

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

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| AGENDA TITLE: SP202300023 Buck Island Solar | AGENDA DATE: February 5, 2025 |
| SUBJECT/PROPOSAL/REQUEST: Solar-energy electrical generation facility. | STAFF CONTACT(S): Bill Fritz |
| SCHOOL DISTRICTS: Stone Robinsone Elementary School, Walton Middle School, Monticello High School | PRESENTER (S): Bill Fritz |

BACKGROUND:

The Planning Commission held a public hearing on November 26, 2024, and by a vote of 4:0 (Commissioners Missel, Bivins, and Moore absent) recommended approval of SP202300023 Buck Island Solar and found the application substantially in accord with the adopted Comprehensive Plan.

DISCUSSION:

During the Planning Commission public hearing, concerns were raised about the target for solar production. The Commission stated that the Comprehensive Plan has limited guidance for solar facilities. The Commission also noted that the site has been previously timbered, and the requirement of pollinator smart certification may improve the habitat compared to replanting the site with pine. Finally, the Commission noted that the scale of the project, along with its buffers, minimizes the impact of the facility.

Following the Planning Commission meeting, the County Attorney's Office substantially re-wrote the proposed permit conditions, to better match the conditions of previously-approved solar facilities (especially SP202200015 Woodridge Solar).

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached resolution (Attachment D) to approve SP202300023 Buck Island Solar.

ATTACHMENTS:

- Attachment A – Staff report for the November 26, 2024 Planning Commission Hearing
 - Attachment A1 - Applicant Narrative (without all attachments)
 - Attachment A2 - Map showing the area
 - Attachment A3 - Concept Plan
 - Attachment A4 - Climate Action Plan
 - Attachment A5 - Public Comment presented to the Planning Commission
- Attachment B – Action Letter for the November 26, 2024 Planning Commission Hearing
- Attachment C – Minutes for the November 26, 2024 Planning Commission Hearing
- Attachment D – Proposed resolution for adoption