



**VIRGINIA SOLAR LAND USE NEWS OF NOTE**  
**September 19, 2023**

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**Solar and Ordinance | Clarke County**

On October 6, the Planning Commission will hold a hearing on a Special Use Permit for a 50 MW, 400 acre site developed by Horus Virginia I LLC. Also in the county, the Planning Commission recently held a work session to start the process of potentially amending the ordinance in response to the Board's resolution to put in place a moratorium, although staff has indicated this will not be a hurried process. It has been suggested that the moratorium push arose in reaction to a particular SUP application. [Read more here.](#)

**Ordinance | Augusta County**

On September 12, the Planning Commission recommended amendments to the solar ordinance which would add a requirement that an applicant hold a conference with the Community Development Department prior to the submission of a Special Use Permit application. This recommendation will go to the Board of Supervisors for a final vote on September 27. [Read more here.](#)

**Solar | Fluvanna County**

On September 6, the Board of Supervisors authorized staff to draft a revenue share ordinance for solar facilities pursuant to Va. Code § 58.1-2636. Currently, solar facilities in the county are taxed under the machinery and tools tax as modified for solar, set forth in Va. Code § 58.1-3660. [Read more here.](#)

**Solar | Isle of Wight County**

A Special Use Permit application is being considered by the Community Development department for Sycamore Cross Solar, a 240 MW, 2,844 acre solar facility developed by AES. The project will be located at the border of Surry County. The project has yet to be scheduled for a public hearing. [Read more here.](#)

**Solar | Halifax County**

Tonight, the Conditional Use Permit application for Hillandale Solar, a 102 MW, 738 acre facility developed by Strata Clean Energy will go before the Planning Commission in a joint meeting with the Board of Supervisors. Further, the county is proposing a siting agreement which includes 39 conditions that Hillandale must meet. [Read more here.](#)



# GreeneHurlocker

## Attorneys at Law

### **Ordinance | Town of Halifax**

On August 23, the Planning Commission recommended ordinance amendments for consideration by Town Council which would open R-1 Residential and M-1 Manufacturing zoning districts for solar development, though still requiring a special use permit for projects 5 MW or less within town limits. [Read more here.](#)

### **Policy | Hanover County**

On August 23, the Board of Supervisors adopted a new [Solar and Energy Storage Policy](#) after 18 months of input from county residents. The policy provides for machinery and tools tax revenue from large-scale projects and presents preferred locations and land-use requirements. The policy also requires that no one facility shall be larger than 1,000 acres. [Read more here.](#)

### **Solar | Mecklenburg County**

On August 31, the Planning Commission found that two “agrisolar” facilities developed by RC Devco were not substantially in accord with the comprehensive plan. The facilities, 115 acres and 225 acres respectively, both to be used for community solar, would incorporate soybean farming in the spaces between rows of solar panels. RC Devco will decide whether to seek a reversal of the ruling with the Board of Supervisors. [Read more here.](#)

Also, on September 11, the Board of Supervisors tabled a hearing on a siting agreement for Finneywood Solar, a 98 MW, 493 acre facility developed by Dominion Energy. A discussion and possible vote on the siting agreement will be on the Board’s agenda for the October 10 meeting, according to the County Administrator. If the siting agreement is approved, Dominion must then acquire a Special Exception Permit. [Read more here.](#)

### **Comprehensive Plan | Montgomery County**

The Board of Supervisors is considering changes to the Comprehensive Plan, which would discourage solar facilities in rural, historic, and cultural heritage growth areas. No public hearing has yet been scheduled on the draft language, though a work session is expected to occur within a month. [Read more here.](#)

### **Solar | City of Staunton**

On September 14, City Council entered into a closed session to discuss a civil case filed in July by plaintiffs Park and Sandra Thompson and Ronald Dixon. City Council is a defendant, along with Flyng Rock Properties LLC, developers of the Commerce Road, a 15.75 MW, 95 acre facility developed by Oikos Solar. That facility’s Special Use Permit was approved by City Council on June 22, as discussed in our [June 23 Newsletter](#). [Read more here.](#)

*Have a tip to share? Want to explore siting agreements and 2232 determinations?  
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