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September 16, 2025

Board of Zoning Appeals
Attention: Roy Benbow, Secretary
900 E. Broad Street, Room 108
Richmond, VA 23219

Re: Project Narrative for Board of Zoning Appeal's Case 37-2025 for Development of a Solar Array Project on Property located in Richmond City, Virginia ("City") for Virginia Electric and Power Company a Virginia public service corporation, doing business as Dominion Energy Virginia (the "Applicant") .

INTRODUCTION AND BACKGROUND

On behalf of the Applicant, the undersigned submits this narrative in connection with Board of Zoning Appeals ("**BZA**") case number 37-2025, to permit the development of a solar array project (the "**Solar Project**") located at the new CarMax Park baseball stadium (the "**Stadium**") being constructed as part of the Diamond District development. The Stadium will be located at 2907 North Arthur Ashe Boulevard (City tax map number N000-1510/012, the "**Property**"). This narrative provides a general overview of the Solar Project and related details for the Application to allow a solar generation facility consisting of solar panels, modules, and related equipment that collects solar energy and converts it into electricity.

The Economic Development Authority ("**EDA**") is the owner of the Property. The City passed Ordinance No. 2024-114 authorizing a Stadium Development Agreement between the EDA and Navigators Baseball, LP (the "**Flying Squirrels**") to provide for the design, construction and delivery of the Stadium. The EDA, as lessor, and Flying Squirrels, as lessee, entered into a lease agreement for the Flying Squirrels to use the Stadium. Subsequently, the Flying Squirrels and Applicant entered into a sublease for the development of the Solar Project. The Solar Project will consist of the installation of solar panels onto the Stadium structure and on canopies in the parking areas as shown on the site plans and renderings included with the Application.

Over the next 15 years, the Applicant plans to add about 16,000 MWs of solar generating capacity as part of Virginia's plan for 100% zero-carbon electricity by 2045 and the Applicant's goal to achieve net zero emissions from its electric and gas infrastructure by 2050. To meet these ambitious renewable energy and sustainability targets, the Applicant is exploring all types of renewable energy opportunities.

One such opportunity is the Solar Project, which is a small project that will generate approximately 1MW of carbon-free energy, which is enough energy to serve approximately 250 Richmond homes at peak output. The Solar Project not only illustrates the creative paring of clean energy and baseball but also demonstrates the Applicant's pursuit of using previously developed areas for solar generation projects. The Applicant has submitted a site plan and renderings with the Application, showing the site location and placement of the solar equipment.

ZONING AND REQUESTED LAND USE

The Property is zoned within the TOD-1 district. The City Zoning Administrator determined that because the solar power generation does not feed directly to the Stadium, the Solar Project is its own principal use and not permitted in the TOD-1 zoning district. As a result, the Solar Project must be reviewed and approved by the Urban Design Committee ("UDC"), the City Planning Commission and the BZA to permit construction. The Solar Project underwent review for location, character, and extent and was approved by the UDC on August 8, 2024, and approved by the City Planning Commission on August 20, 2024.

The Applicant requests a waiver from the BZA in accordance with Section 17.20(d)(1) of the City zoning ordinance, which allows the BZA to grant waivers for the use of land by a public service corporation for public utility purposes. Section 17.20(d)(1) states as follows:

§ 17.20. - Powers of board of zoning appeals.

(d) To permit the following exceptions to the district regulations and restrictions, provided such exceptions shall by their design, construction and operation adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property, shall not unreasonably impair an adequate supply of light and air to adjacent property, shall not increase congestion in streets and shall not increase public danger from fire or otherwise unreasonably affect public safety and shall not diminish or impair the established property values in surrounding areas:

- (1) Use of land or erection or use of a building or structure by a public service corporation for public utility purposes exclusively which the board finds to be reasonably necessary for the public convenience and welfare.

COMMUNITY OUTREACH

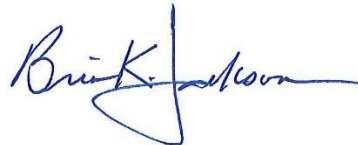
The Property is located within an area served by the Greater Scotts Addition Association, a City-listed neighborhood association. The Applicant discussed the Solar Project with the association's president and invited the association to a community meeting and project open-house ("**Community Meeting**"), scheduled for September 23, 2025 (see attached letter). Additionally, using a similar version

of the attached letter, the Applicant invited residents within a 1-mile radius to attend the Community Meeting.

CONCLUSION

Accordingly, in light of the Applicant's status as a Virginia public service corporation, the Solar Project's approval by the UDC and Planning Commission, and the BZA's authority under Section 17.20, the Applicant respectfully requests an exception to the applicable zoning for the Property, to allow the installation and use of the Property for the Solar Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Jackson", with a stylized flourish at the end.

Brian Jackson