

LAND USE IMPLICATIONS FOR EAST COAST SOLAR

ANGELINE CROWDER

Burns & McDonnell

Senior Land Use Planner



Land Use Planning 101

Key Terms

- By-Right Use
- Conditional Use/Special Use Permit
- Rezoning



Land Use Planning and Solar

- One Constant in Solar
- Ordinances
- By-Right Case Study
- Conditional Use Case Study
- Discussion Project
- Takeaways



One Constant

- There is no one “right” way to approach solar
 - Each project, locality, and state will want things differently
 - Solar is still relatively new on the east coast

Ordinances: Do they address solar?



- Many local ordinances do not address solar
- Localities without solar ordinance regulations often mirror language from adjacent jurisdictions
- For localities in the process of crafting a solar ordinance:
 - Request to be involved in the process
 - Offer specific language to include



Ordinances: Case Study

Dave is with ABC Solar working on a project proposal in County A.

- He meets with County staff early in the process and learns that they are crafting a solar ordinance.
 - A copy of the proposed ordinance is requested.
 - Dave remains involved through the public hearing and ordinance adoption procedures.

By-Right Case Study



Jill is with XYZ Solar that has 200 of land, zoned A-1, in County B.

- Before making too much progress, she meets with County Planning to discuss the project.
 - Solar facilities are permitted by-right within A-1 zoning.
 - The only submission requirement is a site plan that meets state and local regulations.
 - Lines of communication remain open with County staff throughout the project.

Conditional Use/Special Use Case Study



Sue is with PB&J Solar that has 500 acres in County C.

- A special use permit (SUP) is mandated for solar facilities.
 - Permit requirements are reviewed with County Staff.
 - A community meeting is held to present the project to residents.
 - The SUP application is presented to the Planning Commission and Board of Supervisors during public hearings.
 - The application is approved with conditions.

Discussion Project

Spotsylvania, VA

- Size: 6,350 acres, approximately 500 megawatts
- Project Timeline: 2017 – 2019
- Conditions
- Obstacles & Hindsight



Takeaways

- Be involved early and often
- Work closely with staff throughout the entire process at both the state and local level
- Build support from the community early
- Be engaged in your project and the process

WILDLIFE & ENERGY

INTERACTION SYMPOSIUM



Angeline Crowder

lacrowder@burnsmcd.com

804-200-6317

WILDLIFE & ENERGY

INTERACTION SYMPOSIUM