

SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE NOVEMBER 18, 2020 MEETING

PUBLIC HEARING

TXT-18-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2 (Definitions), to add the following definitions related to Major & Minor Solar Energy Projects: Decommissioning; Development Area; Photovoltaic; Major Solar Energy Project; Minor Solar Energy Project; Natural Areas; Rated Nameplate Capacity; Registered Landscape Design Professional.

TXT-19-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IV (Rural Preservation), Section 5 (Special Exception Uses), by adding Paragraph 40, Minor Solar Energy Project as a use permitted by Special Exception.

TXT-20-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV (Supplemental Regulations), Section 8 (Development Standards), to add Paragraph V. The purpose of this amendment is to establish Development Standards for Minor Solar Energy Projects.

TXT-21-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV (Supplemental Regulations) by adding Section 23 (Solar Energy Overlay District (SEOD)). The purpose of this amendment is to 1) establish the boundaries of the Solar Energy Overlay District; 2) establish General District Standards for Major Solar Energy Projects; 3) establish Design and Development Standards, Setbacks, and other regulations related to development of Major Solar Energy Projects within the Solar Energy Overlay District, and 4) establish Major Solar Energy Projects as a Special Exception Permit Use in the Overlay District.

Public Comments

Public hearings were held for TXT-18-2020, TXT-19-2020, TXT-20-2020, and TXT-21-2020 at the November 18, 2020 Planning Commission meeting. Speaking in favor of the text amendments was one property owner and several industry representatives.

Action Taken

At the November 18th meeting, the Planning Commission unanimously voted to forward the proposed amendments, with modifications suggested by the Commission, to the Board with a recommendation of approval (5-0, Mattaponi absent).

Requested Action of the Board

Staff is requesting a first reading of the proposed text amendments at the January, 12, 2021 meeting.