



Board of Supervisors 11/9/17

Public Hearing

Ordinance 23-173

Solar Energy Facilities

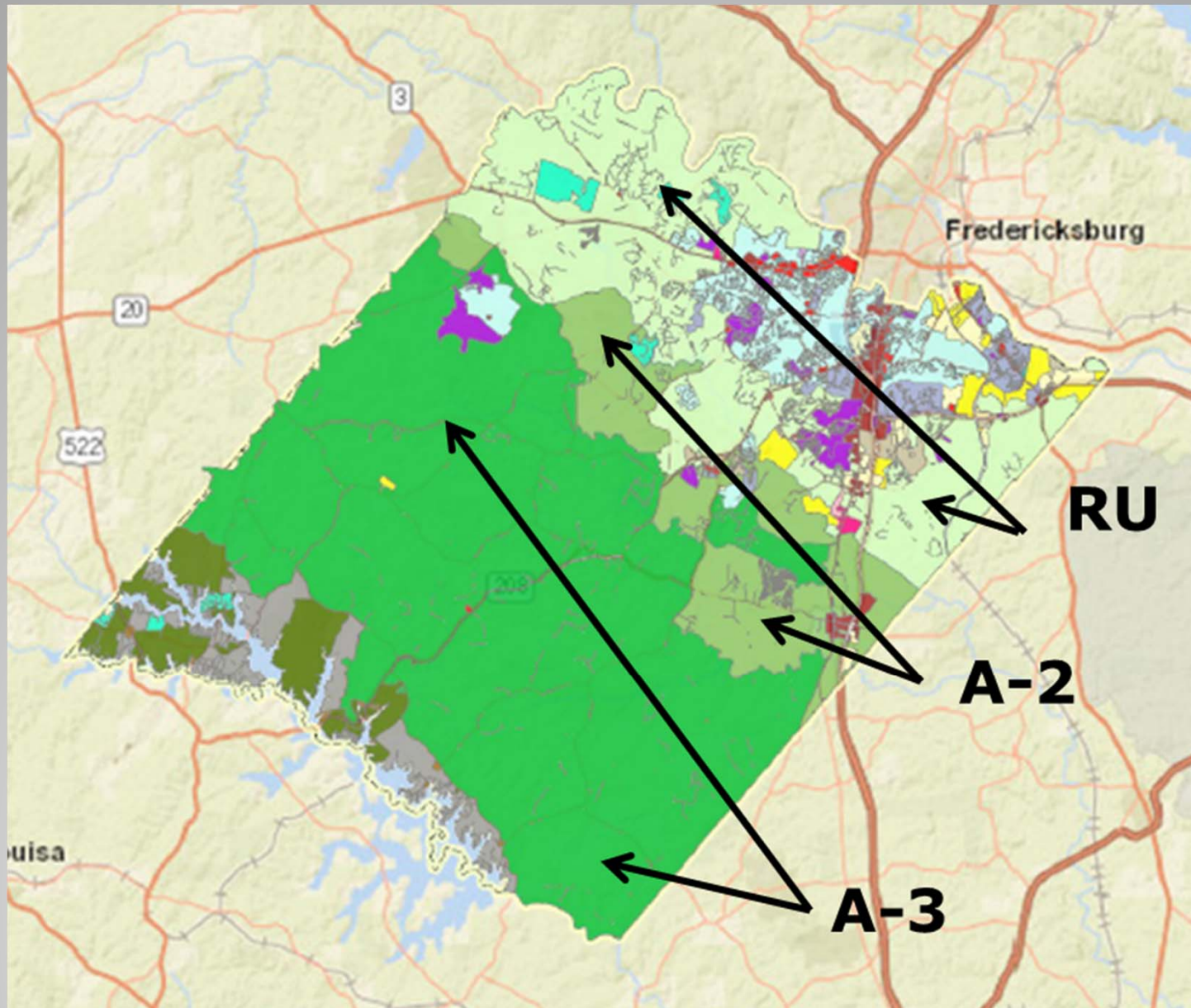
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Currently, a Solar Energy Facility would only be allowed via Special Use Permit within the I-2 zoning district due to it use meeting the definition of a Public utility, heavy as an *electrical generating plants and facilities*.

This amendment separates Solar Energy Facilities into their own defined land use, allows them to be permitted via Special Use Permit in the A-2, A-3, and RU zoning districts, and sets minimum standards for them.

The Planning Commission recommended approval with a vote of 6-0 on 10-18-17.

Staff recommends approval of Ordinance 23-173.



Division 23-2.1.4 Definitions, to add defined terms

- "Integrated Photovoltaic Material"
- "Photovoltaic material"
- "Solar Energy Facility"



"Solar Energy Facility" or "SEF" means a renewable energy facility that generates electricity from sunlight, consisting of one or more Photovoltaic Material (PVM) systems and other appurtenant structures and facilities within the boundaries of the site, and which is interconnected with the local transmission or distribution system for the purposes of wholesale electric generation. A Solar Energy Facility shall not include net metered solar energy systems installed in accordance with the Code of Virginia § 56-594.

- Not SEF's



Division 23-4.5.7 Special Uses Standards of Review, to add standards for Solar Energy Facilities

- Ensure adequate emergency access and compliance with all codes
- Viewshed analysis that informs screening needed to minimize visibility and aesthetic impacts to property owners and roadways
- Phasing plan for construction
- Decommissioning plan and surety
 - Includes provisions to ensure value of surety is current and provides a process related to abandonment
- Requires reporting of changes in ownership, lessee, or decommissioner to County within 60 days

Questions?



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