

# Issue Analysis Form

**Date:** May 17, 2022

**Item:** Comprehensive Plan Amendment CPA-22-01

**Applicant:** Prince George County

**Lead Department:** Community Development

**Contact Person:** Julie Walton, Director



## Description and Current Status

Staff proposes to amend the Comprehensive Plan to specifically reference the Solar Energy Facility Siting Policy in a new Appendix D.

The County adopted the Siting Policy in 2020 to establish a common understanding for all stakeholders (applicants, citizens, Staff, PC, BOS) of what are the County's expectations regarding desired locations and design standards for proposed solar energy facilities. The Policy was adopted following a public process with extensive community input. The Policy was intended to aid the County in reviewing applications without codifying requirements into the Zoning Ordinance or Comprehensive Plan, which allows for greater adaptability for applicants and Staff in an actively evolving regulatory environment for solar facilities.

Virginia State Code §15.2-2232 requires that the Planning Commission determine whether each proposed solar facility is in "substantial accord" with the Comprehensive Plan. The existing language in Prince George County's Comprehensive Plan may be used for these determinations; however, Staff proposes that formally referencing the Policy in the Comprehensive Plan will provide a more solid foundation for substantial accord reviews, and will benefit the applicants, Staff, the Planning Commission and the Board of Supervisors.

The Planning Commission recommended **APPROVAL** of the amendment.

Staff, on behalf of the Planning Commission, has attached a draft ordinance for consideration and is requesting a motion to **APPROVE** the amendment.

### Sample Motion:

*"I move that the Board adopt the ordinance amending the Comprehensive Plan of Prince George County to incorporate the adopted Solar Energy Facility Siting Policy as a new Appendix D."*

## Government Path

|  |   |   |
|--|---|---|
| Does this require IDA action?                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No                |
| Does this require BZA action?                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No                |
| Does this require Planning Commission action?  | <input checked="" type="checkbox"/> Yes | PC Recommended Approval by 6-0 vote on April 28, 2022 |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | BOS Public Hearing on May 24, 2022                    |

**Does this require a Public Hearing?**

Yes    No

**If so, before what date?**

N/A

### **Fiscal Impact Statement**

N/A

### **County Impact**

If approved, the County will have a more solid foundation for reviewing solar energy facilities for substantial accord with the comprehensive plan.

### **Notes**

**Attached:**

1. Draft Ordinance to approve the amendment
2. Copy of updated cover page
3. Copy of updated Table of Contents\*
4. Copy of updated Appendix D\*
5. Copy of public notice newspaper ad which appeared twice in the Progress-Index

\*Note that the page numbers of the draft amended comprehensive plan, as visible in the draft Table of Contents and draft Appendix D differ from the 2018 Comprehensive Plan currently available on the website because Staff has corrected pre-existing formatting errors while preparing the digital document for this amendment.

Board of Supervisors  
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 24th day of May 2022:

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Present:

Marlene J. Waymack, Chair  
Donald R. Hunter, Vice-Chair  
Floyd M. Brown, Jr.  
Alan R. Carmichael  
T. J. Webb

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Vote:

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, which carried by a vote of \_\_\_\_\_, the following resolution was adopted:

**COMPREHENSIVE PLAN AMENDMENT CPA-22-01:** Request of Prince George County to amend the Prince George County Comprehensive Plan to incorporate the adopted Solar Energy Facility Siting Policy as a new Appendix D.

BE IT ORDAINED by the Board of Supervisors of Prince George County:

- (1) That the Prince George County Comprehensive Plan be amended to incorporate the adopted Solar Energy Facility Siting Policy as a new Appendix D.*
- (2) This ordinance shall be effective immediately upon adoption.*

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Adopted on May 24, 2022 pursuant to Sections 15.2-2204 and 15.2-2229 The Code of Virginia (1950, as amended) and becoming effective immediately.

# Prince George County

## 2018 Comprehensive Plan



Prince George County  
Board of Supervisors

Adopted March 27, 2018

Amended:

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## APPENDIX D - SOLAR ENERGY FACILITY SITING POLICY

The most recently adopted "Solar Energy Facility Siting Policy", available on the Planning & Zoning Division website, provides guidelines for placement and design of new solar energy facilities in the County. When a substantial accord determination is required for a proposed facility under Section 15.2-2232 of the Code of Virginia, this policy shall serve as guidance for County staff, the Planning Commission and the Board of Supervisors to evaluate whether the proposal is in substantial accord with the Comprehensive Plan.

DRAFT

**PUBLIC NOTICE  
COUNTY OF PRINCE GEORGE**

Notice is hereby given to all interested parties regarding the following public meeting:

**The Prince George Board of Supervisors will hold public hearings on Tuesday, May 24, 2022 beginning at 7:30 p.m. concerning the following requests:**

**SPECIAL EXCEPTION SE-22-01:** Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A (Residential Agricultural) Zoning District. The subject property is approximately 33.7 acres in size, located at 9501 Lake Fungs Road, and is identified as Tax Map 460(0A)00-034-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

**COMPREHENSIVE PLAN AMENDMENT CPA-22-01:** Request of Prince George County to amend the Prince George County Comprehensive Plan to incorporate the adopted Solar Energy Facility Siting Policy as a new Appendix D.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person or electronically by Zoom. A live video stream will be available at [www.princegeorgecountyva.gov/live\\_stream/](http://www.princegeorgecountyva.gov/live_stream/). Public comments can be submitted prior to 5:00 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov).

Jeffrey D. Stoke  
County Administrator