

MOTION: BOUTTE

**April 25, 2024
Regular Meeting
Res. No. 24-009**

SECOND: WARD

**RE: SUSTAINABILITY COMMISSION RECOMMENDATIONS ON WATERLOO SOLAR
SPECIAL USE PERMIT**

ACTION: APPROVAL

WHEREAS, during the Planning Commission Public Hearing on the Waterloo Solar Special Use Permit application, SUP2023-00008, a condition was included in the approved Planning Commission motion that the Sustainability Commission review the application before the Board of County Supervisors (BOCS) Public Hearing; and

WHEREAS, due to time constraints the applicant was unable to present the project to the Sustainability Commission at a regularly scheduled meeting prior to the BOCS Public Hearing; and

WHEREAS, the applicant presented the application to Giulia Manno, Director of the Office of Sustainability and Sustainability Commission member Martin Jeter on April 4th, 2024; and

WHEREAS, the Prince William County Sustainability Commission agrees with the view of the Office of Sustainability that “the county has set climate mitigation goals, which this project clearly contributes to with reduction of greenhouse gas emissions and incorporation of renewable energy;” and

WHEREAS, the property in question has been identified by the PWC Office of Emergency Management as an area prone to flooding; and

WHEREAS, the Director and Commissioner found possibilities for improvement in the application regarding the vegetated buffers and the stormwater retention system that will help the county achieve its climate resiliency goals, which include reducing the impacts of flooding; and

WHEREAS, expanded vegetated buffers will address greenhouse gas and resiliency goals. They will also increase public acceptance, and it is important to create good precedents for utility-scale solar projects in the county;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Sustainability Commission does hereby recommend that the Board of County Supervisors request that the applicant agree to the following conditions:

1. The vegetated buffer around the perimeter of the property be extended to the full 100-foot setback area already agreed to by the applicant. While not necessarily resulting in more plantings, this will provide more space for overstory and understory plantings, which in turn provide additional stormwater mitigation benefits in addition to providing a visual screening of the solar installation. This request is consistent with the resiliency component of the Community Energy and Sustainability Master Plan.

2. Meet the new Virginia Stormwater Management Program requirements pertaining to solar installations:
 - a. For Water Quantity. Solar panels are to be considered unconnected impervious areas when performing post-development water quantity calculations using the hydrologic methods specified in the Virginia Stormwater Management Program Regulation, 9VAC25-870-72. Current information regarding the application of unconnected impervious areas can be found in Chapter 9 (Hydrologic Soil-Cover Complexes), Part 630 (Hydrology) of the Natural Resource Conservation Service's National Engineering Handbook.
 - b. For Water Quality. Solar panels are to be considered impervious areas when performing post-development water quality calculations using the Virginia Runoff Reduction Method (VRRM). To account for the disconnection of the solar panels from the overall drainage system, the area of the solar panels may be entered into the applicable "Simple Disconnection" stormwater best management practices section of the VRRM compliance spreadsheet (i.e., 2a – Simple Disconnection to A/B Soils or 2b – Simple Disconnection to C/D Soils).

Votes:

Ayes: By Acclimation

Nays: None

Absent from Vote: Commissioner Chinaka Barbour

Absent from Meeting: Commissioner Chinaka Barbour

Salita Gray

ATTEST: _____

Clerk of the Sustainability Commission