



SOLAR ENERGY PROJECTS AND ENERGY STORAGE SYSTEMS

GUIDANCE FOR POTENTIAL APPLICANTS

If you are considering an application to construct a solar energy project or energy storage system, we want you to be aware of the issues that are most important to the Planning Commission and Board of Supervisors in evaluating your project. Your application narrative should include a thorough response to these issues to the extent they are applicable to your project, including conditions you suggest to mitigate areas of concern. Depending on the size of your proposed project, a siting agreement may be negotiated separate and apart from the special use permit needed for local project approval. Also, please refer to the application procedures, site plan, and decommissioning requirements in Sec. 22-32 of the Zoning Ordinance.

Site Planning

The proposed project site will be evaluated on factors including, but not limited to:

- applicant's efforts to engage/inform neighboring residents before public hearings are held
- existing topography/amount of grading proposed
- visibility of the site from all neighboring properties and roads
- proximity to residential homes and other neighboring land uses
- proposed vehicular access and the condition of the existing road network
- proximity to natural watercourses and other environmentally sensitive areas

Examples of conditions on a Special Use Permit for the above areas include:

- site specific landscape screening requirements
- additional minimum setbacks for inverters or other noise-producing equipment

Examples of additional items that may be negotiated in a siting agreement include:

- financial guarantees ensuring the developer will pay to repair State maintained roads damaged due to excessive construction traffic
- financial payments to the County that are in addition to any taxes otherwise due

Land Disturbance/Sequence of Construction/Enhanced Erosion & Sediment Control

We desire to limit the amount of acres disturbed at one time, and reserve the right to issue permits in phases based on grading plans and site stabilization strategies. Factors to determine the amount of land permitted per phase will include:

- type of solar facility equipment to be installed (fixed tilt vs. tracker)
- existing and proposed topography
- proximity to environmentally sensitive areas
- proximity to adjacent property
- establishment of a sequence of construction (how the site will be built over time)
- enhanced erosion and sediment control (ESC) planning and site stabilization

Examples of conditions for the above areas include:

- all civil construction (array grading, access roads, ESC and SWM best management practices) are to be complete and shall be stabilized with vegetative cover for up to 6 months prior to issuance of building permits or other necessary permits for the installation of solar panels and equipment
- hardened construction entrances with dedicated wash stations will be utilized (exceeding the standard 70ft stone entrance)
- sediment basins shall utilize “skimmers” and polyacrylamide (PAM) flocculant
- a sediment disposal plan will be required with designated disposal areas within the boundaries of the project site
- site specific stabilization plans and schedules will be required, including soil testing to determine proper nutrient requirements
- use of pollinator friendly/native grass species to be planted as part of required permanent stabilization plans

Examples of additional items that may be negotiated in a siting agreement include:

- enforcement protocols that establish financial penalties for repetitive enforcement actions such as notices of violation and stop work orders
- developer/contractor will be required to pay for third party inspectors to be selected by Campbell County

Approved by Campbell County Planning Commission June 28, 2021

Approved by Campbell County Board of Supervisors July 20, 2021