



**VIRGINIA SOLAR LAND USE NEWS OF NOTE**  
**January 2, 2024**

---

**Solar Ordinance | Augusta County**

On December 13, the Board of Supervisors approved several amendments to the county's solar ordinance that restrict where solar can be located, including a two-mile radius restriction on new projects around an existing or approved project and a ban on solar projects within the urban service area. [Read more here.](#) The county is undergoing a comprehensive plan update which the Supervisors noted might drive additional changes, whether pro-solar or anti-solar.

**Solar | Buckingham County**

On December 11, the Board of Supervisors approved a siting agreement for Blue Rock Solar, a 100 MW, 1,127 acre facility developed by RWE Clean Energy. The county will receive \$3,000,000 in voluntary payments, in addition to payments on a per MW basis under the county's revenue share ordinance.

The Board also approved a Special Use Permit for Buckingham Solar, a 5 MW, 166-acre community solar facility developed by New Energy Equity.

The Board also approved a new Solar Policy, which will become effective January 1, 2024. The policy limits total solar facility capacity in the county to 1,600 MW or 7,500 acres, whichever occurs first, and sets aside 100 MW of capacity for small-scale solar projects (5 MW or less). [Read more here.](#)

**Solar | Brunswick County**

On December 5, the Planning Commission and Board of Supervisors held a joint public hearing on a conditional use permit for Honeybee Solar, a 300 MW, 1,500-acre facility developed by Novi Energy. [Read more here.](#)

**Solar Ordinance | Clarke County**

On December 1, the Planning Commission voted to approve amendments to the county's solar ordinance that require any new solar facilities to be located adjacent to and within one mile of either of two pre-existing substations in the county. The new requirement essentially prohibits any additional solar development in the county, a situation sometimes referred to as "quasi-moratorium." [Read more here.](#)



### **Solar | Charlotte County**

On December 21, the Planning Commission voted 8-1 to approve a conditional use permit for CPV County Line Solar, a 150 MW facility developed by Competitive Power Ventures. The project had earlier obtained its “substantially in accord” determination under VA Code 15.2-2232.

The Planning Commission also held public hearings for Charlotte Solar 1 (1.9 MW) and Charlotte Solar 2 (3 MW), both projects developed by New Energy Equity. The Commission had given positive 2232 determinations during the November meeting. [Read more here.](#)

### **Solar | Halifax County**

On December 4, the Board of Supervisors voted 6-2 to approve a conditional use permit for South Boston G Solar, a 5 MW project being developed by RWE Clean Energy. Last month, the Planning Commission, after extensive discussion, had deadlocked 3-3 on a motion to approve the permit. [Read more here.](#)

### **Solar | Henry County**

On November 28, the Board of Supervisors approved a siting agreement for the Rocky Ford Solar project. Rocky Ford is a 90 MW project developed by Invenergy, which was granted a special use permit on January 26, 2022 (the project was approved before the county enacted a 1% county-wide acreage cap on solar last summer). The agreement will provide the county with an initial payment of \$250,000 and another \$500,000 payment upon receipt of required permits and approvals, plus \$20,000 per MW of the project’s final capacity. [Read more here.](#)

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

On November 16, the Board of Supervisors approved a Conditional Use Permit for the county’s ninth and smallest solar farm, the 3 MW, 18-acre Courthouse Highway project being developed by New Leaf Energy. [Read more here.](#)

On November 28, the Planning Commission unanimously voted to not recommend approval of Moonlight Solar, a 44 MW, 523-acre project proposed by Palladium Energy. The project is not subject to the county’s solar “prime farmland” acreage cap of 2% since the application was received two days before the limit was enacted, but if approved would put the total amount of solar approved in the county at 2,500 acres of prime farmland. [Read more here.](#)

On December 14, the Board of Supervisors approved an amendment to the conditional use permit for Carver Solar granted in August, to increase the project’s capacity to 91 MW (previously 71 MW). The siting agreement has also been updated to reflect larger voluntary payments based on the increased capacity. [Read more here.](#)



### **Solar | Lancaster County**

On December 14, Dominion Energy reintroduced the Merry Point Solar and Storage Project to the Board of Supervisors, after recently submitting permit applications. The project includes a 100 MW solar facility and a 50 MW battery storage facility. It has been over two years since Dominion first held a community meeting about the projects. [Read more here.](#)

### **Solar | Nelson County**

On November 16, the Board of Supervisors heard a presentation about a 90 MW solar project proposed by Savion. The company presented its plan for developing and constructing the project in the county, but no decision on the project was made by the Board at the meeting. Savion is expected to submit its special use permit application to the Planning Commission next month. [Read more here.](#)

### **Solar | Patrick County**

On November 20, the Board of Supervisors heard but took no action on a proposed 12 MW solar farm by Energix Renewable Energies. Energix stated the project would be on a 200-acre parcel and that the county would receive a voluntary payment of \$100,000 to assist with community capital needs. [Read more here.](#)

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

On December 12, the Board of Supervisors heard RWE Clean Energy's appeal of the Planning Commission's denial of 2232 approval for Baker's Pond Solar, a 100 MW, 500-acre project. After holding a public hearing and receiving citizen feedback, mostly in opposition to the project, the Board voted unanimously to uphold the Planning Commission's denial. [Read more here.](#)

### **Solar | Smyth County**

On December 14, the Board of Supervisors approved a siting agreement for Clean Footprint's 10 MW Rich Valley project. The agreement states that Clean Footprint will pay the county \$250,000 over a 10-year period, in addition to the \$1,400 per MW revenue share payments. [Read more here.](#)

### **Solar | Waynesboro**

One of the first shared solar projects in Virginia launched last month, bringing affordable clean energy to 1,200 low-income households. The 5 MW project in Waynesboro, Virginia was developed by Dimension Renewable Energy and has partnered with Community Housing Partners to provide shared solar subscriptions to nearby affordable housing residents, providing monthly energy savings of 10%. [Read more here.](#)

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