

County of Caroline

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MEMORANDUM

TO: Caroline County Planning Commission

FROM: Michael A. Finchum
Director of Planning & Community Development

SUBJECT: **TXT-04-2022, TXT-05-2022 and TXT-06-2022**
Proposed Repeal of Minor and Major Solar Project Text Amendments

DATE: August 17, 2022

Attached for public hearing are the three advertised text amendments to repeal the adopted solar energy regulations, as previously discussed by the Planning Commission.

TXT-04-2022 repeals Article IV Section 5.40 and eliminates Minor Solar Energy Projects as uses permitted by Special Exception Permit in the Rural Preservation District.

TXT-05-2022 repeals Article XV Section 8.V (Development Standards) and eliminates standards for Minor Solar Energy Projects.

Finally, TXT-06-2022 repeals Article XV Section 23 and eliminates the Solar Energy Overlay District regulations.

The Commonwealth of Virginia is studying regulations and issues with solar regulations and projects at the state level, including stormwater management. Given that any regulatory changes are likely to be six months or more in the future, the Board felt that the County should shield itself from new applications until the state finishes its review and any new regulations are implemented.

Staff will be present at the August 25, 2022 Planning Commission meeting to discuss these amendments further with the Commission.

As always, should you have any questions, please do not hesitate to call me.

MAF:lz

PROPOSED AMENDMENTS:

TXT-04-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article IV Rural Preservation, Section 5, Paragraph 40 Minor Solar Energy Project.

TXT-05-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 8 Development Standards, Paragraph V Standards for Minor Solar Energy Projects.

TXT-06-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 23 Solar Energy Overlay District.