

Scheduled for 2/14/24
2 to 2:30 PM

Buck Island Solar negotiations topics

- Scott/Angela - Base: We oppose this project!
- Alb Co / Scott/Angela - Appraise large island without solar farm behind us, then with solar farm behind us - The difference will be huge!
- SC/BES to Scott/Angela - 150' minimum strip behind us deeded to us, added to each existing lot. This is huge as a starter. No go without this on the base line!
- Wild life corridor we control. →
- Scott/Angela to SC - In exchange, deed 1 acre lot tongue of land (opposite side of road from Gary Fewell) signed over to John Campbell, or BES, 1' past ex. greenish posts
- VDOT/Aib Co / BES - Pave on all weather surface Campbell Farm Lane from BI Road to past Billy Eppard rear entrance.
- BES - Pave driveway into 2678 Campbell Farm Lane.
- BES - Repave ^{existing} driveway at 2678 Buck Island Road
- BES - Remove 3 big pines on Campbell Farm Lane (our lot). Grind all 6 stumps into ground. Remove 1 huge pine on Buck Island Road, Grind this stump into ground.
- BES/DVP - Reduced on free power to both lots?
- Rebecca/Aib Co - Reduced taxes on lower property value?
- Rebecca/Aib Co - original Utility Solar Farm is VERY BIG EYE SORE from our entrance/house
- Rebecca/Aib Co - We were promised during that meeting it would not be visible from our house and ^{boyer} entrance. Can Rebecca R. look into this for us? Does not appear at present they intend to honor this promise!!
- BES - Clean up existing brush piles/trash within the 150' minimum land strip and haul it off before turning it over to us.
- Note - Indian / Native American site on land directly behind solar farm. Camp made arrow heads there. I can show it to you.
- Note - Big wild life presence in area / consider between fields a must!
- BES/Aib Co - Rebecca - Who is responsible to remove all of this ^{solar} equipment in 35 years? Not spelled out in original proposal.

Linda K. Yowell
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Tel: (434) 249-1899
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February 14, 2024

Ms. Rebecca Ragsdale
Albemarle County

RE: Concerns over Proposed SP 2023-023 Buck Island Solar Project

Dear Ms. Ragsdale,

I am the property owner of 2 parcels (TMP 93-50C & 50D) that would be directly impacted by John Campbell's application through Nexamp's proposed solar Farm. I am strongly opposing the approval of this project's application for this Special Use Permit and hope after what you'll be reading this my letter, you and your committee will come to the same conclusion and reject this.

While we're planning to attend the Buck Island Solar Community Meeting this coming Monday, I want to take this opportunity to voice my concerns. You may already know that a very large solar farm called Rivanna Solar owned by APEX Clean Energy is currently being installed by American Helios right next to my property. This project has been years in the making and unfortunately back 7 or 8 years ago I couldn't fight this special use permit being issued since at the time I was overwhelmed being the sole caregiver of 2 ailing parents that lived with me as well as my husband who had early onset Alzheimer's. Now they all have passed and I am a widow faced with having to sell my home due to exorbitant property taxes (I pay over \$7,000 a year to Albemarle County), ongoing home owner maintenance, huge monthly utility bills (i.e. well over \$400/month just for electric so this proposed community solar won't even be a drop in the bucket of a utility relief for me). I have had to put up with not only the unsightliness of the solar farm, loss of property value, almost a year construction noise 6 days sometimes 7 days a week, road being torn up, numerous loss of service from telephone/DSL underground cable line having been cut, and last but certainly not least the environmental impact. To even propose another one directly next door to me across the road is a downright slap in the face and one would think a deliberate intent to cause me financial harm. I know I'm not alone, neighbors such as the Bazzarres, Fewells & Eppards are also going to be negatively impacted by John Campbell/Buck Island Solar.

Additional info on Environmental Impact: It's important to note this as an exact example of the negative impact these installations presents. Perhaps with what I'm about to share with you, Albemarle County becomes "Proactive" rather than "Reactive". Last week we met with American Helios at their construction trailer office since discovering not only trash dumped on the property by their workers but also the erosion runoff that is spilling over on to my property

and directly down to Buck Island Creek, my other parcel (93-50D) which happens to be under the USDA Farm CRP (Conservation Reserve Program) & James River Stewardship Program protecting the Riparian Way. We were trying to be neighborly and give them opportunity to fix it before reporting it to the proper agencies. So far they haven't addressed it. Similar events will occur over at the Buck Island Solar without direct and constant oversight.

I have no choice but to put my home on the market come spring. Tell me, when my home appraised at close to a million doesn't sell at or around that amount but rather a couple of hundred thousand dollars less due to living on Buck Island Road a.k.a. Solar Farm Alley, will Albemarle County reimburse me the money I've lost???? How about refund on my \$7,000.00+ property taxes???? Of course not yet we're supposed to sit back and take being dumped on. My home hasn't appreciated that much over 30+ years but rather I've put in hundreds of thousands in to it by building an addition for when my parents moved in. Now by the looks of things I will never recoup this money. Why are we in this part of the County being singled out for one solar farm after another to go up here? Please don't say it's because infrastructure is here with power lines, sub-stations. These exist in other parts of the County just happens that areas such as Glenmore/Keswick or in Western Albemarle for example have many more millionaires with clout/influence the powers that be at UVA, etc. that make sure these aren't put up in their backyard.

One more thing I wanted to note to add insult to injury, my other farm parcel 93-50D where my only son has recently put a manufactured home (2813 Buck Island Rd) will also be impacted by Buck Island Solar since it's entrance is across from John Campbell's home entrance which according to the project documents, will also serve as solar farm entrance. We just paid Albemarle County almost \$4,000 in Rollback Land Use Taxes just so my son could put up a measly Clayton Manufactured home and this is what we get, a devaluation of that property too!

I've attached in a separate email a video taken from my driveway entrance. It's absolutely sickening when I consider all the money I've put in to this place (my once forever home) to make it look nice and blend into this once rural community only to have it ruined.

Please review the video and photos I've attached to this email and hope that the review committee seriously considers our strong opposition to this project going forward and rejects the issuance of Special Permit 2023-023. Being next to one of these monstrosities is enough.

Thank you for your time and consideration of my opposition to yet another solar project in such close proximity.

Sincerely,

Linda K. Yowell

2678 Buck Island Road
Charlottesville, VA 22902

November 20, 2024

VIA EMAIL: PlanningCommission@albemarle.org; bos@albemarle.org;
BFritz@albemarle.org

Albemarle County Planning Commission
Albemarle County Board of Supervisors
401 McIntire Road
Charlottesville, Virginia 22902

Re: Buck Island Solar

Dear Chair Andrews, Chair Missel, Commissioners, and Supervisors:

We write to support the special use permit application submitted by Nexamp Solar, LLC/Buck Island Solar, LLC (the "Applicant") for a 3 MW solar facility on Buck Island Road (the "Solar Project"). Two of our three parcels along Buck Island Road share a common boundary line with the property where the Applicant proposes the Solar Project. The Solar Project would be on land owned by John Campbell immediately west / southwest of our property. When we first heard about the Solar Project, we were very concerned because of the negative experience we have had with the Rivanna solar project immediately across Buck Island Road from our house. That project has little screening and is unsightly.

We attended the community meeting the Applicant held in February and expressed our concerns to Erick Alves de Sa and his team. Our primary concern was visibility, which we felt would affect our property values and general quality of life. Erick listened to our concerns, and we have been in touch with him, discussing these issues ever since. In June, we met with Erick and his team at our home and had a productive discussion about a variety of issues, including a tree buffer, an access easement, the potential effect of the easement on our future homesite, and other questions important to us. As a result of our discussions, the Solar Project is proposed to include a 150' tree preservation buffer that will completely eliminate the views from our property. The Applicant and John Campbell have agreed to record a deed of easement to preserve this tree buffer during the life of the Solar Project. We are satisfied that this 150' buffer will eliminate any negative impacts on our property.

We have agreed to give the Applicant an access and construction easement over our property to provide a better access route than originally proposed at the south end of the Campbell property. The Applicant has helped us with questions about whether the easement would affect our future homesite and has proposed an entrance design that will prevent us from seeing into the project from our backyard. These and other concessions will greatly benefit our family.

The Applicant has listened to us since this project began, so we are confident that the Solar Project will be a good neighbor and benefit our community. As immediate neighbors, we do not expect to experience any negative impacts from the Solar Project, so we don't expect other neighbors in the community will experience any negative effects either. Therefore, we ask for your support of the Solar Project. Thank you for your work for our County.

Sincerely,

A handwritten signature in cursive script that reads "Scott and Angela Bazzarre". The signature is written in dark ink and has a fluid, connected style.

Scott and Angela Bazzarre