



## *COMMONWEALTH of VIRGINIA*

DEPARTMENT OF TRANSPORTATION  
7511 Burbage Drive  
SUFFOLK, VIRGINIA 23435

December 6, 2018

Richard Rudnicki  
Assistant Director  
Isle of Wight Planning and Zoning  
P. O. Box 80  
17140 Monument Circle  
Isle of Wight, VA 23397

**RE: Ho-Fel Solar Farm  
CUP-08-18  
Lee's Mill Road (Route 616)  
Isle of Wight County**

The Residency has completed its review of the Ho-Fel Solar Farm CUP dated November 28, 2018 and received by the VDOT Land Development Office on December 4, 2018. We offer the following comments and recommendations:

- 1) A site plan showing detailed locations of site entrance locations and entrance construction designs should be provided.
- 2) A moderate volume commercial entrance is required for this proposal for all access points onto the public right of way.
- 3) Sight distance for the entrances shall be provided and evaluated for compliance in accordance with Appendix F of the VDOT Road Design Manual.
- 4) Expected construction site traffic should be clarified and assigned by entrance.
- 5) Each entrance should be evaluated with AutoTurn diagrams and turn lane warrants.
- 6) Clarify the intent of the statement "large trucks and tractors to stack out of the normal drive lane on Route 616"? No tractors, trailers, equipment, or material is to be stored in the public right of way.
- 7) Please note that any damage done to existing roads will be repaired.

**ADVISORY**

- a) Upon final plan approval, a Land Use Permit will be required prior to construction of any work within State maintained right of way limits or easements, including the installation and modification of driveways.

If you have any questions, please contact me at 757-346-3068 or [Joshua.Norris@vdot.virginia.gov](mailto:Joshua.Norris@vdot.virginia.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Norris', written in a cursive style.

Joshua Norris  
Land Use Engineer  
Virginia Department of Transportation  
Franklin Residency

# Fwd: ED Comments- Felton property

Malina K. Springer

Sat 12/22/2018 2:08 AM

To: Richard Rudnicki <[rrudnicki@isleofwightus.net](mailto:rrudnicki@isleofwightus.net)>;

Is this for your solar farm hearing?

Sent from my iPhone

Begin forwarded message:

**From:** "Christopher A. Morello" <[cmorello@isleofwightus.net](mailto:cmorello@isleofwightus.net)>

**Date:** December 21, 2018 at 5:26:53 PM EST

**To:** "Malina K. Springer" <[mspringer@isleofwightus.net](mailto:mspringer@isleofwightus.net)>

**Cc:** Kristi Sutphin <[ksutphin@isleofwightus.net](mailto:ksutphin@isleofwightus.net)>

**Subject:** ED Comments- Felton property

Malina,

With respect to the solar panel land use on the Felton properties: Economic Development supports. While agricultural uses are very important economic drivers for Isle of Wight, the proposed land use conversion to solar panel / solar farm use would represent a tax base enhancement due to the improvements to be installed on the site.

- Chris

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**Christopher A. Morello (Chris)** | [Isle Biz Rocks !](#) | [Tourism Info](#)

Director, Isle of Wight County Economic Development

Cell: (757) 345-1048 | Desk: (757) 356-1969

[Chris on LinkedIn](#) | [Email Chris](#)

## CUP-08-18 Ho-Fel Solar Farm, Tax Map No. 69-01-087

Kim Hummel

Fri 12/21/2018 4 20 PM

To: Richard Rudnicki <rrudnicki@isleofwightus.net>;

This proposal is located in the Blackwater River watershed and therefore is not subject to the development limitations of the Chesapeake Bay watershed.

The use as a solar farm appears appropriate for the proposed location. The County has approved other, similar developments in other farmland locations in Isle of Wight County.

The applicants may want to consider an updated wetlands delineation, especially in the areas closest to the proposed solar array north of the railway tracks. The most recent delineation according to the site plan was in July 2002, or nearly 17 years ago.

*Kim E. Hummel*  
*IOW Environmental Planner*  
*757-357-9114 direct line*  
*757-365-6207 fax*



James R. Clarke Jr.  
Sheriff

## ISLE OF WIGHT COUNTY SHERIFF'S OFFICE

P.O. Box 75 · 17110 Monument Circle · Isle of Wight, VA 23397  
Phone (757) 357-2151 · Fax (757) 357-0706



Date: November 11, 2018

To: Richard Rudnicki

Ref: CUP -08-18: Hofel Solar Farm, Tax Map Number 69-01-087

Mr. Rudnicki after the review of the application the Sheriff's Office has no specific objections to the approval of the application as submitted. It appears the applicant has made adequate provisions for the off - road staging for the equipment and trucks that will be accessing the site. We would however point out that this will cause an increase in vehicular traffic during the time of construction and the opportunity for an increase in criminal activity during this time which has a potential to require more resources from this office

Respectfully

  
Major Joseph M. Willard



## ISLE OF WIGHT COUNTY, VIRGINIA

## Permits and Inspections

### Plan Review Comments

[Return to view plan reviews](#)

Application reference	19847SW
Status	COMPLETE / CLOSED
Project/Activity	SW-CONDITIONAL USE APPLICATION
Location	UNDEFINED WINDSOR DISTRICT
Owner	HO-FEL LLC
Parcel ID	69-01-087

#### Plan Review Comments

Department	Completed	Comment
STORMWATER MANAGEMENT	12/13/2018	A complete review of the design will be conducted in the plan review stage of this project. An erosion and sediment control and stormwater management plan and calculations will need to be incorporated into the plans.
		Be advised, this development will need to show compliance with the new technical stormwater design criteria.
		This project will be subject to Construction General Permit Coverage.
		Be advised, upon the approved commercial use further evaluation of the impervious areas to support the commercial use will be conducted and adjustments made to the stormwater utility fee for this development.

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## ISLE OF WIGHT COUNTY, VIRGINIA

## Permits and Inspections

### Plan Review Comments

[Return to view plan reviews](#)

Application reference	19847Z
Status	ACTIVE / NEW
Project/Activity	CONDITIONAL USE PERMIT
Location	UNDEFINED WINDSOR DISTRICT
Owner	HO-FEL LLC
Parcel ID	69-01-087

#### Plan Review Comments

Department	Completed	Comment
PLANNING & ZONING	12/28/2018	<p>Richard Rudnicki, AICP - Assistant Director of Planning and Zoning</p> <p>1. Page 3 of the narrative notes the use of screening fabric on the fence, based on the recurrent issues with this material at the Longview Solar Farm we would suggest no screening fabric be used.</p> <p>2. Page 4 of the narrative notes a surety and bonding requirement as part of the decommissioning, do you have additional information on this which can be provided to the PC and Board?</p>