONALD LEE	791 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95C-4-8	ALLEN LONDON R & TABITHA N	3029 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94B-2-5	AMAYA ZELAYA JUAN C & KIMBERLY ANN MITCHELL	1115 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-6	AMAYA ZELAYA JUAN C & KIMBERLY ANN MITCHELL	1115 HAMLET DR	ROCKINGHAM	VA	22802
94-1-1A	AMERIGAS PROPANE L P	PO BOX 798	VALLEY FORGE	PA	19482
94-1-1	AMERIGAS PROPANE LP	460 NORTH GULPH RD	KING OF PRUSSIA	PA	19406
79-6-3F	ARBOGAST MICHAEL L & LISA M	1880 IRISH PATH	ROCKINGHAM	VA	22802
95-A-2A	ARBOGAST SHAWN M	1330 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-2A3	ARMENTROUT DOUGLAS W JR & RHONDA ROACH	4733 TURTLE LN	ROCKINGHAM	VA	22802
94-A-37A	ARMENTROUT LUTHER C & DORIS JEAN	1866 LILAC LN	ROCKINGHAM	VA	22802
94B-3-1	ARMENTROUT LUTHER C & DORIS JEAN	1866 LILAC LN	ROCKINGHAM	VA	22802
79-5-4A	ARMSTRONG CAROLYN C & LINDA C FULK	16314 NEW MARKET RD	TIMBERVILLE	VA	22853
95C-4-5	ARMSTRONG WILLIAM H & MARISSA G	2927 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-4-6	ARMSTRONG WILLIAM H & MARISSA G	2927 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-4-7	ARMSTRONG WILLIAM H & MARISSA G	2927 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-101A1	AT & T COMMUNICATION OF VA INC	PO BOX 1329	MORRISTOWN	NJ	07962
94-A-101A	AT & T COMMUNICATIONS OF VA INC	PO BOX 1329	MORRISTOWN	NJ	07962
94-A-91	B & A GROUP LLC	1206 TULIP TER	ROCKINGHAM	VA	22801
94-A-91B	B & A GROUP LLC	1206 TULIP TER	ROCKINGHAM	VA	22801
95-9-1B	B & A GROUP LLC	1206 TULIP TER	ROCKINGHAM	VA	22801
95B-1-4	BAILEY JAMES F JR & MILDRED A	626 GRAVELS RD	ROCKINGHAM	VA	22802
94B-4-7	BAKER ELIZABETH AND DOUGLAS M JR & KAY F MOWBRAY	992 HARMAN RD	ROCKINGHAM	VA	22802
95B-A-9	BAKER EVERETTE C & NANCY R	829 GRAVELS RD	ROCKINGHAM	VA	22802
94B-5-29	BAKER WANDA B	1125 HARMAN RD	ROCKINGHAM	VA	22802
94B-5-30	BAKER WANDA B	1125 HARMAN RD	ROCKINGHAM	VA	22802
94B-5-27	BAKER WANDA D	1125 HARMAN RD	ROCKINGHAM	VA	22802
94B-5-28	BAKER WANDA D	1125 HARMAN RD	ROCKINGHAM	VA	22802
94-A-94	BARAHONA CARLOS E LOBO & KENIA AYALA ESPINOZA	6186 BOARD WOODS LN	ROCKINGHAM	VA	22802
94-A-95	BARAHONA CARLOS E LOBO & KENIA AYALA ESPINOZA	761 ELMWOOD DR	HARRISONBURG	VA	22801
94B-1-10	BECHLER DAVID A & BRENDA K	2720 SUNSHINE CT	ROCKINGHAM	VA	22802
94B-1-11	BECHLER DAVID A & BRENDA K	2720 SUNSHINE CT	ROCKINGHAM	VA	22802
94-A-22	BENDER ERIC K & LUANN M JT REV TRUST	2941 HARPINE HWY	ROCKINGHAM	VA	22801
94-A-23	BENDER ERIC K & LUANN M JT REV TRUST	2941 HARPINE HWY	ROCKINGHAM	VA	22801
79-5-4	BIBLE RHONDA A	2078 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-5A2	BLACKWAY ADAM R	3037 TWIN OAKS DR	ROCKINGHAM	VA	22802
95C-10-12	BLAKELY JAMES A & KRISTINA H	134 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-5-19	BOTKIN ROLAND T	1160 SHARON LN	HARRISONBURG	VA	22802
94B-5-20	BOTKIN ROLAND T	1160 SHARON LN	HARRISONBURG	VA	22802
94-A-112E	BRITTON CINDY L	1921 GRAVELS RD	ROCKINGHAM	VA	22802
79-6-2A1	BROWN SANDRA W	4927 INDIAN RIDGE LN	ROCKINGHAM	VA	22802
79-A-121A	BURRUSS CHARLES W & PATRICIA R LIFE ESTATE	1976 IRISH PATH	ROCKINGHAM	VA	22802
94B-1-1	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-1-2	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-1-3	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-1-4	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-1-5	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
95B-1-1	CABRERA ROMERO ROSA E	690 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-5	CALABAZA LLC	3861 SINGERS GLEN RD	ROCKINGHAM	VA	22802
95-A-60	CAMP DARBY LLC	420 NEFF AVE STE 215	HARRISONBURG	VA	22801
94B-2-10	CASTILLO ROY ADALITH & EDITH ESTHER	1135 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-9	CASTILLO ROY ADALITH & EDITH ESTHER	1135 HAMLET DR	ROCKINGHAM	VA	22802
95-3-1B	CAVE DAVID R	555 GRAVELS RD	ROCKINGHAM	VA	22802
94B-5-1	CD FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22801
95B-A-11	CHANDLER WENDELL HOWARD & BETTY	787 GRAVELS RD	ROCKINGHAM	VA	22802
94B-5-10	CHURCH-SOUTH CONGREGATION OF JEHOVAHS WITNESSES	1766 HARPINE HWY	ROCKINGHAM	VA	22801
94-A-122	CLARK MILLARD D	1376 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-102	COFFMAN FARMS INC	2988 KRATZER RD	ROCKINGHAM	VA	22802
94-A-102B	COFFMAN JANE F LIFE ESTATE	2988 KRATZER RD	ROCKINGHAM	VA	22802
94-A-100	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM	VA	22802
94-A-103	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM	VA	22802
94-A-99A	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM	VA	22802
95C-10-7	COMBS MICHAEL J & ANGELA D	3166 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-7-6	CONLEY CURTIS W & DEBORAH H CONLEY	1580 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-10	CONLEY LYDIA PIRKEY	1048 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-111C	CONMAT PROPERTIES L C	PO BOX 1347	HARRISONBURG	VA	22803
94-A-111	CONMAT PROPERTIES LC	PO BOX 1347	HARRISONBURG	VA	22803
94-A-111B	CONMAT PROPERTIES LC	PO BOX 1347	HARRISONBURG	VA	22803
94-A-89	CONSOLIDATED PROPERTIES L L C	PO BOX 1347	HARRISONBURG	VA	22803
94-A-89B	CONSOLIDATED PROPERTIES L L C	PO BOX 1347	HARRISONBURG	VA	22803
94-A-128A	CONTENTMENT INC	2811 PEACEFUL LN	ROCKINGHAM	VA	22802
94-7-6A	COOK RONALD W & DEBORAH D	4819 TRIPLE RIDGE LN	ROCKINGHAM	VA	22802
95-A-8	COPPERPEN L C	716 N MAIN ST	HARRISONBURG	VA	22802
79-11-1	CRIDER LORETTA H	3988 KRATZER RD	ROCKINGHAM	VA	22802
94-A-5D	CROWN COMMUNICATION INC	4017 WASHINGTON RD	CANONSBURG	PA	15317
94-8-1	DATTOLO VINCENZO	84 PLEASANT VALLEY RD	HARRISONBURG	VA	22801
95C-1-27	DAVIS WILMALEA R	1750 PEAR ST APT A	HARRISONBURG	VA	22801
79-A-110A	DEAN DAVID A & CORA E	2103 TEDDY BEAR TRL	ROCKINGHAM	VA	22802
94-A-34B	DEAN KAREN E & KENTON E & DOUGLAS A & KIMBERLY A YODER	1110 HAMLET DR	ROCKINGHAM	VA	22802
79-6-4C	DEAN YALE VINCENT	1919 IRISH PATH	ROCKINGHAM	VA	22802
79-6-4F	DEAN YALE VINCENT	1919 IRISH PATH	ROCKINGHAM	VA	22802
95B-A-4	DEAVERS HENRY G JR	921 GRAVELS RD	ROCKINGHAM	VA	22802

94-A-116	DEAVERS JANET & HENRY (BY DESCENT)	1511 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-117	DEAVERS JANET L	1511 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-118	DEMASTUS ERIC	1973 IRISH PATH	ROCKINGHAM	VA	22802
79-A-119	DEMASTUS ERIC	1973 IRISH PATH	ROCKINGHAM	VA	22802
95B-A-8	DEPUTY PEGGY E	849 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-110A	DIMARCHI-MURPHY CANDICE	375 OAKWOOD DR	ROCKINGHAM	VA	22801
95C-10-1	DIRSCHERL DAMIAN B & LINDA R	3189 WINDY HTS LN	ROCKINGHAM	VA	22802
95C-4-1	DONOVAN EDWARD L & MARLENE GNAGEY	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-4-2	DONOVAN EDWARD L & MARLENE GNAGEY	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-4-3	DONOVAN EDWARD L & MARLENE GNAGEY	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-4-4	DONOVAN EDWARD L & MARLENE GNAGEY	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-1-22	DONOVAN EDWARD L & MARLENE K GNAGEY & REYNOLDS KENNETH G	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-1-23A	DOVE RICHARD E	720 WYNDHAM WOODS CIR	HARRISONBURG	VA	22801
94-A-3	EMSWILER B FRANKLIN & LUELLA G	2998 HARPINE HWY	ROCKINGHAM	VA	22802
79-A-113	EMSWILER CLOYD S JR & SANDRA B	8687 GOODS MILL RD	MCGAHEYSVILLE	VA	22840
94-7-3	ESTAD BETTY J	1582 GRAVELS RD	ROCKINGHAM	VA	22802
95B-1-5	ESTEP KRISTIN H	614 GRAVELS RD	ROCKINGHAM	VA	22802
95B-A-10	FARRIS MATTHEW S	821 GRAVELS RD	ROCKINGHAM	VA	22802
95C-10-8	FITZGERALD PATRICK K & DURAND PAULA M	3136 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-10-8	FITZGERALD PATRICK K & DURAND PAULA M	3136 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-111A	FOLTZ JOEY WAYNE	324 ROCKY MTN LN	NEW MARKET	VA	22844
79-6-4G1	FORRY KEVIN J & KENDRA R	2078 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-89A	FRIENDSHIP INDUSTRIES INC	801 FRIENDSHIP DR	HARRISONBURG	VA	22802
94-A-88	FRIENDSHIP PROPERTY PARTNERS LLC	3020 JOHN WAYLAND HWY	DAYTON	VA	22821
94-A-88B	FRIENDSHIP PROPERTY PARTNERS LLC	3020 JOHN WAYLAND HWY	DAYTON	VA	22821
94B-5-39	FULK CHARLOTTE H CLATTERBUCK	2320 MAPLE DR	ROCKINGHAM	VA	22802
94B-5-40	FULK CHARLOTTE H CLATTERBUCK	2320 MAPLE DR	ROCKINGHAM	VA	22802
94-A-107	FULK JONATHAN	848 INGLENOOK LN	LONGS	SC	29568
94-A-5A4	FULL CIRCLE CHURCH OF HARRISONBURG	3004 TWIN OAKS DR	ROCKINGHAM	VA	22802
94B-5-13	GARCIA LANDERO MARIA MAGDALENA	1175 HARMAN RD	ROCKINGHAM	VA	22802
94-7-4	GENTRY RONALD J & TRACEY A	1548 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-123	GENTRY TREVOR	900 SHIRTTAIL ALY	ROCKINGHAM	VA	22802
94B-3-3	GIBSON JEAN & DOUGLAS A PHILLIPS	1834 LILAC LN	ROCKINGHAM	VA	22802
95C-1-24	GLENN NATHANAEL Q & TAMMY J	100 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-A-32	GONZOL DAVID J & KAREN F LIFE ESTATE	1130 HAMLET DR	ROCKINGHAM	VA	22802
94-A-33	GONZOL DAVID J & KAREN F LIFE ESTATE	1130 HAMLET DR	ROCKINGHAM	VA	22802
79-A-122	GOOD BOBBY A & LORRAINE B	2600 RISING ROCK CT	ROCKINGHAM	VA	22802
79-A-114	GREAVER TERRY D	1869 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-114A	GREAVER TERRY D	1869 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-107	GREENAWALT THEODORE L & KIMBERLEE S	4291 KRATZER RD	ROCKINGHAM	VA	22802
94-A-108	GREYWOLF DALE G & FULK JONATHAN TURNER	2293 PULSES HILL LN	ROCKINGHAM	VA	22802
95E-6-50	GRIMSBY GREGORY WALTER & GRIMSBY RACHEL LEIGH-MALLORY	4055 ROMNEY CT	ROCKINGHAM	VA	22802
79-12-1	GTP INVESTMENT PROPERTIES LLC	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
79-12-2	GTP INVESTMENT PROPERTIES LLC	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-112G	GTP INVESTMENT PROPERTIES LLC	1249 SHIRTTALE ALLEY	ROCKINGHAM	VA	22802
94-A-112G1	GTP INVESTMENT PROPERTIES LLC	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
79-A-104B	GUS LLC	PO BOX 228	HINTON	VA	22831
95C-4-11	GUY ELIZABETH M E	235 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-A-112C	GUZMAN HERNANDEZ KENY OMAR	199 CHESTNUT RIDGE APT C	HARRISONBURG	VA	22801
94-A-114	GUZMAN HERNANDEZ KENY OMAR	199 CHESTNUT RIDGE APT C	HARRISONBURG	VA	22801
95B-A-6	HALOSKEY ROBERT M	893 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-124B	HARMAN TIMMY L & CYNTHIA L	745 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-124C	HARMAN TIMMY L & CYNTHIA L	745 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95-6-12A	HARPINE LARRY STEPHEN LIFE ESTATE	386 ESSEX ST	BROADWAY	VA	22815
95C-1-22E	HARPINE LARRY STEPHEN LIFE ESTATE	386 ESSEX ST	BROADWAY	VA	22815
95C-1-22E	HARPINE LARRY STEPHEN LIFE ESTATE	386 ESSEX ST	BROADWAY	VA	22815
94B-2-7	HARRISON DANIEL S	1125 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-8	HARRISON DANIEL S	1125 HAMLET DR	ROCKINGHAM	VA	22802
999-A-9	HARRISONBURG CITY PARCELS	409 S MAIN ST	HARRISONBURG	VA	22801
95-3-4A	HARTMAN CHARLES W & JUDITH W	637 GRAVELS RD	ROCKINGHAM	VA	22802
95C-4-9	HASSLER SHAWN L & BETTY ANN	3063 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-5C2	HEATWOLE BENJAMIN L & LAVONNE M	3190 WITS END WAY	ROCKINGHAM	VA	22802
94B-2-13	HEATWOLE CONRAD D & MARY JANE	3351 HILL GAP RD	BRIDGEWATER	VA	22812
94B-2-14	HEATWOLE CONRAD D & MARY JANE	3351 HILL GAP RD	BRIDGEWATER	VA	22812
94B-2-15	HEATWOLE CONRAD D & MARY JANE	3351 HILL GAP RD	BRIDGEWATER	VA	22812
94B-2-16	HEATWOLE CONRAD D & MARY JANE	3351 HILL GAP RD	BRIDGEWATER	VA	22812
79-A-120A	HELMUTH JOSHUA I & HOPE N	3093 HILLGAP RD	BRIDGEWATER	VA	22812
79-A-120	HELMUTH MARK & RETHA	2033 IRISH PATH	ROCKINGHAM	VA	22802
95C-1-24B	HENSLEY DAMIAN P	2527 HARPINE HWY	ROCKINGHAM	VA	22802
79-5-1	HENSLEY LEWIS A & ROSALEA	2152 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-37B	HERNANDEZ OVIEDO JOSUE N	1850 LILAC LN	ROCKINGHAM	VA	22802
94B-3-2	HERNANDEZ OVIEDO JOSUE N	1850 LILAC LN	ROCKINGHAM	VA	22802
95C-4-7A	HERSHBERGER KEITH L	3011 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94B-5-25	HERSHBERGER JAMES L & ANN K	5647 WENGERS MILL RD	LINVILLE	VA	22834
94B-5-26	HERSHBERGER JAMES L & ANN K	5647 WENGERS MILL RD	LINVILLE	VA	22834
94-6-7	HERTZLER LOWELL T & BETTY J	2895 CEDAR HILL DR	ROCKINGHAM	VA	22802
94B-5-42	HERTZLER SHELBY T & JODI NISLY HERTZLER	2300 MAPLE DR	ROCKINGHAM	VA	22802
95-A-21	HIGGS GARY W	776 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-20	HIGGS GARY W & MARY R HIGGS	776 GRAVELS RD	ROCKINGHAM	VA	22802
95-2-D1	HIGGS MYRTLE V & HERSHEL G	776 GRAVELS RD	ROCKINGHAM	VA	22802
80-6-1B	HOLLORAN JOHN C & ANNETTE M	1783 HAMMOCK DR	FERNANDINA	FL	32034
95-A-2	HUFFMAN DOUGLAS A	1376 GRAVELS RD	ROCKINGHAM	VA	22802

94-A-26	HULL JACOB F & AMY R	1150 HAMLET DR	ROCKINGHAM	VA	22802
94-A-31	HULL JACOB F & AMY R	1150 HAMLET DR	ROCKINGHAM	VA	22802
79-6-4	HUTCHINSON DANIEL W & KELSI N	1856 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-110	IGLESIA FAMILIAR ELYON INC	70 S HIGH ST	HARRISONBURG	VA	22801
94-A-131	INGLEWOOD FARMS INC	2811 PEACEFUL LN	ROCKINGHAM	VA	22802
94-A-88A	INTERNATIONAL SEASONING INC	1711 N LIBERTY ST	HARRISONBURG	VA	22802
94-A-5C1A	JACOB ROBERT W & CHARLENE A	3000 WITS END WAY	ROCKINGHAM	VA	22802
95-A-5	JEBS ESTATES LLC	4490 N VALLEY PIKE	HARRISONBURG	VA	22802
95-A-6	JEBS ESTATES LLC	4490 N VALLEY PIKE	HARRISONBURG	VA	22802
95-A-7	JEBS ESTATES LLC	4490 N VALLEY PIKE	HARRISONBURG	VA	22802
95-6-12	JEWELL-LOUDERBACK	74 JEWELL ST	ROCKINGHAM	VA	22802
79-6-4A	JOHNSON RONALD E	1784 GRAVELS RD	ROCKINGHAM	VA	22801
79-6-4B	JOHNSON RONALD E	1784 GRAVELS RD	ROCKINGHAM	VA	22801
95-A-16	JUAREZ ORTIZ ARMIDA & GUSTAVO ORTIZ VAZQUEZ	964 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-17A	JUAREZ ORTIZ ARMIDA & GUSTAVO ORTIZ VAZQUEZ	964 GRAVELS RD	ROCKINGHAM	VA	22802
94B-1-14	K & K ENTERPRISES LLC	1880 HARPINE HWY	ROCKINGHAM	VA	22802
94B-1-7	K & K ENTERPRISES LLC	1880 HARPINE HWY	ROCKINGHAM	VA	22802
95B-1-6	KELLER LAURA PAIGE & MICHAEL KELLER	594 GRAVELS RD	ROCKINGHAM	VA	22802
95B-1-7	KELLER LAURA PAIGE & MICHAEL KELLER	594 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-108A1	KEPHART KENNETH L & BOYD F & DAVID E & KAREN S TAYLOR	4050 KRATZER RD	ROCKINGHAM	VA	22802
79-6-4D	KEPLINGER DAVID L & DEBORAH S	1949 IRISH PATH	ROCKINGHAM	VA	22802
95-A-13	KNOPP NATHAN A & KAREN D	1000 GRAVELS RD	ROCKINGHAM	VA	22801
79-6-3	KNUPP DAVID W & DEBBIE W KNUPP	5216 SPRINGHOUSE CIR	ROCKINGHAM	VA	22802
79-6-3E	KNUPP JAMIE C	1742 IRISH PATH	ROCKINGHAM	VA	22802
94B-2-1	KNUPP MARVIN L & RUBY M	1035 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-2	KNUPP MARVIN L & RUBY M	1035 HAMLET DR	ROCKINGHAM	VA	22802
79-5-2	KNUPP MARVIN L II & ANGELA B	5088 SPRINGHOUSE CIRCLE	ROCKINGHAM	VA	22802
80-6-1A	KNUPP MARVIN L II & ANGELA B	5088 SPRINGHOUSE CIR	ROCKINGHAM	VA	22802
79-A-107A	KOON JERROD A & MINDY F	4015 KRATZER RD	ROCKINGHAM	VA	22802
94-A-101	LAM GARY E & CINTHIA A	14145 LAM HOLLOW DR	ELKTON	VA	22827
94-1-1B	LAM GARY W	1311 MELROSE RD	ROCKINGHAM	VA	22802
94-7-1	LAM MARCUS B & ELIZABETH C	1660 GRAVELS RD	ROCKINGHAM	VA	22802
94-6-4	LANDES PHILIP R & JANA B	2884 CEDAR HILL DR	ROCKINGHAM	VA	22802
95-2-A	LAWRENCE SUSAN L	1231 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-5C1	LAYMAN STEPHANIE A	3132 WITS END WAY	ROCKINGHAM	VA	22802
95-9-1A	LEFEVER ASSOCIATES LLC & POUSADA LLC AND	2787 SOUTHWICK DR	LANCASTER	PA	17601
95-A-61	LEFEVER ASSOCIATES LLC & POUSADA LLC AND	2787 SOUTHWICK DR	LANCASTER	PA	17601
94-A-4	LIBERTY HALL LLC	PO BOX 588	HARRISONBURG	VA	22803
95E-6-52	LITWIN MICHAEL WAYNE & PAULA ANNE	97 CEDAR POINT LN	ROCKINGHAM	VA	22802
95B-1-2	LLOYD STEVEN D & TINA M BALDWIN	672 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-92	LOBO BARAHONA CARLOS EDUARDO & AYALA ESPINOZA KENIA	6186 BEARD WOODS LN	ROCKINGHAM	VA	22802
94-A-92A	LOBO BARAHONA CARLOS EDUARDO & AYALA ESPINOZA KENIA	6186 BEARD WOODS LN	ROCKINGHAM	VA	22802
94-A-125	LOHR JUNIOR LEE & SHIRLEY M LIFE ESTATE	4313 LAUREL RD	ALEXANDRIA	VA	22309
95-3-5A	LONAS ALBERT J JR & ESTHER M	685 GRAVELS RD	ROCKINGHAM	VA	22802
94B-4-1	LOPEZ MONTIEL JOSE ANTONIO	1780 LILAC LN	ROCKINGHAM	VA	22802
94B-4-2	LOPEZ MONTIEL JOSE ANTONIO	1780 LILAC LN	ROCKINGHAM	VA	22802
94B-1-15	LOPEZ ULISES APARICIO	1160 HARMAN RD	ROCKINGHAM	VA	22802
79-6-4E	LOWERY ALBERTA L	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-112	LOWERY ALBERTA L	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-113	LOWERY ALBERTA L	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95-A-22	LUCAS STEPHEN K & AIGAIL J SCHWEBER	718 GRAVELS RD	ROCKINGHAM	VA	22802
94B-2-3	LUTZ MARTIN DOUGLAS & MILDRED	1065 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-4	LUTZ MARTIN DOUGLAS & MILDRED	1065 HAMLET DR	ROCKINGHAM	VA	22802
94B-1-12	MADDOX KEITH & SAMANTHA MARIE	1155 HAMLET DR	ROCKINGHAM	VA	22802
94B-1-13	MADDOX KEITH & SAMANTHA MARIE	1155 HAMLET DR	ROCKINGHAM	VA	22802
95-A-14	MAILHOT NORMAND R & MARILYN S	978 GRAVELS RD	ROCKINGHAM	VA	22802
95C-1-24A	MARTIN DONALD R & SHANNON M	92 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-7-5	MARTIN MELVIN F & BETTY L	4805 TRIPLE RIDGE LN	ROCKINGHAM	VA	22802
95C-10-6	MARTINEZ RENDON VICTOR MANUEL & RAQUEL MARTINEZ	3188 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-109	MASON PHILLIP R & CONSTANCE J	2126 PULSES HILL LN	ROCKINGHAM	VA	22802
94-A-109A	MASON PHILLIP R & CONSTANCE R	2126 PULSES HILL LN	ROCKINGHAM	VA	22802
95E-6-A	MEADOWBROOK PROPERTY OWNERS ASSOCIATION	218 E MARKET ST	HARRISONBURG	VA	22802
95C-1-22A	MENDOZA SANDRA	218 DANIEL SMITH LN	ROCKINGHAM	VA	22802
95B-A-12	MILLER ELLA V	767 GRAVELS RD	ROCKINGHAM	VA	22802
95C-10-2	MILLER WILLIAM V	3235 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-1-26B	MILLER WILLIAM V ESTATE	PO BOX 640	HARRISONBURG	VA	22802
79-6-3A	MITCHELL SHIRLEY C LIFE ESTATE	1922 IRISH PATH	ROCKINGHAM	VA	22802
94-A-110B	MONTIEL JOSE ANTONIO LOPEZ & SANDRA STELLA MARTINEZ	1781 LILAC LN	ROCKINGHAM	VA	22802
94B-4-3	MOORE STEVEN M & SUSAN A	1758 LILAC LN	ROCKINGHAM	VA	22802
94B-4-4	MOORE STEVEN M & SUSAN A	1758 LILAC LN	ROCKINGHAM	VA	22802
95-3-3	MORRIS JOSEPH W & CASSANDRA	6837 HOPKINS GAP RD	FULKS RUN	VA	22802
95C-10-3	MORRIS TOMMY F & PAMELA L	3167 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-106	MOUNTAINGATEORGANICS LLC	3351 RAGTOWN RD	ROCKINGHAM	VA	22802
94-A-36	MOWBRAY DOUGLAS M & KAY F LIFE ESTATE	992 HARMAN RD	ROCKINGHAM	VA	22802
94B-4-10	MOWBRAY DOUGLAS M & KAY F LIFE ESTATE	992 HARMAN RD	ROCKINGHAM	VA	22802
94B-4-11	MOWBRAY DOUGLAS M & KAY F LIFE ESTATE	992 HARMAN RD	HARRISONBURG	VA	22802
79-6-3D	MOYER BRADLEY K & MOYER SHERRI A	4505 N POINTE DR	BROADWAY	VA	22815
94-A-5A1	MOYER BRADLEY KELLER & SHERRI ANN	4505 N POINTE DR	BROADWAY	VA	22815
94-A-120	MOYER SHIRLEY MAY	9389 PHILLIPS STORE RD	BROADWAY	VA	22815
79-A-109	MOYERS ROSE D	2134 TEDDY BEAR TRL	ROCKINGHAM	VA	22802
94-A-25A	MULLET JAMES I & JUDY H	922 SUMMIT AVE	HARRISONBURG	VA	22802
94-A-5A3	N & B MANAGEMENT PROPERTIES LLC	1051 GREENDALE RD	HARRISONBURG	VA	22801

94-A-128	NAVA EMILY ANNE	2811 PEACEFUL LN	ROCKINGHAM	VA	22802
94B-5-41	NISLY FAMILY IRREVOCABLE TRUST	2310 MAPLE DR	ROCKINGHAM	VA	22802
95-A-60D	NORTH 67 LLC	57 S MAIN ST STE 605	HARRISONBURG	VA	22801
95-A-63	NORTHWOOD PARK FARM LLC	57 S MAIN ST STE 605	HARRISONBURG	VA	22801
79-11-2	NYCE DOUGLAS J & DAWN L	3982 KRATZER RD	ROCKINGHAM	VA	22802
95-3-2	OREBAUGH ELIZABETH E	523 GRAVELS RD	ROCKINGHAM	VA	22802
95-3-1	OREBAUGH STEVEN A & ELIZABETH E	523 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-117	OREBAUGH TIMOTHY C	9989 PHILLIPS STORE RD	BROADWAY	VA	22815
94-A-132	ORGANIC PLANT LLC	779 MASSANUTTAN ST	HARRISONBURG	VA	22802
95E-6-53	OSMAN BLND ARSALAN	4105 ROMNEY CT	ROCKINGHAM	VA	22802
79-A-105	OTT PATRICK L & PATRICIA L	2413 BUTTERMILK CREEK RD	ROCKINGHAM	VA	22802
94-A-109B	PARTNERS EXCAVATING CO	PO BOX 2098	HARRISONBURG	VA	22802
94-A-110C	PARTNERS EXCAVATING CO	PO BOX 2098	HARRISONBURG	VA	22801
94-A-104	PATRICIO GARCIA JOSE ALFONSO &	2147 PULSES HILL LN	ROCKINGHAM	VA	22802
95-A-2A2	PENCE AARON	4809 TURTLE LN	ROCKINGHAM	VA	22802
95-A-2B	PENCE AARON	4809 TURTLE LN	ROCKINGHAM	VA	22802
95C-4-7A1	PEREZ GONZALEZ YARITZA & REGLA NIRMA	3013 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94B-3-4	PHILLIPS DOUGLAS A	1808 LILAC LN	ROCKINGHAM	VA	22802
95B-A-1	PHILLIPS NICHOLAS JOHN & EMILY RACHEL ZANE	977 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-131A	POFF MARGARET S	2894 PEACEFUL LN	ROCKINGHAM	VA	22802
94-A-131A1	POFF MICHAEL D & MARGARET S	2894 PEACEFUL LN	ROCKINGHAM	VA	22802
95-A-9	POWER HEATHER M & WILLIAM G JENKINS	1001 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-112H	PRICE STEPHANIE R	1093 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95-2-D	PUFFENBARGER DOROTHY L	1150 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-89C	R & R INVESTMENT LLC	380 ROCKINGHAM DR	HARRISONBURG	VA	22802
80-A-21A	RANDOLPH GREGORY W	5388 SPRINGHOUSE CIR	ROCKINGHAM	VA	22802
95C-4-10	RATLIFF ELVA H	1750 PEAR ST APT A	HARRISONBURG	VA	22801
94-5-B	REST HAVEN MEMORIAL GARDENS INC	459 NOLL DR	HARRISONBURG	VA	22802
94-5-C	REST HAVEN MEMORIAL GARDENS INC	459 NOLL DR	HARRISONBURG	VA	22802
95C-1-23	REYNOLDS KENNETH E	945 S HIGH ST	HARRISONBURG	VA	22801
95C-1-27A	REYNOLDS KENNETH E	945 S HIGH ST	HARRISONBURG	VA	22801
94-A-127	RHODES EILEEN R	557 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95B-1-3	RHODES LOIS B	650 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-104	RHODES MARVIN D & LINDA L LIVING TRUST	9809 HIDDEN NEST	TOANO	VA	23168
95C-1-26	RICHARDSON CHARLES BRADLEY & MELANIE KALEA	3137 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-124A1	RIDDLE DEANNA R	761 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95-A-12	RINGGOLD ELIZABETH A	1030 GRAVELS RD	ROCKINGHAM	VA	22802
95C-10-9	RIOS OCHOS CHRISTIAN GENARO & LOPEZ YAZMIN SANCHEZ	11742 WAMPLER RD	BROADWAY	VA	22815
95C-10-9	RIOS OCHOS CHRISTIAN GENARO & LOPEZ YAZMIN SANCHEZ	11742 WAMPLER RD	BROADWAY	VA	22815
79-5-3	RITCHIE CURTIS A	2100 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-118	RITCHIE LARRY A & JO ANN W RITCHIE LIFE ESTATE	1547 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-15	RITCHIE LARRY E SR & MARGARET M	3181 WAPITI LN	ROCKINGHAM	VA	22802
999-A-ROW	ROADS/RAILROADS ROW				0
95-A-64	ROBLES PEDRO & ROBLES ROSINA	15920 N MOUNTAIN RD	BROADWAY	VA	22815
79-6-3C	ROBLES PEDRO & ROSINA	15920 N MOUNTAIN RD	BROADWAY	VA	22815
94-A-4A	ROCKINGHAM COUNTY	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130A	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130B	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130C	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-134	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-139	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
95-6-11	ROCKINGHAM TOWNHOMES LLC	PO BOX 5306	CHARLOTTEVILLE	VA	22905
94-A-105	ROGERS JAMES STUART & MICHELLE A	2187 PULSES HILL LN	ROCKINGHAM	VA	22802
95-A-9A	ROWE ERIC WAYNE & SABRENA MICHELLE	1121 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-115	RYALLS DOROTHY B ESTATE	1906 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-135	S & K LAND HOLDINGS LLC	3235 WELLSLEIGH PL	ROCKINGHAM	VA	22801
94-A-136	S & K LAND HOLDINGS LLC	3235 WELLSLEIGH PL	ROCKINGHAM	VA	22801
79-A-111	SAMPSON KELLY	1992 GRAVELS RD	ROCKINGHAM	VA	22802
95B-A-2	SARNOWSKA-CAMPBELL ANNA	959 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-25	SAUDER JOHN A JR & DENISE B SAUDER	2060 HARPINE HWY	ROCKINGHAM	VA	22802
95E-6-50A	SCAKL LC	199 SUFFOLK DR	ROCKINGHAM	VA	22802
95E-6-51A	SCAKL LC	199 SUFFOLK DR	ROCKINGHAM	VA	22802
95E-6-51B	SCAKL LC	199 SUFFOLK DR	ROCKINGHAM	VA	22802
94-A-102A	SCHOOL- ROCKINGHAM COUNTY SCHOOL BD	PO BOX 1252	HARRISONBURG	VA	22803
95-3-4	SERRELL JOHN M & PHYLLIS L	716 N MAIN ST	HARRISONBURG	VA	22802
95-3-5	SERRELL JOHN M & PHYLLIS L	716 N MAIN ST	HARRISONBURG	VA	22802
95-3-6	SERRELL JOHN M & PHYLLIS L	716 N MAIN ST	HARRISONBURG	VA	22802
95B-A-14	SERRELL JOHN M & PHYLLIS L	716 N MAIN ST	HARRISONBURG	VA	22802
95C-10-4	SHABANI ASLLAN & HABIBE	3232 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-10-10	SHEHU ROLAND & KOSTANDINA	164 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-A-99B	SHERGILL LLC	43107 BARON ST	CHANTILLY	VA	20152
94-A-39	SHERMAN DOWL F JR & KAREN S	1654 VIRGINIA AVE	HARRISONBURG	VA	22802
94-A-124D	SHIFFLETT HARRY S & VICKIE L	837 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95C-10-11	SHIFFLETT IVAN M JR & JAIMIE L	150 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-A-124	SHIFFLETT KINGSLEY JEFFREY	799 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-101B	SHIFFLETT MELIA DAWN	1987 SANDY BOTTOM RD	ELKTON	VA	22827
79-6-4G	SHIRK ERIC D & KAREN H	1855 IRISH PATH	ROCKINGHAM	VA	22802
94B-4-5	SHOEMAKER CHARLES L LIFE EST	972 HARMAN RD	ROCKINGHAM	VA	22802
94B-4-6	SHOEMAKER CHARLES L LIFE ESTATE	972 HARMAN RD	ROCKINGHAM	VA	22802
94B-2-19	SHOEMAKER JAMES W & BARBARA J	1070 HARMAN RD	ROCKINGHAM	VA	22802

94B-2-20	SHOEMAKER JAMES W & BARBARA J	1070 HARMAN RD	ROCKINGHAM	VA	22802
94B-2-20A	SHOEMAKER JAMES W & BARBARA J	1070 HARMAN RD	ROCKINGHAM	VA	22802
79-6-3B	SHOEMAKER RICKY LYNN	1948 IRISH PATH	ROCKINGHAM	VA	22802
79-6-3B1	SHOEMAKER RICKY LYNN	1948 IRISH PATH	ROCKINGHAM	VA	22802
94B-5-15A	SHOWALTER NEIL S & MILDRED N	1200 SHARON LN	HARRISONBURG	VA	22802
94B-5-8	SHOWALTER NEIL S & MILDRED N	1200 SHARON LN	HARRISONBURG	VA	22802
94B-5-9A	SHOWALTER NEIL S & MILDRED N	1200 SHARON LN	HARRISONBURG	VA	22802
94B-5-9	SHOWALTER NEIL S & MILDRED S	1200 SHARON LN	HARRISONBURG	VA	22802
94B-4-8	SIMMONS DANIEL R	1035 HARMAN RD	ROCKINGHAM	VA	22802
94-A-29	SIMMONS ROY R & KAREN S	1188 HAMLET DR	ROCKINGHAM	VA	22802
94-A-126	SIMMONS TIMOTHY W & LISA M	610 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95B-A-7	SIMMONS TYLER E & KRISTINA RENEE	4528 SPADERS CHURCH RD	MOUNT CRAWFORD	VA	22841
94-A-5C	SKYBOX LLC	1168 NELSON DR	HARRISONBURG	VA	22801
94-A-5C	SKYBOX LLC	1168 NELSON DR	HARRISONBURG	VA	22801
94-A-91A	SKYLAR & TALLI LLC	PO BOX 1039	HARRISONBURG	VA	22803
94-A-5A	SLYE KARL W & JACALYN L	3004 TWIN OAKS DR	ROCKINGHAM	VA	22802
94B-5-17	SMITH IRENE M LIFE ESTATE	13089 JENNY LN	FULKS RUN	VA	22830
94B-5-18	SMITH IRENE M LIFE ESTATE	13089 JENNY LN	FULKS RUN	VA	22830
95-3-3A	SMITH KIMBERLY D	625 GRAVELS RD	ROCKINGHAM	VA	22802
94B-2-17	SMITH NANCY JANE LIFE ESTATE	1090 HARMAN RD	ROCKINGHAM	VA	22802
94B-2-18	SMITH NANCY JANE LIFE ESTATE	1090 HARMAN RD	ROCKINGHAM	VA	22802
94B-5-21	SMITH NORMAN O & LINDA K LIFE ESTATE	2325 MAPLE DR	ROCKINGHAM	VA	22801
94B-5-22	SMITH NORMAN O & LINDA K LIFE ESTATE	2325 MAPLE DR	ROCKINGHAM	VA	22801
94B-5-23	SMITH NORMAN O & LINDA K LIFE ESTATE	2325 MAPLE DR	ROCKINGHAM	VA	22801
94B-5-24	SMITH NORMAN O & LINDA K LIFE ESTATE	2325 MAPLE DR	ROCKINGHAM	VA	22801
95-A-65	SMITH SUSAN G TRUST & WAYNE A SMITH TRUST	504 MOSSY ROCK LN	ROCKINGHAM	VA	22802
94-7-2	SMITH VERNON L	188 CAPT SHANDS RD	WEYERS CAVE	VA	24486
94B-5-4	SOUTH CONGREGATION OF JEHOVAHS	1766 HARPINE HWY	ROCKINGHAM	VA	22802
94B-5-5	SOUTH CONGREGATION OF JEHOVAHS	1766 HARPINE HWY	ROCKINGHAM	VA	22802
94B-5-6	SOUTH CONGREGATION OF JEHOVAHS	1766 HARPINE HWY	ROCKINGHAM	VA	22802
94B-5-7	SOUTH CONGREGATION OF JEHOVAHS	1766 HARPINE HWY	ROCKINGHAM	VA	22802
79-A-110	SPEVAK STEPHEN THOMAS	P O BOX 37501	WINCHESTER	VA	22604
95-A-19	SPONAUGLE MICHELLE D	798 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-93	STAT JV I LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
94-A-96	STAT JV I LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
94-A-99	STONE HILL FARMS INC	3651 TRAVEREL RD	ROCKINGHAM	VA	22801
95C-1-26A	STRANGES DEBORAH A	3113 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
79-11-3	STULTZ CARL LEE & VICKIE S	2228 OLD TRAIL WAY	ROCKINGHAM	VA	22802
95C-10-5	SUBHI NOORULDEEN	243 KELLEY ST	HARRISONBURG	VA	22802
95C-4-12	SWAUGER BRUCE R & NICOLE M	3081 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95-A-3	TAYLOR SAMUEL F	1310 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-112A	TRAINER LARRY W & VICKY D	1005 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-112F	TROBAUGH KENNETH RAY & LOIS JEAN	1063 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95B-A-3	TURNER MARY T	941 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-122A	TURNER NEFF C III & TURNER CODY A	970 SHIRTTAIL ALY	ROCKINGHAM	VA	22802
94B-2-11	TUSING MADELINE JOY	208 KESWICK CIR	DAYTON	VA	22821
94B-2-12	TUSING MADELINE JOY	208 KESWICK CIR	DAYTON	VA	22821
94-A-104A	UNKNOWN		ROCKINGHAM	VA	22802
94-A-21	WAIDELICH JOHN D & SHERRI L S	2138 HARPINE HWY	ROCKINGHAM	VA	22802
94-A-21B	WAIDELICH JOHN D & SHERRI L S	2136 HARPINE HWY	ROCKINGHAM	VA	22802
95B-A-5	WEAN STEVEN A SR	903 GRAVELS RD	ROCKINGHAM	VA	22802
94B-2-1A	WENGER COLTON A & ALECIA M	1015 HAMLET DR	ROCKINGHAM	VA	22802
79-A-108	WENGER RHODA S LIFE ESTATE	2260 OLD TRAIL WAY	ROCKINGHAM	VA	22802
94B-5-32	WERNER MILTON E & NANCY LEE HICKS	1065 HARMAN RD	ROCKINGHAM	VA	22802
95-A-11	WHITE DENNIS EUGENE & CAROLYN SUE	922 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-17	WHITE DENNIS EUGENE & CAROLYN SUE	922 GRAVELS RD	ROCKINGHAM	VA	22802
94B-5-35	WHITMORE NANCY J TRUST	2340 MAPLE DR	ROCKINGHAM	VA	22802
94B-5-36	WHITMORE NANCY J TRUST	2340 MAPLE DR	ROCKINGHAM	VA	22802
94B-5-37	WHITMORE NANCY J TRUST	2340 MAPLE DR	ROCKINGHAM	VA	22802
94B-5-38	WHITMORE NANCY J TRUST	2340 MAPLE DR	ROCKINGHAM	VA	22802
94-A-27	WHITMORE SHELDON L SR	1998 HARPINE HWY	ROCKINGHAM	VA	22802
94-A-28A	WHITMORE SHELDON L SR	1998 HARPINE HWY	ROCKINGHAM	VA	22802
94-A-126A	WILKINS FRANKLIN W & TERESA	644 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-119	WIMER JACK N JR	1289 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-121	WIMER JACK N JR	1289 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-122B	WIMER JACK N JR	1289 GRAVELS RD	ROCKINGHAM	VA	22802
95-2-C	WIMER JACK N JR	4490 N VALLEY PIKE	HARRISONBURG	VA	22802
95-2-B	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-1	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-1A	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-1B	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-23	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-23A	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-4	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-1-23A1A	YAQOOB RAWAA	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
95C-10-13	YODER ALEX R & SHANNON M	128 WINDY KNOLL DR	HARRISONBURG	VA	22802
94B-5-15	YODER ELWOOD E & YODER JOY E	1180 SHARON LN	ROCKINGHAM	VA	22802
94B-5-16	YODER ELWOOD E & YODER JOY E	1180 SHARON LN	ROCKINGHAM	VA	22802
94-A-5B	YODER LAWSON F & MARY PIMENTEL	2532 HARPINE HWY	ROCKINGHAM	VA	22802
94-A-14	YODER NELSON L	3230 WAPITI LN	ROCKINGHAM	VA	22802
95-A-25B	ZIRK DOUGLAS S & KAREN S	538 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-25	ZIRK DOUGLAS SCOTT	538 GRAVELS RD	ROCKINGHAM	VA	22802

79-A-106	ZIRKWIN FARMS LLC	2693 LONGS PUMP RD	ROCKINGHAM	VA	22802
94-8-2	ZOTOV MIKHAIL A & ANNA A & ROMAN	983 HAMLET DR	ROCKINGHAM	VA	22802

City of Harrisonburg  
Parcels

Tax Map Number	Name	Address	City	State	Zip
052 C 4	1640 VIRGINIA LLC	1630 VIRGINIA AVE	HARRISONBURG	VA	22801
052 C 56	2JM HOLDINGS LLC	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 57	2JM HOLDINGS LLC	737 E MARKET ST	HARRISONBURG	VA	22801
046 D 4-B	A & A PROPERTY MANAGEMENT GROUP LLC	1583 CF POURS DR	HARRISONBURG	VA	22802
045 C 6	ACORN LLC	1301 STONECHRIS DR	HARRISONBURG	VA	22802
045 D 4	ACORN LLC	1301 STONECHRIS DR	HARRISONBURG	VA	22802
045 D 7	ACORN LLC	1301 STONECHRIS DR	HARRISONBURG	VA	22802
045 D 8	ACORN LLC	1301 STONECHRIS DR	HARRISONBURG	VA	22802
056 B 6	ACORN MINI-STORAGE INC	5445 WENGERS MILL RD	LINVILLE	VA	22834
056 B 7	ACORN MINI-STORAGE INC	5445 WENGERS MILL RD	LINVILLE	VA	22834
053 N 56	ADA ESMERALDA MENDEZ	1308 OLD WINDMILL CIR	HARRISONBURG	VA	22802
052 C 28	ADAM K BAGZADA & BANAN K BAGZADA	1713 EVERGREEN DR	HARRISONBURG	VA	22801
053 N 37	AL SADUN ARKAN S & EKHLOS AL SADOON	1284 OLD WINDMILL CIR	HARRISONBURG	VA	22802
052 C 16	ALLEN WESLEY K DORIS JEAN KELLISON	1130 ROYAL CT	HARRISONBURG	VA	22802
056 A 7	AMERIGAS PROPANE LP	PO BOX 965	VALLEY FORGE	PA	19482
056 A 8	AMERIGAS PROPANE LP	PO BOX 965	VALLEY FORGE	PA	19482
053 N 68	ANAHELY P CRUZ-CRUZ	1414 OLD WINDMILL CIR	HARRISONBURG	VA	22802
053 N 1	ANDREW E RACHEL YODER	99 BRENNEMAN LA	STUARTS DRAFT	VA	24477
045 D 5	ARAM MAJEED & CHIYAH MAJEED	737 NORTHFIELD CT	HARRISONBURG	VA	22802
057 A 1	ARIAKE USA INC	1711 N LIBERTY ST	HARRISONBURG	VA	22802
053 K 10	ATWELL FAMILY CHIROPRACTIC AND WELLNESS PLC	1811 VIRGINIA AVE	HARRISONBURG	VA	22802
052 C 20	BELLAMY GREGORY S	1114 ROYAL CT	HARRISONBURG	VA	22802
046 C 3	BENINCASA FRANK ANNA MARIE	4251 BROWN ROAN LA	HARRISONBURG	VA	22801
053 N 42	BENJAMIN KORNBLOTT & NICOLE M KORNBLOTT	911 CONFEDERACY DR	PENN LAIRD	VA	22846
045 A 4	BLACKWATER PROPERTIES LLC	199 MT CLINTON PK	HARRISONBURG	VA	22801
045 D 1	BTS BIOENERGY SV LLC	50 STATE CIR	ANNAPOLIS	MD	21401
045 D 3	BTS BIOENERGY SV LLC	50 STATE CIR	ANNAPOLIS	MD	21401
053 N 67	BUCKWALTER BRUCE O & ROSEMARY JO SHENK	4033 BRENNEMAN CHURCH RD	ROCKINGHAM	VA	22802
053 N 29	BURKHOLDER THOMAS L TERESA R	2821 PARADISE LA	HARRISONBURG	VA	22802
053 N 33	BURKHOLDER THOMAS L TERESA R	2821 PARADISE LA	HARRISONBURG	VA	22802
052 C 22	CAMPBELL BARBARA MARTIN	1111 ROYAL CT	HARRISONBURG	VA	22802
056 C 2-A	CB HOLDINGS LLC	975 COTTONTAIL TRAIL	MOUNT CRAWFORD	VA	22841
056 C 2-B	CB HOLDINGS LLC	975 COTTONTAIL TRAIL	MOUNT CRAWFORD	VA	22841
046 D 1	CF POURS PROPERTY LLC	1630 VIRGINIA AVE	HARRISONBURG	VA	22802
053 N 8	CHARLOTTE W MAUPIN TR & CHARLOTTE W MAUPIN REVOCABLE DECLARATION OF TRUST	1371 THREE SPRINGS RD	MCGAHEYSVILLE	VA	22840
052 C 8-A	CHLOE RAIN HATTON & CARLOS ENRIQUE OLIVIA LEON	1171 SHARON LA	HARRISONBURG	VA	22802
044 A 2	CITY OF HARRISONBURG	409 S MAIN ST	HARRISONBURG	VA	22801
044 A 2	CITY OF HARRISONBURG	409 S MAIN ST	HARRISONBURG	VA	22801
045 E 6	CITY OF HARRISONBURG	89 WEST BRUCE ST	HARRISONBURG	VA	22801
046 C 4-A	CITY OF HARRISONBURG	409 S MAIN ST	HARRISONBURG	VA	22801
046 C 5	CITY OF HARRISONBURG	409 S MAIN ST	HARRISONBURG	VA	22801
046 C 2	CJSJ REAL ESTATE PROPERTIES LC	1572 PARK RD	HARRISONBURG	VA	22802
052 C 30	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 31	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 32	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 33	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 44	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 45	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
056 E 20-A	COMMONWEALTH OF VIRGINIA & DEPARTMENT OF STATE POLICE	7700 MIDLOTHIAN TURNPIKE	NORTH CHESTERFIELD	VA	23235
045 A 12	COMMONWEALTH OF VIRGINIA DEPT OF AGRICULTURE & CONSUMER SERV	102 GOVERNORS ST	RICHMOND	VA	23219
056 A 3	CONMAT PROPERTIES LC	PO BOX 1347	HARRISONBURG	VA	22803
044 A 3	COPPERPEN LC	109 FAIRWAY DR	HARRISONBURG	VA	22802
053 K 8-A	DAL ENTERPRISES OF VIRGINIA LLC	1891 VIRGINIA AVE	HARRISONBURG	VA	22802
053 N 35	DARRELL E ZOOK & GWENDOLYN D ZOOK	1236 UPLAND DR	HARRISONBURG	VA	22802
052 C 27	DAVID ALBERT BECHLER & BRENDA BECHLER	1131 ROYAL CT	HARRISONBURG	VA	22802
053 N 55	DENNIS J SHEETS	1310 OLD WINDMILL CIR	HARRISONBURG	VA	22802
052 C 19	DEVIN YOUNG & ALYSSA YOUNG	1118 ROYAL CT	HARRISONBURG	VA	22802
045 C 2	DGRP ENTERPRISE LC	641 ACORN DR	HARRISONBURG	VA	22802
045 C 4	DILLON SUPPLY COMPANY	PO BOX 14535	RALEIGH	NC	27620
052 C 5	DOLGENCORP INC C/O DG STORE #7693	100 MISSION RIDGE	GOODLETTSVILLE	TN	37072
053 K 8	DUNHAM ENTERPRISES LLC	9386 BINGHAM RD	GROTTOES	VA	24441
044 C 1	DUPONT COMMUNITY CREDIT UNION	PO BOX 1365	WAYNESBORO	VA	22980
045 A 8	EBYLAND INC & MARTIN Z EBY & TRUSTEES OF LYDIA P EBY	2326 ALSTON CIRCLE	HARRISONBURG	VA	22802
046 C 8 LC-A	EDMOND H BLACKWELL	1432 RED OAK ST	HARRISONBURG	VA	22802
056 G 3	EINSTEIN MATTHEW S HOLLY C	963 SAWTOOTH OAK CIR	HARRISONBURG	VA	22802
052 C 17	ELIZABETH A HAMMOND	1126 ROYAL CT	HARRISONBURG	VA	22802
056 E 26	ERETZ PROPERTIES LLC	1432 RED OAK ST	HARRISONBURG	VA	22802
052 C 8	ERIC D PLOWMAN	1039 STUART ST	HARRISONBURG	VA	22802
052 C 34	ERSAM PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 40	ERSAN PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 41	ERSAN PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 42	ERSAN PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 43	ERSAN PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
053 N 63	EWA LLC	PO BOX 1791	HARRISONBURG	VA	22803
056 C 4	FRATROC LLC	PO BOX 1293	HARRISONBURG	VA	22803
056 A 5	FRIENDSHIP INDUSTRIES INC	801 FRIENDSHIP DR	HARRISONBURG	VA	22802
045 B 1	GEORGE'S FAMILY FARMS LLC	PO BOX 2030	SPRINGDALE	AR	72765
053 K 9	GOODS PROPERTIES LLC	3551 APPLE TREE DR	ROCKINGHAM	VA	22802
046 C 8 LC-C	GREGORY S JOHNSON	390 CLAREMONT AVE	HARRISONBURG	VA	22801

044 D 26-31	GSW INVESTORS	P O BOX 1234	HARRISONBURG	VA	22803
056 C 5	HALL JR JAMES E	969 ACORN DR	HARRISONBURG	VA	22802
053 N 61	HALNON CHRISTOPHER T	1400 OLD WINDMILL CIR	HARRISONBURG	VA	22802
053 N 34	HARMAN HANS C	4433 LAWYERS RD	MCGAHEYSVILLE	VA	22840
053 N 65	HARMAN HERTA K TRUSTEE OF THE THOMAS KHAI GST TRUST	2655 HILLMEADOW DR	HARRISONBURG	VA	22801
053 I 1	HARMAN REALTY INC	1741-A VIRGINIA AVE	HARRISONBURG	VA	22802
053 I 4	HARMAN REALTY INC	1741-A VIRGINIA AVE	HARRISONBURG	VA	22802
056 A 10	HARRISONBURG ATD OWNER LLC C/O TREETOP COMPANIES	500 FRANK W BURR BLVD # 47	TEANECK	NJ	07666
056 D 15	HARRISONBURG ATD OWNER LLC C/O TREETOP COMPANIES	500 FRANK W BURR BLVD # 47	TEANECK	NJ	07666
056 D 16	HARRISONBURG ATD OWNER LLC C/O TREETOP COMPANIES	500 FRANK W BURR BLVD # 47	TEANECK	NJ	07666
056 D 17	HARRISONBURG ATD OWNER LLC C/O TREETOP COMPANIES	500 FRANK W BURR BLVD # 47	TEANECK	NJ	07666
053 N 38	HELMUTH PAUL D	1286 OLD WINDMILL CIR	HARRISONBURG	VA	
056 G 4	HOBJAY LLC	RIVER CLOSE 9 SOUTHWAY	BURLEY IN WHARFEDALE ILKLEY	UK	LS29 7HJ
046 D 5	I AND S ENTERPRISES LLC	1592 CF POURS DR	HARRISONBURG	VA	22802
045 C 7	JACKTOWN HOLDINGS LLC	80 SOUTH MAIN ST	HARRISONBURG	VA	22801
046 C 8 LC-0	JAMISON BLACK MARBLE WILDLIFE PRESERVE CONDOMINIUM ASSOCIATION	1430 RED OAK ST	HARRISONBURG	VA	22802
046 C 8 LC-LK	JAMISON BLACK MARBLE WILDLIFE PRESERVE CONDOMINIUM ASSOCIATION	1430 RED OAK ST	HARRISONBURG	VA	22802
053 N 9	JEREMY L GARBER & MEREDITH ANNE GARBER	1218 OLD WINDMILL CIR	HARRISONBURG	VA	22802
046 C 9	JODY D HART & WENDY L HART	2365 MAYLAND RD	BROADWAY	VA	22815
052 C 23	JOSEPH H BROWER	8517 HALSTEAD RD	RICHMOND	VA	23235
053 N 64	JOY ELLEN CLAYTON & JASON DAVID CLAYTON	2459 HAWKSBILL RD	MCGAHEYSVILLE	VA	22840
053 N 66	KAREEM DILAN M	1052 ALEXANDER HALMILTON LA	HARRISONBURG	VA	22802
052 C 53	KATHERINE R DONNELLY TRUSTEE & KATHERINE R DONNELLY REVOCABLE TRUST	1638 VIRGINIA AVE APT H	HARRISONBURG	VA	22802
045 D 2	KB EXPRESS LLC	104 MIDDLEBROOK ST	HARRISONBURG	VA	22801
056 A 9	LAM GARY W	1311 MELROSE RD	HARRISONBURG	VA	22802
046 D 3	LANTZ INVESTMENTS LLC	539 S MAIN ST	BROADWAY	VA	22815
053 N 31	LILLY JEAN G	1270 OLD WINDMILL CIR	HARRISONBURG	VA	22802
056 E 21	LIVING GREEN PROPERTIES LLC	202 N LIBERTY ST STE 101	HARRISONBURG	VA	22802
056 E 24	LIVING GREEN PROPERTIES LLC	203 N LIBERTY ST STE 101	HARRISONBURG	VA	22802
053 N 57	MARTIN SHELDON N NAOMI G	2316 WICKLYN RD	LANCASTER	PA	17601
053 K 11	MATA PROPERTIES LLC	1851 VIRGINIA AVE	HARRISONBURG	VA	22802
045 C 1	MAUREEN AND DAVE WARD LLC	1611 N LIBERTY ST	HARRISONBURG	VA	22802
052 C 11	MAY EVERETT A JR	19878 BERGTON RD	BERGTON	VA	22811
046 C 1	MAYLAND PROPERTIES LLC	4799 QUICKSBURG RD	NEW MARKET	VA	22844
053 N 6	MCKENZIE THOMAS F	1212 OLD WINDMILL CIR	HARRISONBURG	VA	22802
053 N 32	MCLAREN KEVIN P WENDY G	966 HUMBERT RD	CRIMORA	VA	24431
056 E 23	MESSERLEY REBECCA A	1531 HILLCREST DR	HARRISONBURG	VA	22802
056 E 25-A	MESSERLEY REBECCA A	1531 HILLCREST DR	HARRISONBURG	VA	22802
053 N 59	MICHAEL J DIOSZEGHY & BRITTANY DIOSZEGHY	1302 OLD WINDMILL CIR	HARRISONBURG	VA	22802
046 C 8 LC-B	MICHELE BILLER BLACKWELL	1430 RED OAK ST	HARRISONBURG	VA	22802
052 C 15	MILLER HAROLD F ANNETTA W	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 13	MILLER MARTIN R KAREN B	1218 WEST DOGWOOD DR	HARRISONBURG	VA	22802
045 C 5	MOUNTAIN VALLEY CONTRACTING LLC	531 ACORN DR	HARRISONBURG	VA	22802
052 C 9	NATALIE DAWN SHAFER & JEFFREY TODD SHAFER	1181 SHARON LN	HARRISONBURG	VA	22802
053 N 39	NDAYIZIGIYE JEAN B & SPES MANIRAMBONA	1288 OLD WINDMILL CIR	HARRISONBURG	VA	
052 C 25	NEFIN DINC	1123 ROYAL CT	HARRISONBURG	VA	22802
044 B 1	NEW VENTURE PARTNERS LLC	1250 IVY LANE	HARRISONBURG	VA	22802
042 B 12-14	NORTHSIDE GATEWAY PLAZA LLC	PO BOX 8	MT JACKSON	VA	22842
044 B 2	NORTHSIDE GATEWAY PLAZA LLC	PO BOX 8	MT JACKSON	VA	22842
045 A 13	ODY D HART & WENDY L HART	2365 MAYLAND RD	BROADWAY	VA	22815
053 N 5	OLD WINDMILL RENTALS LLC	3545 WHITE OAK DR	ROCKINGHAM	VA	22801
052 C 3	O'REILLY AUTOMOTIVE STORES INC & O'REILLY AUTO PARTS	PO BOX 9167	SPRINGFIELD	MO	65801
044 C 2	ORGANIC PLANT LLC	PO BOX 189	HARRISONBURG	VA	22803
045 E 5	ORGANIC PLANT LLC	PO BOX 189	HARRISONBURG	VA	22803
052 C 14	PARK ROSE VILLAGE UNIT OWNERS ASSOCIATION	3358 WILLOW RUN RD	HARRISONBURG	VA	22802
053 I 2	PARK VIEW FEDERAL CREDIT UNION	1675 VIRGINIA AVE	HARRISONBURG	VA	22802
052 C 26	PAUL W HEISEY TRUSTEE & PAUL WENDELL HEISEY REVOCABLE TRUST	1127 ROYAL CT	HARRISONBURG	VA	22802
053 N 3	PENNINGTON RALPH T CYNTHIA A	3417 MIDDLETOWN ST	PORT CHARLOTTE	FL	33952
053 N 60	PHILLIPS CAROLYN A	1300 OLD WINDMILL CIR	HARRISONBURG	VA	22802
045 D 2-A	PRISM RESOURCES LLC	4130 TANNERS CT	ROCKINGHAM	VA	22802
053 N 62	QUINTANILLA MENDEZ CARMEN DEL MILAGRO	1402 OLD WINDMILL CIR	HARRISONBURG	VA	22802
056 D 18	RASUL AHMED	1311 STONECHRIS DR	HARRISONBURG	VA	22802
056 G 1	RED OAK PROPERTY LLC	1630 VIRGINIA AVE	HARRISONBURG	VA	22802
056 G 2-A	RED OAK PROPERTY LLC	1630 VIRGINIA AVE	HARRISONBURG	VA	22802
056 C 3	RODAMER CHARLES S	951 ACORN DR	HARRISONBURG	VA	22802
056 D 19	ROSE LAND PROPERTIES LLC	1219 DUCK RUN RD	PENN LAIRD	VA	22846
056 D 20	ROSE LAND PROPERTIES LLC	1130 FREDRICK RD	ROCKINGHAM	VA	22801
053 N 41	RUSH RENTALS LLC & AMY RUSH	92 N LIBERTY ST	HARRISONBURG	VA	22802
045 A 6	S & K HOLDINGS LLC	3235 WELLSLEIGH PLACE	ROCKINGHAM	VA	22801
044 B 3	S & K LAND HOLDINGS LLC	3235 WELLSLEIGH PLACE	ROCKINGHAM	VA	22801
053 N 2	S & R EXODUS LLC	11614 HOPKINS GAP RD	FULKS RUN	VA	22830
053 N 40	SALIHI NASREEN R NAJAT M	1342 OLD WINDMILL CIR	HARRISONBURG	VA	22802
053 N 4	SERENDIPITY RENTALS LLC	172 2ND ST	BROADWAY	VA	22815
053 N 58	SHARPE DOUGLAS S	1304 OLD WINDMILL CIR	HARRISONBURG	VA	22802
052 C 6	SHERMAN DOWL F JR KAREN S	1654 VIRGINIA AVE	HARRISONBURG	VA	22802
052 C 10-A	SHERMAN DOWL F JR & JOHNNIE E SHERMAN	1654 VIRGINIA AVE	HARRISONBURG	VA	22802

053 N 36	SHERWIN D RACHEL M YODER	1282 OLD WINDMILL CIR	HARRISONBURG	VA	22802
046 C 7	SHIFFLETT WAYNE G	PO BOX 1480	HARRISONBURG	VA	22803
045 D 6	SHIFFLETT WAYNE G & AUDREY L	PO BOX 1480	HARRISONBURG	VA	22803
056 E 20-B	SIERRA VALLEY RESOURCES, LLC	785 ACORN DR	HARRISONBURG	VA	22802
052 C 10	SONIFRANK MILLARD N BONITA R	1646 VIRGINIA AVE	HARRISONBURG	VA	22802
056 D 22	STARCOUNT PROPERTIES LLC	3190 PEOPLES DR	HARRISONBURG	VA	22801
056 C 6	STONELEIGH ACRES	2780 SUNSHINE CT	HARRISONBURG	VA	22802
045 E 4	STORAGE LLC	3132 PRESTON LAKE DR	ROCKINGHAM	VA	22801
056 D 21	STOUT HILLS LLC	1050 SMITHLAND RD	HARRISONBURG	VA	22802
052 C 18	STUTZMAN DORCAS V	1122 ROYAL CT	HARRISONBURG	VA	22802
056 E 25-B	SUPERIOR PLUS ENERGY SERVICES INC	1870 S WINTON RD STE 200	ROCHESTER	NY	14618
052 C 24	SUZANE H KENNEDY TR & SUZANE H KENNEDY TRUST	1119 ROYAL CT	HARRISONBURG	VA	22802
053 N 43	SWARTLEY J DAVID SHELBY C	86 SPENCER AVE	LANCASTER	PA	17603
053 N 44	SWARTLEY J DUANE JOANNA	1546 HILLCREST DR	HARRISONBURG	VA	22802
053 N 30	SWARTLEY JAMES DAVID SHELBY C	86 SPENCER AVE	LANCASTER	PA	17603
052 C 1	TRUSTEES VALLEY CHURCH OF CHRIST	1570 VIRGINIA AVE	HARRISONBURG	VA	22802
052 C 29	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 35	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 36	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 37	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 38	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 39	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 46	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 47	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 48	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 49	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 50	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 51	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 52	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 54	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 55	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 21	URIEL LOPEZ	1110 ROYAL CT	HARRISONBURG	VA	22802
052 C 7	VARENS OSVALDO A RODRIGUEZ	1020 OLD FURNACE RD	HARRISONBURG	VA	22802
044 B 5	VIRGINIA TECHNOLOGY INCUBATOR LLC	210 VIRGINIA AVE APT 333	BRIDGEWATER	VA	22812
044 B 6	VIRGINIA TECHNOLOGY INCUBATOR LLC	210 VIRGINIA AVE APT 333	BRIDGEWATER	VA	22812
044 B 4	VISTASHARE HOLDINGS LLC	1400 TECHNOLOGY DR	HARRISONBURG	VA	22802
052 C 12	WARNER DEBRA KAY	1670 VIRGINIA AVE	HARRISONBURG	VA	22802
046 D 4-A	WARREN LAUREL E	711 ACORN DR	HARRISONBURG	VA	22802
053 N 7	WASHINGTON KAYE F	1214 OLD WINDMILL CIR	HARRISONBURG	VA	22802
056 C 5-A	WHITE TORCH GROUP LLC	PO BOX 1992	HARRISONBURG	VA	22801
056 C 2	WILLIAM L FITZGERALD TR REBECCA K WHITFIELD TR & WILLIAM L FITZGERALD LIVING TRUST	PO BOX 167	ELKTON	VA	22827
046 D 2	WINDSONG LLC	1595 BLACKBERRY LA	HARRISONBURG	VA	22802
045 D 2-B	YANOYABUT LLC	1687 BALD EAGLE CIR	HARRISONBURG	VA	22801

## 8.8 Site Control

Prepared by and return to:  
CEP Solar, LLC  
Attn: Richard H. Wright  
2201 W. Broad Street, Suite 200  
Richmond, VA 23220

### MEMORANDUM OF OPTION TO LEASE

This **MEMORANDUM OF OPTION TO LEASE** (this “**Memorandum**”), is made this 27 day of June 2024 by Shergill LLC (the “**Landlord**”) and CEP Solar, LLC a Virginia limited liability company (the “**Tenant**”).

Landlord and Tenant have entered into that certain Option to Lease Agreement dated June 27, 2024 (the “**Option Agreement**”) affecting the property described below. In connection with Option Agreement, Landlord and Tenant wish to set forth and acknowledge the following information:

1. Name and Address of Landlord: Shergill LLC, 43107 Barons Street, Chantilly, VA 20152
2. Name and Address of Tenant: CEP Solar, LLC, 2201 W. Broad Street, Suite 200, Richmond, VA 23220
3. Property: That certain real property located in Rockingham County on Kretzer Road and identified as parcel number 94-A-99B as further described in Attachment 1 hereto.
4. Option: Pursuant to the Option Agreement, Landlord has granted to Tenant the exclusive option to lease all or a portion of the Property (the “**Option**”).
5. Term of Option: Five (5) years.
6. Extensions of Option: Tenant has the right to extend the option by one (1) period of one (1) year.
7. Amendment: The Option Agreement may be amended in writing by the Landlord and the Tenant from time to time during the term of the Option Agreement and thereafter, and such amendment shall be deemed part of the original Option Agreement.
8. This Memorandum is executed and recorded for the purpose of providing record notice of the existence of the Option Agreement and the Option.

This Memorandum shall not supersede or in any way modify the terms or conditions of the Option Agreement. In the event of any conflict between any term or provision of the Option Agreement and this Memorandum, the applicable term or provision of the Option Agreement shall control. All capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such term in the Option

Agreement. This Memorandum may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Option to Lease under seal as of the date set forth above.

LANDLORD:

SHERGILL LLC

By: [Signature]

Name: Gursimran Singh Shergill

Title: Owner

STATE OF Virginia

COUNTY OF Fairfax

This instrument was acknowledged before me this 27 day of June, 2024,  
by Gursimran S. Shergill.

[Signature]  
Notary Public

My commission expires: Sept. 30 2026

(SEAL)

ANNELISE F. FRAKES  
NOTARY PUBLIC  
REG. #359756  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES SEPTEMBER 30, 2026

TENANT:

CEP SOLAR, LLC,  
a Virginia limited liability company

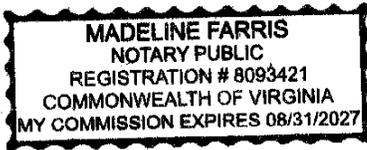
By: [Signature]

Name: RICHARD H. WRIGHT

Title: MANAGER

COMMONWEALTH OF VIRGINIA  
CITY OF RICHMOND

This instrument was acknowledged before me this 18 day of July, 2024,  
by Richard H. Wright as Manager of CEP Solar, LLC on behalf of the company.



(SEAL)

[Signature]  
Notary Public

My Commission expires: 8/31/2027

**ATTACHMENT 1**

**LEGAL DESCRIPTION OF PROPERTY**

The Property is all of the following tracts or parcels of land, situated in Rockingham County, Commonwealth of Virginia consisting of approximately 112.968 acres, more particularly described as follows:

Parcel Number(s) and acreage:

1. Map Number 94-A-99B and approximately 112.968 acres

In the event of inaccuracies in the foregoing legal description, Landlord and Tenant shall amend this Lease to correct such inaccuracies.

## 8.9 Valley Solar Environmental Resource Impact Analysis

# MEMORANDUM

**TO:** Rockingham County Planning and Zoning Department

**FROM:** Timmons Group, on behalf of Valley Solar

**DATE:** December 5, 2025

**RE:** Valley Solar Environmental Resource Impact Analysis

Timmons Group, on behalf of Valley Solar, has conducted a limited review of resources that may be present within a two-mile radius of the proposed project. The proposed leased area is located on 50.1 acres within a 112.9-acre parcel in Rockingham County (See Figure 1: Vicinity Map). This memorandum includes a review of threatened or endangered species databases, the proximity to managed lands and airports, the location of wetlands and streams, and the location of cultural and historic resources that may be present at Valley Solar (Site).

## Federal, State, and Local Conservation and Recreation Lands and Airports

According to the Protected Lands Database of the United States (PADUS), the Site does not intersect with any federal, state, or local lands that are protected. The locally managed Ralph Sampson Park is located 1.8 miles south of the Site. There are no other federal, state, or local lands with protection within two miles of the Site.

There are no airports within two miles of the Site.

The Site does not intersect with any Core Areas or Field of Fire areas designated by the Cross Keys and Port Republic Battlefields Preservation Plan. (See Figure 2: Context Map).

## Wetlands and Streams

Wetlands and streams have been delineated onsite and are pending confirmation from the US Army Corps of Engineers. If wetland or stream impacts are unavoidable, the Applicant will obtain the appropriate permit for any impacts to USACE jurisdictional wetlands and streams. (See Figure 3: Environmental Inventory Map).

Wetlands and streams form a natural wildlife corridor, and as they will generally not be impacted by the Site, will remain as interior corridors for wildlife utilization. Wetlands and streams are generally outside the fenced area so free passage of wildlife will be allowed for the duration of the project.

## Threatened and Endangered Species

Timmons Group has conducted a limited threatened and endangered (T&E) species review of the Site using the Virginia Department of Wildlife Resources (VDWR) Wildlife Environmental Review Mapping System (WERMS). There is one protected species, the federal and state threatened Madison Cave Isopod, that has been documented within two miles of the Site. (See Figure 4: Wildlife Environmental Review Map).

If state or federal permits are necessary, the Valley Solar will coordinate with agencies to ensure the protection and avoidance of T&E species.

### Cultural and Historical Resources

A review of the Virginia Cultural Resource Information System (VCRIS), maintained by the Virginia Department of Historic Resources (VDHR), was conducted for a half-mile buffer surrounding the Site. There are three previously recorded architectural resources within the half-mile buffer surrounding the Site. One of these resources, VDHR ID # 082-0051, is listed on the National Register of Historic Places (NRHP) and the Virginia Landmark Register (VLR). This resource is adjacent to the southern boundary of the Project Parcel. Another resource, VDHR ID # 082-5728, is located on the edge of the half-mile buffer surrounding the Site and is considered eligible for the purposes of environmental review. The remaining resource is not eligible for listing.

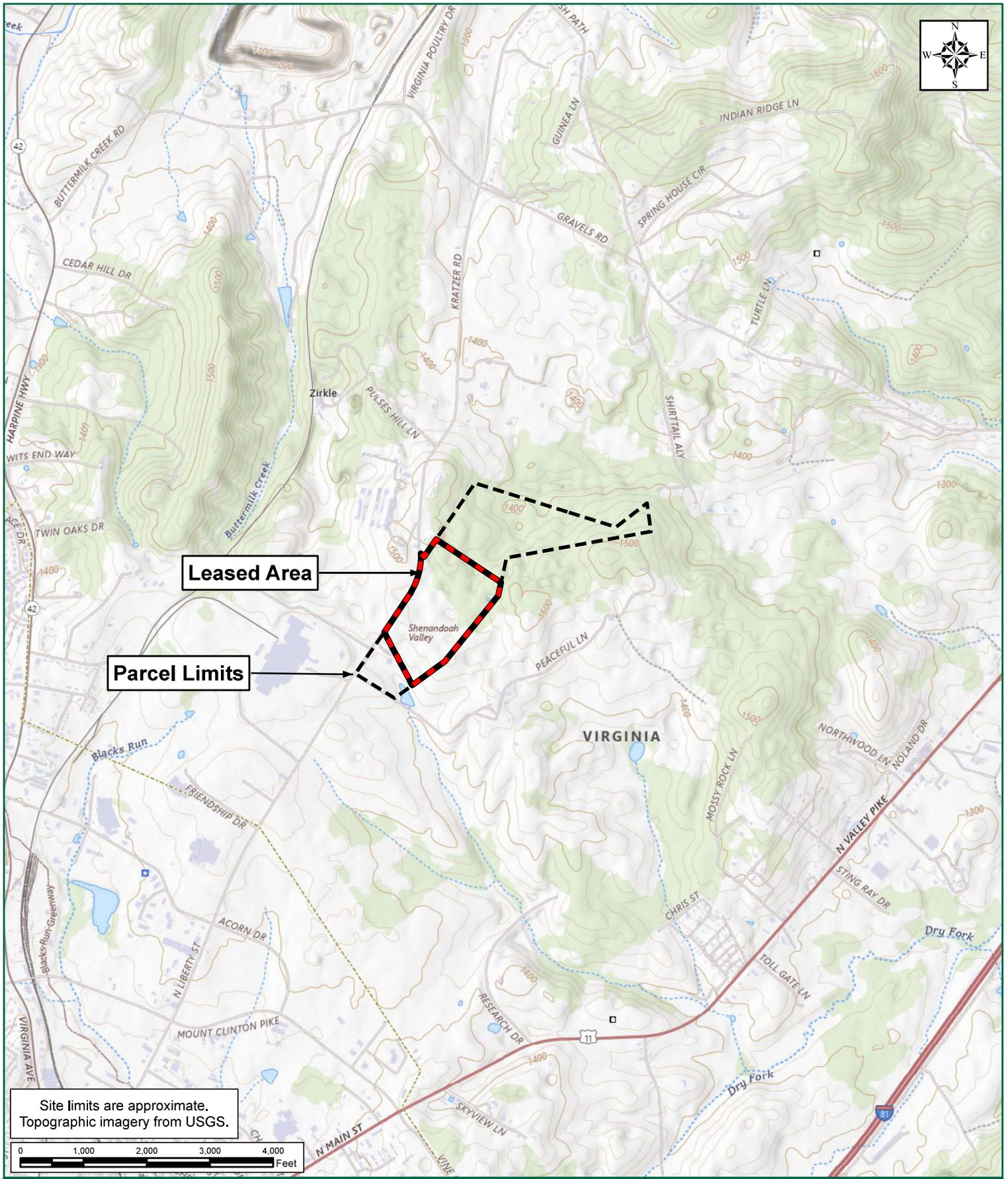
There are no previously recorded archaeological resources within the half-mile buffer surrounding the Site. (See Figure 5: Cultural Resource Map).

If state or federal permits are necessary, the Applicant will coordinate with agencies to ensure the protection and avoidance of cultural and historical resources.

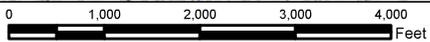
### Figures

Figure 1	Vicinity Map
Figure 2	Context Map
Figure 3	Environmental Inventory Map
Figure 4	Wildlife Environmental Review Map
Figure 5	Cultural Resource Map

Figure 1: Vicinity Map



Site limits are approximate.  
Topographic imagery from USGS.



**VALLEY SOLAR**  
ROCKINGHAM COUNTY, VIRGINIA  
**FIGURE 1: VICINITY MAP**

**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.



TIMMONS GROUP JOB NUMBER: 47661.041  
 PARCEL LIMITS: 112.9 ACRES | LEASED AREA: 50.1 ACRES  
 LATITUDE: 38.4848270  
 LONGITUDE: -78.8479614

U.S.G.S. QUADRANGLE(S): HARRISONBURG  
 DATE(S): 2022  
 WATERSHED(S): NORTH FORK SHENANDOAH (POTOMAC RIVER BASIN)  
 HYDROLOGIC UNIT CODE(S): 02070006

Figure 2: Context Map



Figure 3: Environmental Inventory Map



**Legend**

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Delineated Wetlands
- FEMA Flood Zone - Not Present

  
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 ROCKINGHAM, VA 23328  
 WWW.TIMMONSGROUP.COM

**VALLEY SOLAR**  
 ROCKINGHAM COUNTY -  
 VIRGINIA

DATE: 12/05/2025  
 PROJECT NUMBER: 47661.041  
 PROJECT NAME: VALLEY SOLAR  
 PREPARED BY: M. HILL

**NOTES:**  
 Wetlands have been delineated by Timmons Group and are pending confirmation from the ACEE.  
 Aerial imagery from VGINL.

This drawing and associated documents are the property of Timmons Group, Inc. and shall remain confidential. It is not to be used for any other purpose without the written consent of Timmons Group, Inc.

REVISIONS	
NO.	DESCRIPTION

DRAWING TITLE:  
**FIGURE 3:  
 ENVIRONMENTAL  
 INVENTORY MAP**

  
**SCALE (FEET)**  
 0      250      500  
 H. 1" = 250'      1" = 1250'

Figure 4: Wildlife Environmental Review Map

Common Name	Federal Status	State Status
Isopod, Madison Cave	Federal Threatened	State Threatened
Bass, largemouth	NT / NE	NT / NE
Bluebird, eastern	NT / NE	NT / NE
Bluegill	NT / NE	NT / NE
Bobhead, brown	NT / NE	NT / NE
Bunting, indigo	NT / NE	NT / NE
Cardinal, northern	NT / NE	NT / NE
Carp, common	NT / NE	NT / NE
Catbird, gray	NT / NE	NT / NE
Chickadee, Carolina	NT / NE	NT / NE
Cowbird, brown-headed	NT / NE	NT / NE
Dove, mourning	NT / NE	NT / NE
Finch, house	NT / NE	NT / NE
Flicker, northern	NT / NE	NT / NE
Frog, upland chorus	NT / NE	NT / NE
Goldfinch, American	NT / NE	NT / NE
Jay, blue	NT / NE	NT / NE
Junco, dark-eyed	NT / NE	NT / NE
Kestrel, American	NT / NE	NT / NE
Kinglet, golden-crowned	NT / NE	NT / NE
Nuthatch, white-breasted	NT / NE	NT / NE
Ovenbird	NT / NE	NT / NE
Owl, northern sawwhet	NT / NE	NT / NE
Phoebe, eastern	NT / NE	NT / NE
Robin, American	NT / NE	NT / NE
Sapsucker, yellowbellied	NT / NE	NT / NE
Sparrow, chipping	NT / NE	NT / NE
Sparrow, field	NT / NE	NT / NE
Sparrow, fox	NT / NE	NT / NE
Sparrow, song	NT / NE	NT / NE
Sparrow, swamp	NT / NE	NT / NE
Sparrow, white-crowned	NT / NE	NT / NE
Sparrow, white-throated	NT / NE	NT / NE
Swallow, barn	NT / NE	NT / NE
Swallow, tree	NT / NE	NT / NE
Thrush, hermit	NT / NE	NT / NE
Thrush, Swainson's	NT / NE	NT / NE
Thrush, wood	NT / NE	NT / NE
Titmouse, tufted	NT / NE	NT / NE
Towhee, eastern	NT / NE	NT / NE
Veery	NT / NE	NT / NE
Vireo, red-eyed	NT / NE	NT / NE
Warbler, blackthroated blue	NT / NE	NT / NE
Warbler, Cape May	NT / NE	NT / NE
Warbler, magnolia	NT / NE	NT / NE
Warbler, palm	NT / NE	NT / NE
Warbler, yellow-rumped	NT / NE	NT / NE
Woodpecker, downy	NT / NE	NT / NE
Woodpecker, red-bellied	NT / NE	NT / NE
Wren, Carolina	NT / NE	NT / NE
Wren, winter	NT / NE	NT / NE
Yellowthroat, common	NT / NE	NT / NE

NT = Non-Threatened, NE = Non-Endangered

**Legend**

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Two Mile Buffer
- ▲ NLEB Roost Trees - Not Present
- Threatened/Endangered Waters
- Trout Streams - Not Present
- Anadromous Fish Use - Not Present
- Bald Eagle Concentration Areas and Roosts - Not Present
- Colonial Water Birds - Not Present
- Federal or State Listed Observation Area
- Bat Hibernacula (0.5 Mile Buffer) - Not Present
- Bat Hibernacula (5.5 Mile Buffer) - Not Present
- City of Harrisonburg
- County Boundary

**Federal Status, State Status**

- Non-Threatened, Non-Endangered
- Federal Threatened, State Threatened



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 ROCKINGHAM, VA 22208  
 WWW.TIMMONSGROUP.COM

**VALLEY SOLAR**  
 ROCKINGHAM COUNTY -  
 VIRGINIA

DATE: 09/05/2025  
 PROJECT NUMBER: 47661.041  
 PROJECT NAME: VALLEY SOLAR  
 PREPARED BY: M. HILL

**NOTES:**  
 WERMMS data from DWR. Bat Hibernacula include identifications of Northern long-eared bat, Tri-colored bat, Little brown bat, Virginia big-eared bat, Gray bat, and Indiana bat. Aerial imagery from VGINL.

**REVISIONS**

NO.	DESCRIPTION	DATE

**FIGURE 4: WILDLIFE ENVIRONMENTAL REVIEW MAP**



SCALE (FEET)  
 0 1,500 3,000  
 H: 1" = 1,500' 1

Figure 5: Cultural Resource Map



## 8.10 Visual Simulations



Valley Solar

VS2

VIEW FROM KRATZER RD

PLANTING

HARRISONBURG, VA

Timmons Group



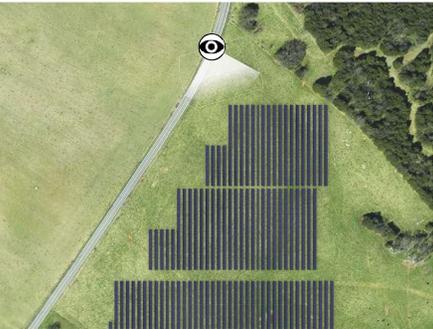
**Valley Solar**      **VS2**

VIEW FROM KRATZER RD

5 YEARS

HARRISONBURG, VA

Timmons Group



**Valley Solar**      **VS3**

VIEW FROM KRATZER RD

AT PLANTING

HARRISONBURG, VA

Timmons Group



**Valley Solar**      **VS3**

VIEW FROM KRATZER RD

5 YEARS

HARRISONBURG, VA

Timmons Group



### Special Use Permit Case Report: SUP25-1532

<b>Applicant</b>	Valley Solar Farm, LLC
<b>Address</b>	2494 Kratzer Road, Harrisonburg, VA 22802
<b>Comprehensive Plan</b>	Industrial within the Urban Growth Boundary (UGB)
<b>Tax Map #</b>	94-A-99B
<b>Present Zoning</b>	A-2 (General Agricultural District)
<b>Requested Use</b>	Large-Scale Solar Energy Facility
<b>Acreage in Parcel</b>	112.968
<b>Acres in Request</b>	50
<b>Election District</b>	2
<b>Board of Supervisors</b>	Scheduled for January 28, 2026

## Overview and Background

The applicant is requesting 50 acres of an approximately 113 acre parcel for a large-scale solar energy facility. The buildable area within the project would occupy approximately 21.4 acres. This area would include, but is not limited to, stormwater basins, solar panels, project infrastructure, and perimeter fencing. To the north of the buildable area, approximately 19.3 acres that is included in the land lease, would be designated as a "tree reserve area". This area would not be developed, clear cut, or heavily timbered at any time during the project. The remaining approximately 10 acres, included with the land lease, would not be utilized for the project.

The applicant has indicated that a new electrical substation or battery storage system would not be required for the project at this time. The facility would connect to the Dominion Energy distribution system.

## Conditions

*The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application. In approving a special use, the Board of Supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit (Sec. 17-1003.02.(c)).*

### **The applicant has proposed the following conditions:**

1. Inverters will be set back a distance of three hundred (300) feet from all exterior property lines.
2. All solar panels shall be "BloombergNEF" Tier I rated and have passed the Toxicity Characteristic Leaching Procedure (TCLP) test, as administered by the United States Environmental Protection Agency.
3. Planting of the vegetative buffer shall commence within three (3) months of completion of the fencing installation.
4. During construction, the Project will minimize grading and cut/fill for roads and structures when leveling or reducing slope grade changes for panel arrays, wherever possible. The Project will retain topsoil on site, minimize topsoil removal wherever possible, and maintain temporary topsoil stockpiles in an aerated condition, covered with deep-rooted vegetation and kept away from wet areas. The Project will return topsoil to disturbed areas from stockpiles as quickly as site closure conditions allow.
5. The Erosion and Sediment Control plan shall comply with the most recent version of the Virginia Erosion and Sediment Control Handbook at the time of Erosion and Sediment Control plan application.
6. The "Tree Reserve Area", as indicated on Exhibit 8.3 Preliminary Site Exhibit, will not be developed, clear cut, or heavily timbered at any time during the project, and not prior to decommissioning.

### **Staff notes:**

1. *Proposed condition one (1):* This condition increases the required setback for inverters from 150 feet from property lines to 300 feet from property lines.
2. *Proposed condition five (5):* On March 29, 2022, VDEQ issued a technical memorandum that implemented a stronger post-development stormwater management policy for solar projects subject to VSMP requirements. A subsequent memo was released on April 14, 2022, stating that any solar project that does not obtain an interconnection approval by a regional transmission organization or electric utility by December 31, 2024, must comply with the requirements detailed in the Department's March 29, 2022, memorandum. The Valley project did obtain an interconnection approval by a regional transmission organization or electric utility before December 31, 2024, and therefore would not have to comply with the new VDEQ requirements. This proposed condition would require the project to comply with the stronger post-development requirements set forth in the March 22, 2022, VDEQ technical memorandum.

### **If the Board of Supervisors decides to approve this request, staff recommends the following condition:**

1. In accordance with Section 15.2-2232(H) of the Code of Virginia, the Board of Supervisors hereby finds this special use permit request to be in substantial accordance with the County Comprehensive Plan.

### **All approved special use permits include the following conditions:**

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

## Staff and Agency Analysis

### Building Services

If the special use permit request is approved, the building plans must be submitted for review and approval before construction may begin. Building plans may be submitted after the approval of a site plan.

### Engineering

If the special use permit request is approved, the proposed project will require a fully engineered site plan to be submitted for review and approval prior to issuance of building permit. Please contact the County Engineer (Ross Morland [rmorland@rockinghamcountyva.gov](mailto:rmorland@rockinghamcountyva.gov)) to discuss further.

### Environmental

If the special use permit request is approved, the proposed project will require engineered Erosion & Sediment Control and Stormwater Management plans. Contact the Environmental Manager (Adam Hancock [ahancock@rockinghamcountyva.gov](mailto:ahancock@rockinghamcountyva.gov)) to discuss further.

### Fire

This request is located within the North Valley Pike Emergency Response Station's response area. The Fire Marshal's Office does not have any notable concerns with the project as proposed, however, the Rockingham County Fire Prevention Code will require a twenty-foot fire department access roadway around the perimeter of the site. The internal roadway, shown on the preliminary site layout, will need to be twenty feet wide with an adequate turnaround for fire department apparatus. These requirements can be addressed during the site plan review phase.

### Planning

#### *Comprehensive Plan*

The Comprehensive Plan designates approximately 40 acres of the southernmost portion of the parcel along Kratzer Road as Industrial, while approximately 73 acres of the northern portion of the parcel is designated as Agricultural Reserve. Manufacturers, both large and small, are to be located in industrial areas that are or will be served by public water and sewer systems and offer good access to primary roads and Interstate 81. Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a way of life and economic enterprise. The conceptual site layout depicts solar arrays predominantly on the industrially designated portion of the parcel.

Solar facilities may impact the environment and community character by the removal of native vegetation and trees, removal of cropland and pasture, the addition of impervious surfaces, and the alteration of scenic vistas. To address these impacts, Rockingham County updated its solar ordinance in 2021, establishing per-site and aggregate acreage caps, setbacks, vegetation requirements, restrictions near historic sites, and requiring decommissioning plans. A policy was also adopted to protect prime soils, soils of statewide significance, and wooded areas. The County encourages solar development on existing impervious surfaces.

#### *Future Roadway Connectivity*

This area of the County, generally located between US 11 and VA 42, is planned for industrial development in the Comprehensive Plan. As this area continues to develop, consideration should be given to future roadway connectivity between US 11 and Kratzer Road, as identified in the 2025 VDOT Gravels Road Alternative Routing Analysis. This analysis estimated the travel demand effects associated with the construction of a new connector roadway to bypass Gravels Road between Kratzer Road and US 11 and serve the current and future industrial access needs of the area. Additionally, in Rockingham County's Capital Improvement Program (CIP) there is a US 11 Comprehensive Corridor Study scheduled for FY 2026-27 to further evaluate needed roadway improvements and connectivity in this area.

### Public Works

The submitted preliminary site layout must show the water line located on the southwest corner of the proposed project which runs along Kratzer Road and Peaceful Lane. This water line should not interfere with or be affected by the proposed solar array as shown, but must be noted on any future submittal.

Virginia Department of Transportation (VDOT)

If the special use permit request is approved, VDOT will review the site plan to ensure the entrance is designed to all pertinent state standards. A VDOT Land Use Permit will be required for the work to be completed within the VDOT right of way.

Similar projects in Rockingham County with this expected large amount of heavy construction and delivery truck traffic resulted in damage to the adjacent state roads. Because of this, VDOT has concerns. An additional surety amount will be required at the permit phase to allow for the expected damage to the state road during the construction process. Once construction is complete, VDOT does not expect a significant impact to the adjacent state road.

Virginia Department of Health Environmental (VDH)

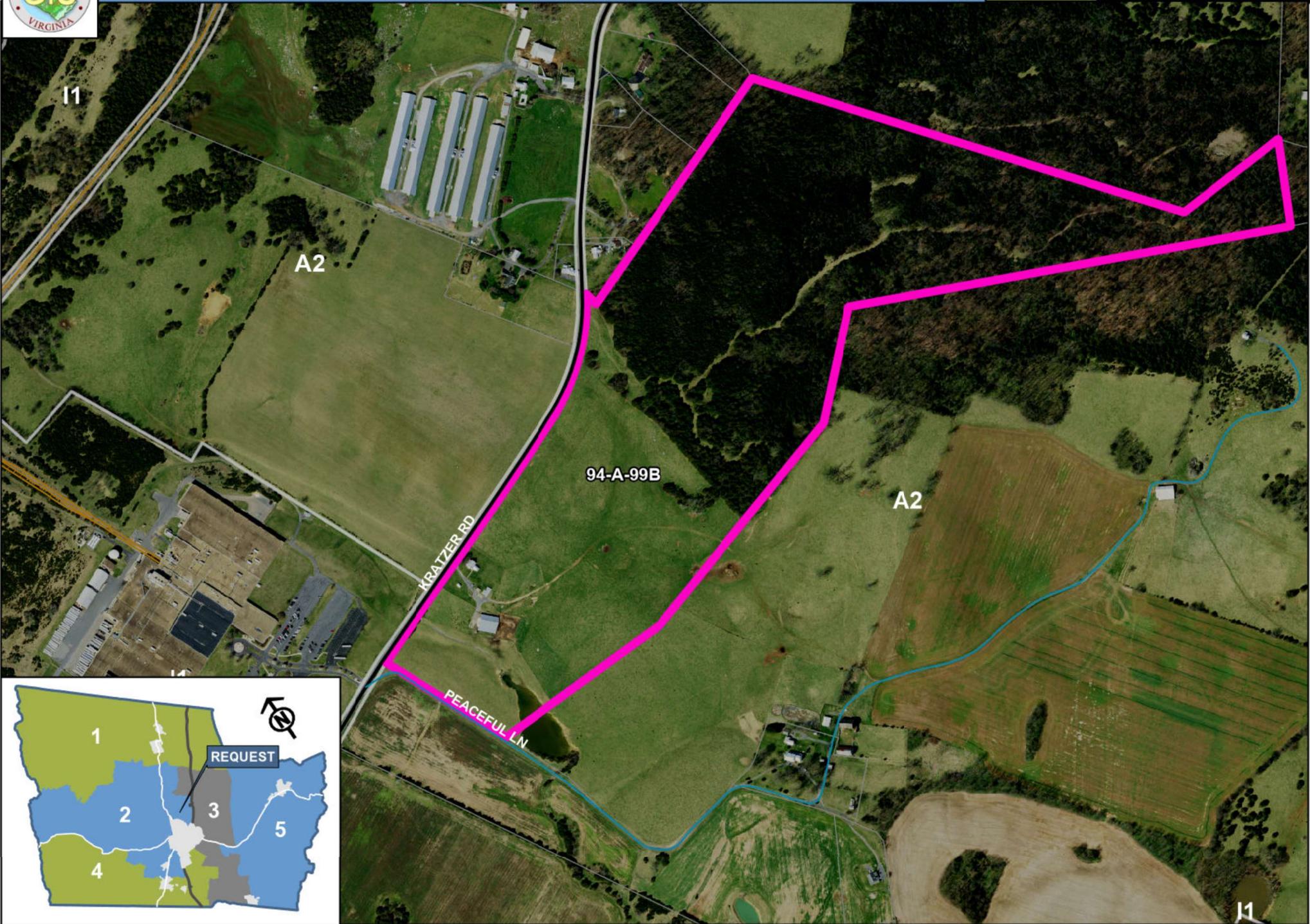
If a private well or sewage disposal system is desired, Health Department approval is required.



# Valley Solar Farm, LLC Special Use Permit Request



SUP#25-1532





# Rockingham County Special Use Permit Application

## Application Procedure

The time it takes to process a special use permit varies depending on the application submission date in connection to scheduled public hearings. Additional information may be required to complete your application once staff and agencies have performed an initial two-week review. Public hearing dates will be provided once all required materials are submitted.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 578-1120 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Special use permit sign placed on property in public view and drone video of property taken.
6. Public hearing advertisement placed in the local paper.
7. Board of Supervisors public hearing, review, and final special use permit determination. The decision to approve or deny the special use permit request is ultimately determined by the Rockingham County Board of Supervisors. (The applicant, or representative, is encouraged to attend related public hearing.)

## Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete special use permit application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or emailed to the Rockingham County Zoning Administrator.

- A completed and signed application (digital PDF preferred).
- A boundary map of the property, showing what is described in the "Guide: Proposed Use Layout for Special Use Permit Application" section of this application. The submitted map cannot be larger than 11" x 17".
- Required **\$550 fee**
- Please answer the following questions and where required, attach additional information to this application. The information provided will be reviewed by the staff in their analysis of your request.

An application for a special use permit shall be considered incomplete when an applicant fails to provide the following required information. Based upon the size, scale, complexity and impact of the proposed use, the zoning administrator may waive or modify certain requirements of this application. Any waivers or modifications shall be expressed in writing by the zoning administrator and shall be provided, by the applicant, as part of this application.

**Special Use Permit Application Form**

Applicant: Wesley Harper  
Address: 578 Heatwole Rd. Rockingham, VA 22802  
Telephone: (540) 820-3627 Email: wharper013@gmail.com

Property Owner: Dennis Harper  
Address: 903 Whitmore Shop Rd. Rockingham, VA 22802  
Telephone: (540) 867-5007 Email: -

Other Applicant Party (such as a contract purchaser) if applicable: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Other Contact Person (such as a law or engineering firm) if applicable: Gary Crummett  
Address: 3210 Huntington Springs Dr. Harrisonburg, VA 22801  
Telephone: (540) 820-1030 Email: garycrummett@gmail.com

Application Contact: Wesley Harper - 540-820-3627,

Property Address: 769 Whitmore Shop Rd., Rockingham, VA, 22802

Property Location: (N S E W) of (Road Name) Whitmore Shop Rd. (Route #) \_\_\_\_\_  
approximately 1.500 ft. miles (feet) (N S E W) of (Road Name) Whitmore Shop Rd.  
(Route #) \_\_\_\_\_ Election District #: District 2 - 204

Property Tax Map Number(s): 91-A-7

Use Applied For: Home on A1 agricultural land

Acreage in Parcel: ~127 acres Acreage to be used: ~1 acre Current Zoning: A1

Size And Height Of Existing And/Or Proposed Building Or Structure if applicable: Two story, 2,654 sq. ft

Size and Height of Signage if applicable: N/A  
Indicate Method of: \_\_\_\_\_

Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

Sewage Disposal

- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: \_\_\_\_\_

\* If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.

Are there any historical features, listed on a national or state registry, located on the property? If so, please provide documentation. NO

Are there any wetlands or sinkholes, as delineated by a professional engineer, located on the property? If so, please provide documentation. NO

Are there any known cemeteries located on the property? NO

Is the property located in the Cross Keys and Port Republic Battlefield Study Area, Core Area, or Field of Fire? NO

Is the property currently in an Agricultural and Forestal District? If so, please indicate which District. Agricultural

Are there any covenants, deed restrictions, or easements that could affect the proposed use? If so, please provide documentation. NO

Explain in detail your proposal, hours of operation, number of employees, customer trips expected, etc.

Wesley Harper, the 5th generation farmer on this family land, would like to build a new home on the property for him and his family to continue operating the family farm.

Dennis W Harper  
Signature of Landowner

Wesley D Harper  
Signature of Applicant or Agent

**Guide: Proposed Use Layout for Special Use Permit Application (required)**

The Rockingham County Zoning Ordinance requires Special Use Permit applications to include an accurately scaled proposed use layout. The scaled proposed use layout and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the special use permit is approved by the Board of Supervisors.

**The accurately scaled proposed use layout shall include the following information as a minimum:**

1. Size and shape of parcel of land where use or building is to be located.
2. Location of use of proposed and/or existing buildings---distance from public highways, from adjoining property.
3. Size and shape of proposed and/or existing buildings.
4. Access to and from property.
5. Relation to street and highway intersections.
6. Any planned screening or landscaping.
7. Number and location of off-street parking spaces.
8. Specify proposed use of area (if not contained in building).

Reference Section 17-1003.01 of the Zoning Ordinance located on the County's website for more information and requirements.

## Department of Community Development



### Special Use Permit Case Report: SUP25-1671

<b>Applicant</b>	Wesley Harper
<b>Address</b>	769 Whitmore Shop Road, Rockingham, Virginia, 22802
<b>Comprehensive Plan</b>	Agricultural Reserve
<b>Tax Map #</b>	91-A-7
<b>Present Zoning</b>	A-1 – Prime Agricultural District
<b>Requested Use</b>	Additional Dwelling
<b>Acreage in Parcel</b>	126.981
<b>Acres in Request</b>	1
<b>Election District</b>	2
<b>Board of Supervisors Public Hearing</b>	Scheduled for January 28, 2026

# General Information

## Overview and Background

The applicant is requesting a Special Use Permit to construct an additional dwelling on one acre of a 126.981 acre parcel. If approved, the additional dwelling is intended to be two stories and approximately 2,600 square feet.

The applicant has received an entrance review permit from the Virginia Department of Transportation for the driveway entrance and an approval letter for a septic system from the Virginia Department of Health.

## Conditions

*The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application. In approving a special use, the Board of Supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit (Sec. 17-1003.02.(c)).*

The applicant has not proposed any conditions for this request.

### **All approved special use permits include the following conditions:**

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

## Staff and Agency Analysis

### Building Services

If the Special Use Permit is approved, the residence will be required to be built in accord with the most current Virginia Residential Code. Building plans must be reviewed and approved prior to the issuance of a building permit. More information can be obtained by contacting the Rockingham County building department.

### Engineering

No comments at this time.

### Environmental

No comments at this time.

### Fire and Rescue

This request is located within the Clover Hill Volunteer Fire and Rescue Department's response area. The Fire Marshal's Office has no concerns with the request.

### Planning

The property is designated as Agricultural Reserve in the Comprehensive Plan. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

### Public Works

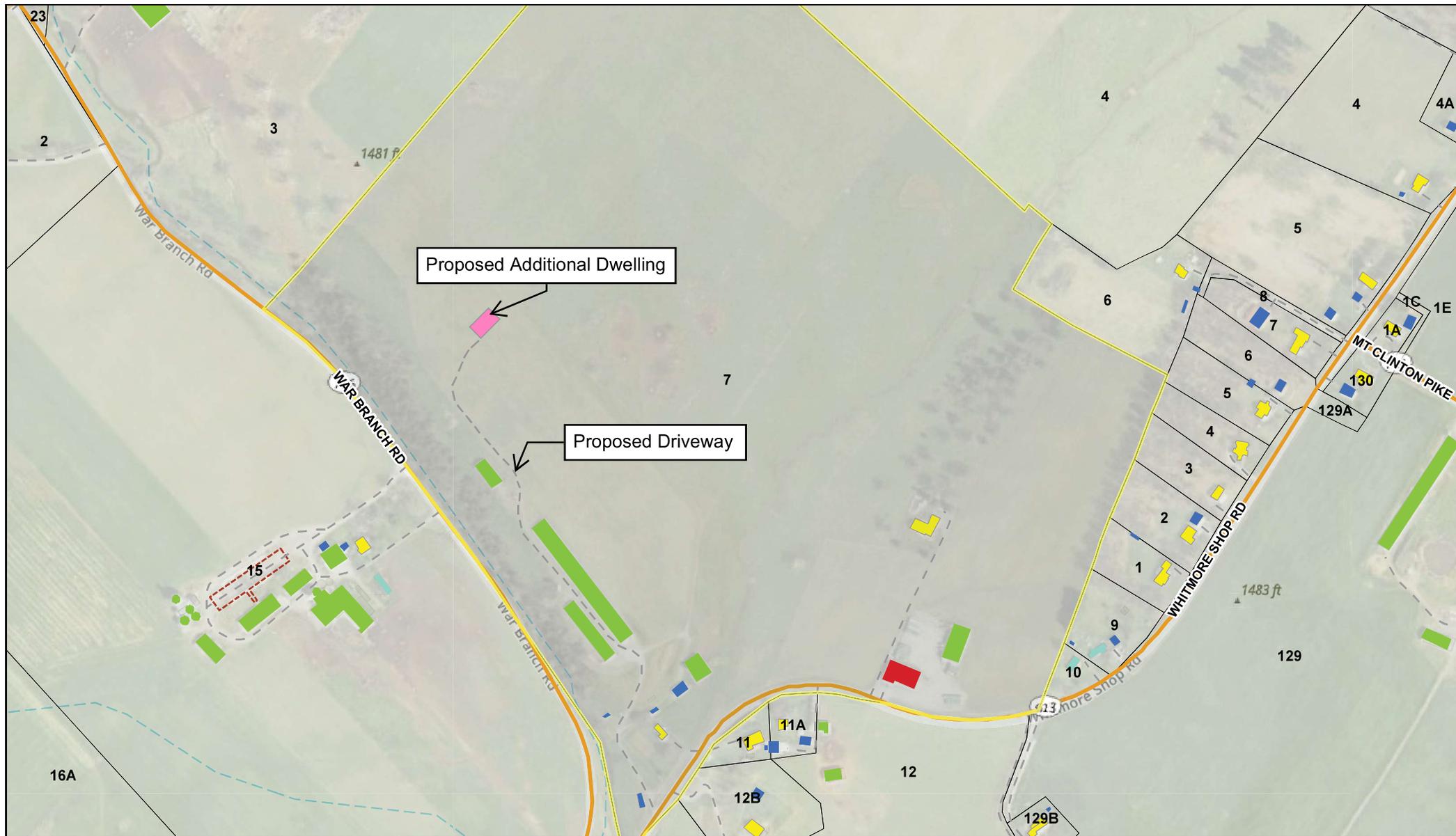
Public Works has no comment. County utilities are not available in this area.

### Virginia Department of Transportation (VDOT)

If this request is approved, VDOT has issued an entrance review letter and will require a VDOT Land Use. VDOT has no concerns with the proposed Special Use Permit request.

Virginia Department of Health Environmental (VDH)

A sewage disposal system and private well construction permit has been issued by the local health department on 09/11/2024; the permit expires 03/11/2026. Once installed and approved an Operation Permit for the sewage disposal system and a Record of Inspection for the water supply are required.

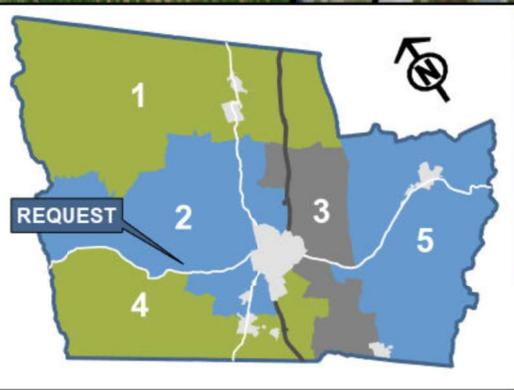
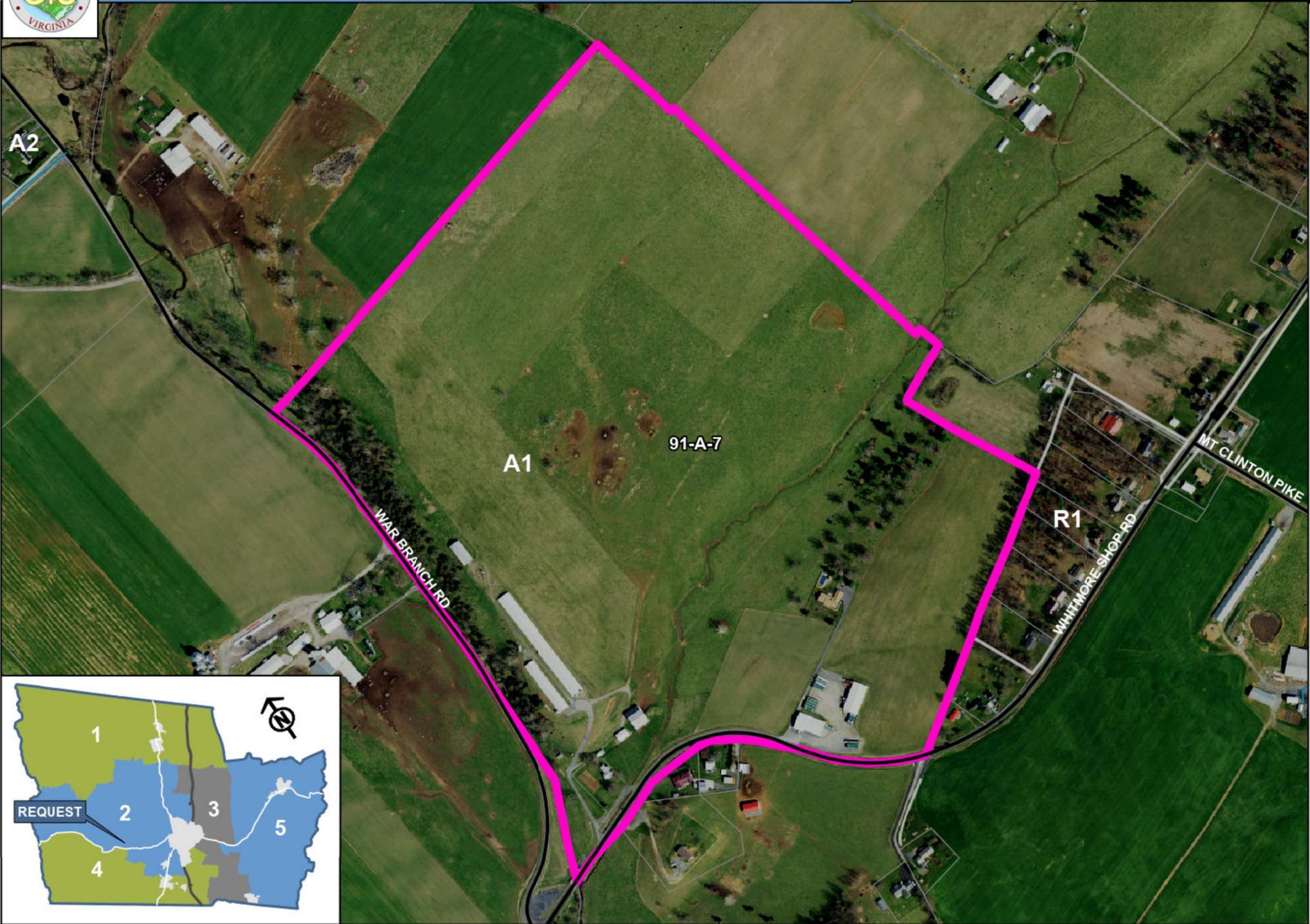




# Wesley Harper Special Use Permit Request



SUP#25-1671





# Rockingham County Special Use Permit Application

## Application Procedure

The time it takes to process a special use permit varies depending on the application submission date in connection to scheduled public hearings. Additional information may be required to complete your application once staff and agencies have performed an initial two-week review. Public hearing dates will be provided once all required materials are submitted.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 578-1120 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Special use permit sign placed on property in public view and drone video of property taken.
6. Public hearing advertisement placed in the local paper.
7. Board of Supervisors public hearing, review, and final special use permit determination. The decision to approve or deny the special use permit request is ultimately determined by the Rockingham County Board of Supervisors. (The applicant, or representative, is encouraged to attend related public hearing.)

## Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete special use permit application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#) to the Rockingham County Zoning Administrator.

- A completed and signed application (digital PDF preferred).
- A boundary map of the property, showing what is described in the "Guide: Proposed Use Layout for Special Use Permit Application" section of this application. The submitted map cannot be larger than 11" x 17".
- Required **\$550 fee**
- Please answer the following questions and where required, attach additional information to this application. The information provided will be reviewed by the staff in their analysis of your request.

An application for a special use permit shall be considered incomplete when an applicant fails to provide the following required information. Based upon the size, scale, complexity and impact of the proposed use, the zoning administrator may waive or modify certain requirements of this application. Any waivers or modifications shall be expressed in writing by the zoning administrator and shall be provided, by the applicant, as part of this application.

# Special Use Permit Application Form

**Applicant:** Reliant Development, LLC  
**Address:** 1146 Canton Street, Roswell, GA 30075  
**Telephone:** 770-609-8276 **Email:** pguillot@reliant-mgmt.com | construction@reliant-mgmt.com

**Property Owner:** Midgard Self Storage Penn Laird VA, LLC  
**Address:** 4 Rockingham Park Way, Penn Laird, VA 22846  
**Telephone:** 770-609-8276 **Email:** pguillot@reliant-mgmt.com | construction@reliant-mgmt.com

**Other Applicant Party (such as a contract purchaser) if applicable:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Other Contact Person (such as a law or engineering firm) if applicable:** Valley Engineering  
**Address:** 4901 Crowe Drive, Mount Crawford, Virginia 22841  
**Telephone:** 540-434-6365 **Email:** rboshart@valleyesp.com

**Application Contact:** Peyton Guillot | pguillot@reliant-mgmt.com

**Property Address:** 4 Rockingham Park Way, Penn Laird, VA 22846

**Property Location:** (N S E W) of (Road Name) Rockingham Park Way (Route #) <sup>0</sup>  
approximately <sup>0</sup> miles/feet (N S E W) of (Road Name) Rockingham Park Way  
(Route #) \_\_\_\_\_ **Election District #:** <sup>3</sup>

**Property Tax Map Number(s):** 126-2-A4A1

**Use Applied For:** U-Haul vehicle rentals

**Acreeage in Parcel:** 7.30 **Acreeage to be used:** > 300 ft **Current Zoning:** B-1

**Size And Height Of Existing And/Or Proposed Building Or Structure if applicable:** n/a

**Size and Height of Signage if applicable:** n/a  
**Indicate Method of:** \_\_\_\_\_

### Water Supply

- County Water
- City Water \*
- Community System
- Well
- Cistern

### Sewage Disposal

- County Sewer
- City Sewer \*
- Community System
- Septic System
- Alternative: n/a

*\* If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.*

**Are there any historical features, listed on a national or state registry, located on the property? If so, please provide documentation.** n/a

Are there any wetlands or sinkholes, as delineated by a professional engineer, located on the property? If so, please provide documentation. n/a

Are there any known cemeteries located on the property? n/a

Is the property located in the Cross Keys and Port Republic Battlefield Study Area, Core Area, or Field of Fire? n/a

Is the property currently in an Agricultural and Forestal District? If so, please indicate which District. n/a

Are there any covenants, deed restrictions, or easements that could affect the proposed use? If so, please provide documentation. \_\_\_\_\_

Explain in detail your proposal, hours of operation, number of employees, customer trips expected, etc.

We plan to add 3 Box Truck spaces, 3 trailer spaces, and one van space on the existing pavement and no land disturbance is required for this project.

  
\_\_\_\_\_  
Signature of Landowner

  
\_\_\_\_\_  
Signature of Applicant or Agent

**Guide: Proposed Use Layout for Special Use Permit Application *(required)***

The Rockingham County Zoning Ordinance requires [Special Use Permit](#) applications to include an accurately scaled proposed use layout. The scaled proposed use layout and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the special use permit is approved by the Board of Supervisors.

The accurately scaled proposed use layout shall include the following information as a minimum:

1. Size and shape of parcel of land where use or building is to be located.
2. Location of use of proposed and/or existing buildings---distance from public highways, from adjoining property.
3. Size and shape of proposed and/or existing buildings.
4. Access to and from property.
5. Relation to street and highway intersections.
6. Any planned screening or landscaping.
7. Number and location of off-street parking spaces.
8. Specify proposed use of area (if not contained in building).

Reference Section [17-1003.01](#) of the Zoning Ordinance located on the County's website for more information and requirements.



## Department of Community Development



### Special Use Permit Case Report: SUP25-1718

<b>Applicant</b>	Reliant Development, LLC
<b>Address</b>	4 Rockingham Park Way, Penn Laird, VA 22846
<b>Comprehensive Plan</b>	Transition Transect Zone within the Stone Spring Urban Development Area
<b>Tax Map #</b>	126-2-A4A1
<b>Present Zoning</b>	B-1 – General Business District
<b>Requested Use</b>	Retail Use Not Otherwise Listed (U-Haul Rentals)
<b>Acreage in Parcel</b>	7.3
<b>Acres in Request</b>	0.02
<b>Election District</b>	3
<b>Board of Supervisors Public Hearing</b>	Scheduled for January 28, 2025

# General Information

## Overview and Background

The applicant is requesting to add a U-Haul rental business to the existing mini-storage facility. The applicant plans to delineate three (3) box truck spaces, three (3) trailer spaces, and one (1) Van space on the existing pavement.

## Conditions

*The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application. In approving a special use, the Board of Supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit (Sec. 17-1003.02.(c)).*

The applicant has not proposed any conditions for this request.

## **All approved special use permits include the following conditions:**

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

# Staff and Agency Analysis

## Building Services

The building division has no comment.

## Engineering

If the Special Use Permit request is approved and development plans or location change, please contact the County Engineer (Ross Morland – [rmorland@rockinghamcountyva.gov](mailto:rmorland@rockinghamcountyva.gov)) to review for site plan compliance and approval prior to construction.

## Environmental

The environmental division has no comment.

## Fire and Rescue

This request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's respective response areas. The addition of the spaces cannot reduce the width of the fire lane beyond 20 foot and cannot affect any installed fire protection equipment, or emergency ingress/egress to other structures on-site.

## Planning

The property is designated as the Transition Transect Zone (T-3) within the Stone Spring Urban Development Area. The general character of the Transition Transect Zone (T-3) is a mix of detached single-family houses, accessory dwellings, duplexes, townhouses, and apartments with mixed-use nodes of residential, commercial, and civic activity located along certain roads.

## Public Works

Public Works has no comment.

## Virginia Department of Transportation (VDOT)

VDOT has no issues with the proposed Special Use Permit.

## Virginia Department of Health Environmental (VDH)

Public utilities will serve the property.



# Midgard U-Haul Rentals Special Use Permit Request



SUP#25-1718

