From: Engage Albemarle <notifications@engagementhq.com>
Sent: Monday, December 23, 2024 3:46 PM
To: Allison Wrabel <awrabel2@albemarle.org>; Bill Fritz <BFRITZ@albemarle.org>
Subject: Anonymous User completed Proposed Ordinance Feedback (Winter 2024)

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Anonymous User just submitted the survey Proposed Ordinance Feedback (Winter 2024) with the responses below.

What feedback or comments do you have on the proposed ordinance?

Thank you and the team for the updates— This is much more agreeable for residential & behind-the-meter customers. It would be very helpful if this ordinance was written in sections that clearly apply to the various types of "energy facilities". I.e. Have an Accessory Solar section, with all relevant sections, and have a Solar Energy Facility section (I would recommend using the term utility scale, or other less-generic term), with all applicable regulations. Many of the entries do not specify WHICH facilities they apply to. I have flagged some, but not all of them. More clarity would be helpful. Sec. 5.1.65- Energy Facility. A.12 It is unclear why the ordinance is dictating what codes should be used— This should fall under the Virginia Building Code & Virginia Residential code, as well as the authority of the building official. A. 17 This section should not apply to accessory solar A. 18 This section should not apply to accessory solar A. 19 This should only apply to utility-scale projects (Solar Energy Facilities) A. 20 This should only apply to utility-scale projects (Solar Energy Facilities) C. 2 It is unclear the purpose of these inspections, or how they differ from ordinary development inspections. Additional costs should not be incurred if there is no clear purpose. C. 3A Does the county use only biodegradable cleaning agents on its municipal buildings? Is this required for cleaning of commercial buildings? does any other land use have these requirements? This is a standard that would not apply to almost any other land use, and should be removed. C 4 This section should only apply to sites greater than 24 acres. It is extremely onerous & costly. Recommend increasing the timelines as well, as 6-months is a very short period of time. Deconstruction should not be required if systems are not installed over previously agricultural plots. Solar panels have a very long usable life, but once deconstructed, solar panels are essentially guaranteed to be unusable. There is little-to-no market for used panels, so there should be no urgency to turn a solar field into something unusable.

(Optional) What is your name?

Matt Powers

From: ida simmons <idasbusinessline@gmail.com>
Sent: Friday, December 20, 2024 1:36 PM

To: Bill Fritz <BFRITZ@albemarle.org>
Subject: Thank you

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Fritz, thank you for sharing the solar ordinance text. It is obvious that a lot of hard work has gone into the document. As the owner of a solar ground mounted system for personal use, I was interested in barriers to future developments, but, after reading the proposal, I hope you are pleased with the results, as am I.

Ida Simmons

Esmont, VA

From: Engage Albemarle <notifications@engagementhq.com>
Sent: Monday, January 6, 2025 7:11 PM
To: Allison Wrabel <awrabel2@albemarle.org>; Bill Fritz <BFRITZ@albemarle.org>
Subject: Anonymous User completed Proposed Ordinance Feedback (Winter 2024)

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What feedback or comments do you have on the proposed ordinance?

The revised draft allows by-right development up to 21 acres. The original allowed 1 MW. From what I can tell, 21 acres is about 2-4 MW. This is an improvement, but I believe the limit should be at least 5 MW (50 acres if we assume 10 acres per MW). 5 MW is a standard definition of "large-scale". It appears that the sections placing additional bureaucratic burdens on projects that may impair historic or cultural sites, viewsheds, or agricultural lands have been removed. I enthusiastically support removing those sections. We cannot afford to fail to address the defining crisis of our time because a rich person worries that he will see solar panels from his mansion.

(Optional) What is your name?

Matthew Bonzek