



**VIRGINIA SOLAR LAND USE NEWS OF NOTE**  
**October 27, 2023**

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**Revenue Share Ordinance | Amherst County**

On October 17, the Board of Supervisors voted to approve a revenue share ordinance under VA Code 58.1-2636. This new ordinance allows the County to receive tax revenue from either the machinery and tools tax, or the solar revenue sharing agreement (\$1,400 per megawatt) for projects greater than 5 MW, whichever amount is greater. [Read more here.](#)

**Solar | Augusta County**

On October 5, the Board of Zoning Appeals held public hearings for two solar projects: (1) Fishersville Solar, a 2 MW, 24 acre facility developed by ESA Solar; and (2) Shenvalee Solar, a 3 MW, 25 acre facility developed by RWE Clean Energy. Both facilities were denied Special Use Permits. [Read more here.](#) In other news, it is expected that the Board of Supervisors in the County will in the near future be considering solar ordinance language further restricting large-scale solar development.

**Solar | Buckingham County**

On November 14, the Board of Supervisors will hold a public hearing on a Special Use Permit for Blue Rock Solar, a 100 MW, 1,127 acre facility developed by RWE Clean Energy. This comes on the heels of an October meeting where citizens voiced concern about the project, including issues regarding setbacks and wildlife corridors. [Read more here.](#)

**Revenue Share Ordinance | Fluvanna County**

On October 18, the Board of Supervisors voted to approve a revenue share ordinance under VA Code 58.1-2636. This ordinance allows the County to collect \$1,400 per MW for solar facilities greater than 5 MW. This will be due annually and increase by 10% per year once implemented. [Read more here.](#)

**Solar | Greensville County**

On October 2, the Board of Supervisors voted to overrule the Planning Commission's determination that a solar facility was in accordance with the County's comprehensive plan under VA Code 15.2-2232. The facility in question, Monarch Solar Land LLC, is a 182 acre facility developed by Urban Grid. Urban Grid estimated that the project would generate over \$8.3 million in tax revenue for the County over its 35-year lifespan. [Read more here.](#) At that same meeting, the Board of Supervisors determined that a 182 acre powerline for Monarch Solar was not "substantially in accord" with the Comprehensive Plan of the county under VA Code 15.2-2232. [Read more here](#) beginning on page 240.



### **Ordinance | Greenville County**

Also on October 2, the Board of Supervisors voted to reject a Planning Commission recommendation to amend the solar ordinance. The amendments would have increased the area considered under the per-facility acreage cap beyond the fenced in areas. Additionally, it would have required that all projects be located further than 1 mile from a village, town, or city boundary. [Read more here](#) beginning on page 282.

### **Solar | Halifax County**

On October 17, a public hearing at the Planning Commission to discuss South Boston Solar Development, a 5 MW, 125 acre facility developed by ConEdison, was postponed until November 21. The developer asked the County to delay the hearing to give them the chance to address citizens' concerns. [Read more here](#).

On October 2, the Board of Supervisors voted to approve a Conditional Use Permit for Hillandale Solar, a 737 acre facility developed by Strata Clean Energy. This vote overturned a September 19 Planning Commission meeting, where the commissioners voted to recommend a denial of the project. A condition of the permit requires Strata to pay a performance bond of \$6,000,000 (\$100,000 per MW) before disturbing any land. The Board also made separate siting and revenue share agreements with the facility. [Read more here](#).

### **Solar | Isle of Wight County**

On October 24, a Special Use Permit for Courthouse Hwy Solar 1 LLC, a 3 MW, 148 acre solar facility developed by New Leaf Energy, was recommended for approval to the Board of Supervisors. [Read more here](#).

On September 21, the Energy Task Force told the Board of Supervisors that the Task Force settled on a mission statement, involving "an assessment of the strengths, weaknesses, opportunities and vulnerabilities within the county's energy planning to date." Their goal is to deliver recommendations on energy amendments to the Comprehensive Plan and zoning ordinance by June of 2024. The Task Force was created by the Board of Supervisors in February of this year. [Read more here](#).

### **Solar | James City County**

On October 10, the Board of Supervisors voted to approve a Special Use Permit for Richmond Road Solar, a 5 MW, 67 acre solar facility developed by Sun Tribe Development. The project is expected to generate more than \$875,000 in revenue for the county. [Read more here](#).

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