



**VIRGINIA SOLAR LAND USE NEWS OF NOTE**  
**November 21, 2023**

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**Solar Ordinance | Augusta County**

On November 14, the Planning Commission held a public hearing on proposed solar ordinance amendments. The Commission voted to approve amendments which prohibit solar development in certain Planning Policy Areas designated in the county's Comprehensive Plan and give the Board of Supervisors power to review large projects (larger than 25 acres), rather than the Board of Zoning Appeals. The Commission voted 4-2 to reject a proposal to implement a 2-mile radius restriction between solar projects. [Read more here.](#)

**Solar | Buckingham County**

On November 14, the Board of Supervisors voted 5-1 to approve a Special Use Permit for Blue Rock Solar, a 100 MW, 1,127 acre facility developed by RWE Clean Energy. The Board also scheduled a public hearing on the Blue Rock Solar siting agreement for December 11<sup>th</sup>. [Read more here.](#)

The Board also scheduled a public hearing on December 11<sup>th</sup> for a Special Use Permit for Buckingham Solar, a 5 MW, 166-acre community solar facility developed by New Energy Equity. [Read more here.](#)

On November 27, the Planning Commission will hold a public hearing for a Special Use Permit for Arvonias Solar, an 80 MW, 1,065-acre facility developed by Hodson Energy.

**Solar | Carroll County**

On November 6, the Board of Supervisors unanimously approved a siting agreement for the River Trail Solar project, a 20 MW, 170 acre facility being developed by Energix Renewables, which is expected to bring in \$3.9 million in tax revenue to the county over its lifetime. The siting agreement includes an upfront payment of \$150,000 and annual payments of either \$1,400 or the machinery and tools tax, whichever is higher. [Read more here.](#)

**Solar Ordinance | Clarke County**

On December 1, the Planning Commission will hold a public hearing on a proposed zoning amendment that will significantly restrict commercial solar development. This proposed amendment requires any new solar power plant to be located adjacent to and within 1-mile of either of two pre-existing substations in the county. If approved, this amendment will essentially prohibit any additional solar development in the county. [Read more here.](#)



### **Solar Ordinance | Charles City County**

On November 9, the Planning Commission held a public hearing on a zoning amendment to add performance standards for large and small-scale solar facilities. The standards include 100-foot buffers and a decommissioning surety requirement for large-scale solar projects. [Read more here.](#)

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

On November 14, the Town Council agreed to hold a public hearing at their December 12<sup>th</sup> meeting on zoning ordinance amendments to allow small and medium-scale solar facilities (less than 5 MW) to be built within the town limits. The proposed amendment also includes provisions regarding decommissioning requirements for solar facilities. [Read more here.](#)

### **Solar Ordinance | Hanover County**

On October 25, the Board of Supervisors approved amendments to the zoning ordinance to allow utility-scale solar with a special use permit. The amendment also provides development requirements for solar project, including buffers, land disturbance limits, and decommissioning requirements. [Read more here.](#)

### **Solar | Fluvanna County**

On November 8, the Planning Commission decided to defer action on the White Oak Tree Solar CUP application, a 38 MW, 435-acre solar project being developed by CEP, in the face of strong public opposition. The application has been deferred until the Planning Commission's January 9, 2024 meeting. [Read more here.](#)

### **Revenue Share Ordinance | Town of Farmville**

On November 8, the Town Council voted to adopt a Revenue Share Ordinance for solar and energy storage projects. No solar projects are currently being considered by the town. [Read more here.](#)

### **Solar | Prince George County**

On October 26, the Planning Commission unanimously agreed to deny 2232 approval for Baker's Pond Solar, a 500-acre project. Staff had found that the project was not in accord with the Comprehensive Plan by exceeding the county's desired acreage limit on solar and being located within the Prince George Planning Area, where solar development should be avoided. On November 3, RWE filed an appeal with the Board of Supervisors requesting reconsideration of the Planning Commission's substantial accord determination. [Read more here.](#)



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### **Solar | Smyth County**

On November 9, the Board of Supervisors voted 5-1 to approve a special use permit for Clean Footprint's 10 MW project in the Rich Valley area. The Board also held a public hearing on the siting agreement for the project, which will be considered for final approval at the December 12<sup>th</sup> meeting. [Read more here.](#)

Check out this [opinion piece](#) on the drawbacks of solar moratoria from our own Jared Burden, published last week by the Virginia Mercury



Why it's better to let counties review solar projects  
case-by-case  
[virginiamercury.com](http://virginiamercury.com)

*Have a tip to share? Want to explore siting agreements and 2232 determinations?  
Contact us. Jared Burden, [jburden@greenehurlocker.com](mailto:jburden@greenehurlocker.com)*