iv. The site plan does not depict methods of transporting construction personnel to the construction area, including construction materials storage areas.
v. The Project Application notes the adjoining property owners; however, the site plan does not include this information.
vi. The site plan cover sheet does not include the application case number. CUP 4-21
vii. The site plan includes the owner's name, but not address.
viii. The site plan includes the engineer who prepared the plan; however, it is unclear whether the address for the individual and/or their firm is provided.
ix. The site plan provides zoning information; however, it erroneously identifies the zoning as being R-1, rather than A-1 zoning.
x. The location map on the cover page indicates scale to be N/A as opposed to a required scale no greater than 1":1000'.
xi. The site plan does not provide bearings for property lines of the subject property; the site plan does not indicate the widths of streets, or route numbers, as applicable.

d. Draft Grading Plan
   i. A Draft Grading Plan has not been provided.
e. Draft Decommissioning and Reclamation Plan
   i. The application contains a Decommissioning Plan (along with information on site reclamation), the plan contains no basis by which the anticipated life of the Project has been determined and the cost estimate includes a reduction for salvage/scrap value (precluded by the Lunenburg County Solar Facilities Ordinance).

3. Section 5. Location, appearance, and operation requirements.
   a. Signage
      i. The application should acknowledge this provision and note that the Project will comply.
   b. Lighting
      i. The application should acknowledge this provision and note that the project will comply.
   c. Height
      i. Uncertain, clarification, and consistency between the site plan and narrative is required; the Preliminary Site Plan indicates that PV panels will have an approximately maximum height of 9'; however, the Project Narrative indicates that the project will "utilize either fixed tilt or single-axis tracking panels mounted on a steel racking system less than 15 feet height from the natural grade below the solar panel." Per the Lunenburg County Solar Facilities Ordinance, "maximum height of the lowest edge of photovoltaic panels shall be ten feet as measured from the finished grade."
   d. Fencing
      i. When the submitted Site Plan and Application indicates the proposed fence will be 6' in height, the fence is placed around the entirety of the infrastructure, not around sections to provide for access corridors for wildlife to navigate through the facility.
   e. Entry and Inspection
      i. The application should acknowledge this provision and note that the Project will comply.
   f. Conditions of Local Emergency Services
      i. Emergency personnel will be given a key or code to access the property in case of an on-site emergency.

1. The application should acknowledge this provision and note that the Project will comply.

g. Setbacks
   i. Unable to be determined; as noted above with respect to the Preliminary Site Plan, information is lacking to confirm that the Project complies with the required setbacks, specifically the 100-foot minimum setbacks from adjacent property lines, which is not depicted on the Preliminary Site Plan.

h. Access, erosion, and stormwater structures, and interconnection to the electrical grid may be made through setback areas provided that such are generally perpendicular to the property line.
   i. Uncertain; as noted above a determination must be made as to whether the sediment ponds depicted are compliant because the Lunenburg County Solar Facilities Ordinance allows that "erosion and stormwater structures…may be made through setback areas provided that such are generally perpendicular to the property line;" in design, the proposed sediment basins are entirely located within the required setbacks, and most certainly not perpendicular to property lines.

Subsequent to the application being deemed incomplete, the 15.2-2232 hearing will not be held on February 3rd, 2022 at 7:00 p.m. In order to proceed with the Conditional Use Permit process, the noted deficiencies will be remedied and received a minimum of 30 days prior to the next Planning Commission meeting. The Planning Commission meetings are scheduled for the 1st Thursday of each month, so in order to be placed on the March agenda, the revisions would be required to be submitted no later **than noon on February 2nd, 2022.**

If you have any questions or concerns, please do not hesitate to contact.

Respectfully,

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