

STAFF PREPARED DRAFT AMENDMENT

**CHAPTER 86 - LAND DEVELOPMENT REGULATIONS
DIVISION 5. CONDITIONAL USE PERMITS**

The purpose of the proposed amendments is to establish minimum requirements for solar siting agreements to establish a consistent policy framework that benefits both the community and developers. These amendments aim to address community concerns, promote affordable housing, and ensure timely project development and accountability; and are designed to achieve a balanced approach, where the benefits of solar energy align with community needs and fair expectations for adjacent residents. **THESE PROPOSED AMENDMENTS TO CONDITIONAL USE PERMIT REQUIREMENTS FOR MINOR AND UTILITY-SCALE SOLAR GENERATION FACILITIES APPLY THROUGHOUT ALL OF LOUISA COUNTY;** and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

ARTICLE I. – GENERAL PROVISIONS

DIVISION 5. – CONDITIONAL USE PERMITS

Sec. 86-45. – Conditional use permits for minor or utility-scale solar generation facilities.

(add)

- (a) Siting Agreements - Solar siting agreements offer a pathway to ensure utility scale solar generating facilities contribute positively to the local economy and community development. Establishing minimum standards within siting agreements will help protect County interests and ensure long-term benefits. Requirements include financial contributions to affordable housing, timelines for project commencement, and compensation for adjacent property owners. These provisions are designed to achieve a balanced approach, where the benefits of solar energy align with community needs and fair expectations for adjacent residents.**
- 1. Annual Contribution: Solar project operators should contribute between 0.075% and 0.125% of the County’s operating budget as an annual payment per megawatt produced. This amount will be transferred and utilized in accordance with the siting agreement fund balance policy.**
 - 2. Allocation to a fund balance.**
 - 3. Project Timeline Requirement: Solar project applicants must begin generating electricity within five years of project approval. Failure to meet this timeline would require:**
 - a. Renegotiation of the existing siting agreement.**
 - b. Reapplication for a Conditional Use Permit (CUP).**
 - c. Updating the decommissioning bond to align with current standards.**
 - 4. Compensation for Adjacent Property Owners: To mitigate the impact on adjacent property owners, it is recommended that solar project operators provide \$500 per parcel per year to neighboring landowners. This compensation can be structured as either:**

- a. **Electric Bill Abatement: A reduction in electricity costs for adjacent parcel owners,**
or
- b. **Property Tax Abatement: An annual credit toward property taxes for the duration of the project's operation.**

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed