

Utility-Scale Solar - Regulation Comparison

	<u>Charlotte (Current)</u>	<u>Halifax</u>	<u>King William</u>
Permit Type	Conditional Use	Conditional Use	Conditional Use
Zoning Districts	Agricultural, Intensive Agricultural, Industrial	Agricultural	Ag-Conservation, Business 1 & 2, Industrial
Front Setback	Setbacks conform to minimum building setback requirements for principal structures of the zoning district , or fifty (50) feet, whichever is greater, unless otherwise prescribed by the Board in conditions. (125 feet in the Agricultural District)	At least 75' from all public rights-of-way and main buildings on adjoining parcels & at least 25 feet from adjacent property lines. Exceptions may be made for adjoining parcels owned by the applicant. Increased setbacks up to 100' and additional buffering may be included in conditions. Shall meet setback requirements for primary structures for the zoning district. Access, erosion and stormwater structures, and interconnection to the electrical grid may be made through setback generally perpendicular to property lines.	100' setback to residential, Ag, PUD (Planned Unit Development), & R-C (rural-conservation) - may be closer by mitigating impacts with reduced height, alternative designs, camouflaging or screening, but power stations may be no closer than 25'. For boundaries with industrial or commercially zoned land or land owned by the same landowners, setbacks are same as for primary structures in that district. Setbacks may be reduced if agreed to by adjacent landowner but shall not be reduced below minimum required for primary structures in district.
Side Setback	Same as above. (50 feet in the Agricultural District)	Same as above	Same as above
Rear Setback	Same as above. (70 feet in the Agricultural District)	Same as above	Same as above
Minimum Size	Not specified	Not specified	40 Contiguous Acres
Density/Size Restrictions	No more than 3% density in 5 mile radius - Board may approve higher density	No more than 2.5% of land in a 5 mile radius	Not specified

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Screening or "Vegetative Buffer"	<p>Full screening from ground-level view of adjacent properties by a landscaped buffer zone at least 25' wide of evergreen and deciduous mix as approved by the Zoning Administrator, unless otherwise prescribed by the Board. Existing mature tree growth and natural land forms shall be preserved to the maximum extent possible and may be used as screening if they provide adequate screening . If existing vegetation or land forms providing screening are disturbed, new plantings shall be provided .</p>	<p>15 feet wide, located within setbacks around perimeter. Shall consist of existing vegetation and, if deemed necessary, an installed landscaped strip of multiple rows of staggered trees and other vegetation. Buffer plants must be at least 3' tall when planted & expected to grow to a minimum height of 8' within 3 years. PC or Board may require increased setbacks and additional or taller buffering where structure height or topography affects visual impact. Non-invasive plant species and pollinator-friendly and wildlife-friendly native plants must be used in the buffer. Fencing must be installed on the buffer interior. PC may recommend waiver or alteration of screening and/or buffer when applicant proposes to use existing wetlands or woodlands, as long as those are permanently protected as a buffer. Existing trees and vegetation may be maintained in such buffer except where dead, diseased or as necessary for development or to promote healthy growth. If existing trees and vegetation are disturbed, new plantings shall be provided. Buffer shall be maintained for life of the facility.</p>	<p>Significantly screened from the ground-level view of adjacent properties zoned R, AG, PUD, R-C Rural Conservation, dwellings not owned by property owner, & public rights-of-way by a buffer zone at least 4' wide landscaped with plant materials, except to the extent that existing vegetation or natural land forms on the site provide such screening. In the event existing vegetation or land forms providing the screening are disturbed, new plantings shall be provided which accomplish the same. Fencing may be used to supplement other methods, but shall not be the primary screening. Screening may be reduced if agreed to in writing by the adjacent property owner who the screening would serve.</p>

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Community meeting Requirements	Not required	Community meeting. A public meeting shall be held prior to the public hearing with the planning commission to give the community an opportunity to hear from the applicant and ask questions regarding the proposed facility. The meeting shall adhere to the following: (1)The applicant shall inform the zoning administrator and adjacent property owners in writing of the date, time and location of the meeting, at least seven but no more than 14 days, in advance of the meeting date; (2)The date, time and location of the meeting shall be advertised in a newspaper of record in the county by the applicant, at least seven but no more than 14 days, in advance of the meeting date; (3)The meeting shall be held within the county, at a location open to the general public with adequate parking and seating facilities that will accommodate persons with disabilities; (4)The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant and provide feedback; and (5)The applicant shall provide to the zoning administrator a summary of any input received from members of the public at the meeting.	Community meeting : A community meeting shall be held by the applicant prior to the public hearing with the planning commission. 1. The applicant shall inform the community development department and adjacent property owners in writing of the date, time and location of the meeting, at least seven but no more than 14 days, in advance of the meeting date; 2. The date, time and location of the meeting shall be advertised in the county's newspaper of record by the applicant, at least seven but no more than 14 days, in advance of the meeting date.; 3. The meeting shall be held within the county, at a location open to the general public with adequate parking and seating facilities which may accommodate persons with disabilities.; 4. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant and provide feedback.; 5. The applicant shall provide to the community development department a summary of any input received from members of the public at the meeting.

	<u>Southampton County</u>	<u>Appomattox County</u>	<u>Amherst County</u>
Permit Type	Conditional Use	Conditional Use	Conditional Use
Zoning Districts	Limited Industrial District	Industrial, Agricultural, Planned Industrial (with Comp. Plan restrictions recommending AG solar development only in specific "growth areas")	Agricultural-Residential, Limited Residential, Public Lands, Industrial
Front Setback	On a U.S. or state primary highway - 75' / On a secondary highway or other street or road - 50'	100' Minimum, as measured from the property lines external to the project. Structures or infrastructure shall meet the minimum setbacks for district. Array setback a minimum of 50' from the edge of water for any stream, creek, pond, lake, or wetland area. Existing wells shall be abandoned in accordance with current VDH.	One hundred fifty (150) feet from all property lines. Exceptions may be made for adjoining parcels that are owned by the applicant.
Side Setback	On a U.S. or state primary highway - 50' / On a secondary highway or other street or road - 50'	Same as above	Same as above
Rear Setback	On a U.S. or state primary highway - 35' / On a secondary highway or other street or road - 35'	Same as above	Same as above
Minimum Size	20 Acres	Not specified	Not specified
Density/Size Restrictions	1,000 Acres	Not specified	Not specified

	<u>Southampton County</u>	<u>Appomattox County</u>	<u>Amherst County</u>
Screening or "Vegetative Buffer"	<p>Landscape plan must provide an intermittent screen for the perimeter of the project in areas that to reflect the agricultural nature of the surrounding countryside. Plantings at intersections are to reduce the visual impacts of panels and equipment on drivers. Plantings along public rights-of-way are not meant to completely screen , but to break up the impact on drivers and nearby residents. Plantings in areas that abut residential and other uses outlined above shall provide an opaque screen of the solar installation to the abutting residents. Such plans shall to the greatest extent possible use native and locally adapted vegetation. 4' tall landscaped berms planted with grass shall be required as necessary abutting all public rights-of-way & existing residential properties, with such requirements specifically imposed by the Board at the time a conditional use permit is issued.</p>	<p>A vegetative buffer sufficient to mitigate the visual impact of the facility is required along all areas adjacent to public roadways. The buffer shall consist of a twenty (20) foot wide landscaped strip to include trees, shrubs and other vegetation considered native to the area. The landscaped strip may be located within the setback area and should run around or near the perimeter fence. Tree plantings in the buffer strip shall be a minimum of five (5) feet in height at the time of planting, no more than fifteen (15) feet between trees. Trees may be staggered. Existing trees and vegetation may be maintained within the buffer areas and may supplement and satisfy landscaping requirements. An alternative to tree plantings is to construct an earthen berm, minimum height of six (6) feet high. Berm must be stabilized with native grasses and/or plantings. The landscaped buffer must be maintained in good condition for the life of the project.</p>	<p>A vegetative buffer sufficient to mitigate the visual impact is required. Buffer must consist of a landscaping strip at least fifteen (15) feet wide, located within setbacks, and must run the entire perimeter. The buffer must consist of existing vegetation and, if deemed necessary, an installed landscaped strip consisting of multiple rows of staggered trees and other vegetation made up of plant materials at least three (3) feet tall at the time of planting and that are reasonably expected to grow to a minimum height of eight (8) feet within three (3) years. Non-invasive plant species must be used. Fencing must be installed on the buffer interior. Existing trees and vegetation may be maintained within such buffer areas except where dead, diseased or as necessary for development or to promote healthy growth. Such vegetation may supplement or satisfy landscaping requirements as applicable. If existing trees and vegetation are disturbed, new plantings shall be provided. Buffer must be maintained for the life of the facility.</p>

	<u>Southampton County</u>	<u>Appomattox County</u>	<u>Amherst County</u>
Community meeting Requirements	<p>Prior to submittal of an application, the applicant shall hold a meeting to inform the community about the planned utility scale solar installation. Said meeting shall be open to the public. Notice of the date, time, and place of the meeting, as well as a contact name and phone number of the project representative and a summary of the request, shall be delivered by first class mail to all property owners as noted in Southampton County tax records within one (1) mile of the perimeter of the project. Such notice shall be mailed so as to be delivered at least five (5) and no more than twenty-one (21) working days prior to the community meeting. Upon conclusion of the community meeting, a mailing list of property owners notified, a sign-in sheet from the community meeting, an agenda from the meeting, and a written summary of the meeting shall be included with the application.</p>	<p>Community meeting: A public meeting shall be held prior to the county's public hearing with the Planning Commission to give the community the opportunity to hear from the petitioner and ask questions regarding the proposed facility. The meeting shall be held at a location within a reasonable distance to the project and must be advertised in a newspaper with local circulation for two consecutive weeks prior to the meeting. The petitioner shall provide the Zoning Administrator with the date, time and place of the meeting, a copy of the advertisement, and a summary of any input/comments received from members of the public. Such information shall be provided to the Zoning Administrator no less than seven (7) business days prior to the Planning Commission public hearing.</p>	<p>A public meeting shall be held prior to the public hearing with the planning commission to give the community an opportunity to hear from the applicant and ask questions regarding the proposed facility. The meeting shall be held under the following guidelines: 1. The applicant shall inform the zoning administrator and adjacent property owners in writing of the date, time, and location of the meeting, at least seven (7) but no more than fourteen (14) days in advance of the meeting.; 2. The date, time, and location of the meeting shall be advertised in a newspaper of general circulation in the county by the applicant, at least seven (7) but no more than fourteen (14) days in advance of the meeting date. ; 3. The meeting shall be held within the county, at a location open to the general public with adequate parking and seating facilities that will accommodate persons with disabilities.; 4. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant, and provide feedback.; 5. The applicant shall provide to the zoning administrator a summary of any input received from members of the public at the meeting.</p>