

**PLANNING COMMISSION RECOMMENDED 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.

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**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 these projects 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.**

**1. Project Timeline Requirement: Solar project applicants must begin generating electricity within three 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.**

**TEXT LEGEND**

**Bolded Text** = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed