





Community Solar in Agricultural Zone - Zoning Text Review 2023

Work Group Feedback by Applicability Topic – Options Discussed

For each topic, the options discussed *thus far* are listed. Topics not yet discussed are still blank. Topics that *have* been discussed may be discussed further and options added or changed.

APPLICABILITY	OPTIONS DISCUSSED
Eligible Areas in Ag Zone	<ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Any area in Ag Zone that meets all criteria and restrictions 2. <input checked="" type="checkbox"/> Not allowed in Ag Zone 3. <input checked="" type="checkbox"/> Make Conditional Use rather than Principal Permitted 4. <input checked="" type="checkbox"/> All Ag Zone minus Remaining Portions 5. <input checked="" type="checkbox"/> Minimum parcel size for all eligible parcels 6. <input checked="" type="checkbox"/> Minimum parcel size for Remaining Portions (as subset of all eligible parcels)
<p><i>Note: These options were discussed, but this topic of minimum parcel size was tabled until some of the other individual applicability criteria are discussed that might help focus options for Eligible Areas.</i></p>	
Productive soils	<ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Avoid certain class(es) of soils <ol style="list-style-type: none"> a. All areas – class 1 and 2 b. Individual property basis – least productive 2. <input checked="" type="checkbox"/> Not a criterium
<p><i>Note:</i></p>	
Proximity to other zoning districts or uses	
<p><i>Note: This topic was discussed, but the consensus was not to limit based on proximity to other zoning districts. Proximity to other uses may be discussed further or addressed as part of a discussion of setbacks under Specific Criteria.</i></p>	
Proximity to environmental features	
<p><i>Note: This topic was discussed, but the work group agreed that additional restrictions were not warranted given existing environmental codes and associated setbacks.</i></p>	
Maximum area of solar facility	
<p><i>Note: Topic combined with Total Solar Facilities Countywide. Individual site area discussed under Specific Criteria.</i></p>	



Community Solar Zoning Text Review 2023: Topics for Work Group Discussion

APPLICABILITY		OPTIONS DISCUSSED	
Total Solar Facilities Countywide		1. <input checked="" type="checkbox"/> Cap of .1% of Agricultural Zone for CSEGS	
		2. <input checked="" type="checkbox"/> No cap	
<i>Note: Work Group discussed but most felt suitability of sites will greatly limit those actually developed.</i>			
Proximity of Solar Facility to Other Solar Facilities		1. <input checked="" type="checkbox"/> Separation/distance requirements	
		2. <input checked="" type="checkbox"/> Adjacency restrictions	
<i>Note:</i>			
Conservation Easement		1. <input checked="" type="checkbox"/> Require	
		2. <input checked="" type="checkbox"/> Minimum acreage for easement	
<i>Note:</i>			

SPECIFIC CRITERIA		FOR DISCUSSION / CONSIDERATION		POSSIBLE OPTIONS	
Definitions		1. <input type="checkbox"/>			
		2. <input type="checkbox"/>			
		3. <input type="checkbox"/>			
		4. <input type="checkbox"/>			
<i>Note: Topic to be tabled until after other requirements discussed. Terms can then be identified that need to be defined.</i>					
Conservation Easement		1. <input checked="" type="checkbox"/> Require			
		2. <input checked="" type="checkbox"/> Minimum acreage for easement			
<i>Note:</i>					
Agrivoltaics		1. <input checked="" type="checkbox"/> Consistent with State definition (HB 909) + add Pollinator-Friendly Solar Designation			
<i>Note:</i>					
Landscaping & Screening					
<i>Note: Further discussion needed.</i>					
Fencing (safety, security, trespass, vandalism)					
<i>Note: Height of fence already addressed by electrical code. Further discussion needed.</i>					
Setback					
<i>Note: To be discussed in conjunction with landscaping needs.</i>					
Height		1. <input checked="" type="checkbox"/> Minimum height to ensure agrivoltaic requirements incorporated			
		2. <input checked="" type="checkbox"/> Not higher than landscape buffer can screen			
<i>Note:</i>					



SPECIFIC CRITERIA FOR DISCUSSION / CONSIDERATION		POSSIBLE OPTIONS
Decommissioning		
<i>Note: To be discussed.</i>		
Glare	1. <input checked="" type="checkbox"/> Require anti-glare materials	
<i>Note: Newer solar panels already anti-glare.</i>		
Solar Panel Materials		
<i>Note: To be discussed.</i>		
Maintenance		
<i>Note: To be discussed.</i>		
Noxious Weeds		
<i>Note: To be discussed.</i>		

OTHER	ISSUE CONCERN	NOTES
Environmental Impact		
<i>Note:</i>		
Definitions	Maryland Annotated Code, Public Utilities Article, § 7-306.2	
<i>Note:</i>		
Construction Process Standards		
<i>Note:</i>		
Fire/First Responders		
<i>Note:</i>		
Contract Renewal		
<i>Note:</i>		
Tax Rate (question)		
<i>Note: Question discussed and explained.</i>		

Total Acreages for Agriculturally Zoned Community Solar Projects (per Chapter 158.153(E)) - April 2023

File Number	File Name	Parcel Acreage	Solar Acreage	Easement Acreage	Megawatts	Date Initial Distribution	Commissioner District
S-22-0012	Spring Valley Solar	65.2	20	47	2	28-Apr-2022	4
S-23-0002	Shafer Farm Community Solar	74.03	16.1	57.93	2	23-Jan-2023	3
S-22-0029	Willets View Community Solar (FKA Baumgardner Rd)	67.39	12.21	55.18	2	23-Mar-2023	1
S-22-0043	Chaberton Solar Sunshine Community Solar	125.16	13.25	111.91	2	27-Dec-2022	4
S-22-0028	Nora Valley Community Solar	41.07	13.28	27.79	3.2	24-Oct-2022	2
S-22-0026	4000 Brown LLC Solar	41.58	7.75	33.83	2	27-Oct-2022	1
S-22-0007	Pleasant Valley Solar	33.17	12.1	21.07	2	27-Jun-2022	3
Total acreages:		447.6	94.69	354.71			



Community Solar in Agricultural Zone 2023 – Work Group

Topics for Work Group Discussion

The topics listed below are a compilation of the points directed by the Board for review, discussion, and feedback. The Possible Options listed are just a list of options that could be discussed as a starting point. There may be other options to consider. The feedback provided on Applicability may impact the options that could be discussed for Specific Criteria.

Meeting 3 Discussion Topics – April 25, 2023

APPLICABILITY	OPTIONS DISCUSSED
Eligible Areas in Ag Zone	<ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Any area in Ag Zone that meets all criteria and restrictions 2. <input checked="" type="checkbox"/> Not allowed in Ag Zone 3. <input checked="" type="checkbox"/> Make Conditional Use rather than Principal Permitted 4. <input checked="" type="checkbox"/> All Ag Zone minus Remaining Portions 5. <input checked="" type="checkbox"/> Minimum parcel size for all eligible parcels 6. <input checked="" type="checkbox"/> Minimum parcel size for Remaining Portions (as subset of all eligible parcels) 7. <input type="checkbox"/>

SPECIFIC CRITERIA	FOR DISCUSSION / CONSIDERATION	POSSIBLE OPTIONS
Definitions	<ol style="list-style-type: none"> 1. Productive Soils 2. Abandonment 3. Forested land 4. Productive agricultural land 5. 	<ol style="list-style-type: none"> 1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/>
Conservation Easement	1.	1. <input type="checkbox"/> Minimum acreage for easement
Maximum Area of Parcel for Solar & Associated		1.



Community Solar Zoning Text Review 2023: Topics for Work Group Discussion

SPECIFIC CRITERIA	FOR DISCUSSION / CONSIDERATION	POSSIBLE OPTIONS
Facilities		
Landscaping & Screening	<ol style="list-style-type: none"> 1. View 2. Type of landscaping 3. Fencing placement & type 4. Opacity / level of screening 5. Timing 	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Reference Carroll County Landscape Manual Screen Type Class + any additional criteria describe any additional requirements 2. <input type="checkbox"/> Native grasses; pollinator friendly; berms 3. <input type="checkbox"/>
Fencing (safety, security, trespass, vandalism)	<ol style="list-style-type: none"> 1. Minimum height 2. Placement 3. Type of fence 	<ol style="list-style-type: none"> 1. <input type="checkbox"/>
Setback	<ol style="list-style-type: none"> 1. Setback from what 	<ol style="list-style-type: none"> 1. <input type="checkbox"/> XXX ft from any existing residence 2. <input type="checkbox"/> XXX ft from property line 3. <input type="checkbox"/>
Solar Panel Materials	<ol style="list-style-type: none"> 1. 	<ol style="list-style-type: none"> 1. <input type="checkbox"/>
Maintenance	<ol style="list-style-type: none"> 1. 	<ol style="list-style-type: none"> 1. <input type="checkbox"/>
Noxious Weeds	<ol style="list-style-type: none"> 1. Which weeds 2. Who is responsible to maintain 3. How enforce 	<ol style="list-style-type: none"> 1. <input type="checkbox"/>
Decommissioning	<ol style="list-style-type: none"> 1. Determining when inactive or abandoned 2. Disposal of panels & other equipment 3. Contents / issues to be included in decommissioning plan 4. Who prepares the plan 5. Amount of time to complete decommissioning and removal / restoration 6. Restoration level and what it includes 7. Who is involved 8. Updates needed as market & costs change 	<ol style="list-style-type: none"> 1. <input type="checkbox"/> Require decommissioned panels to be reused and/or recycled 2. <input type="checkbox"/> Prohibit disposal in landfill

OTHER	ISSUE / CONCERN	NOTES
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Community Solar Zoning Text Review 2023: Topics for Work Group Discussion

Environmental Impact	<ol style="list-style-type: none">1. Recourse for impact2. Environmental fund3. Regular testing	
Definitions	<ol style="list-style-type: none">1. CSEGS2. Agrivoltaics	Maryland Annotated Code, Public Utilities Article, § 7-306.2
Construction Process Standards	<ol style="list-style-type: none">1.	
Fire/First Responders	<ol style="list-style-type: none">1.	
Contract Renewal	<ol style="list-style-type: none">1.	

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Hypothetical Diagram for Setback & Distance Requirement Discussion

