

Community Solar in Agricultural Zone



Moratorium Overview & Process

Planning Commission
March 29, 2023



Community Solar Zoning Text Amendments

- ☀️ Fall 2020: Concepts reviewed by stakeholder groups
- ☀️ December 2020: Concepts reviewed with Board + Board direction
- ☀️ January-February 2021: Reviewed by Planning Commission
- ☀️ May 2021: Adopted by Board



Current Requirements

- ☀ 2 MW maximum
- ☀ 20-acre maximum size
- ☀ Conservation easement required
- ☀ Site plan required
- ☀ No productive topsoil removed
- ☀ No impact to environmental resources
- ☀ Agricultural co-location (aka “agrivoltaics”)
- ☀ Landscape buffer
- ☀ 40-foot setback
- ☀ 15-foot height limit
- ☀ Underground utility lines
- ☀ Decommissioning plan and bond

Zoning Code Section 158.153(E)

https://codelibrary.amlegal.com/codes/carrollcounty/latest/carrollcounty_md/0-0-0-33841

Community Solar Zoning Text Amendment Booklet





Moratorium

- ☀️ Adopted March 9, 2023
- ☀️ 6 months
- ☀️ Processing, review, permitting, and construction of community solar energy generating systems in the Agricultural Zone



Board Direction

- ☀️ Applicability → Community Solar in Agricultural Zone
- ☀️ Issues →
 - Identified by Commissioner Vigliotti points (see PowerPoint at <https://www.carrollcountymd.gov/media/rqgat0ea/community-solar-in-ag-bcc-direction-proposed-approach-2023-mar-23.pdf>)
 - Staff-identified issues needing clarification
- ☀️ Work Group → Staff to form for input on concerns + options



Work Group

- ☀️ Ag community – not impacted – opposes CSEGS (2)
- ☀️ Adjacent property owner to current proposed CSEGS (2)

- ☀️ Solar industry representative
- ☀️ Property owner w/ proposed CSEGS

- ☀️ Planning
- ☀️ Development Review
- ☀️ Zoning



Proposed Process

**BCC:
Direction**

**Staff:
Research
↓
Work Group:
Review
concerns &
document
feedback**

**Staff:
Draft
potential
code
changes**

**BCC Work
Session:
Review &
decide
potential
changes
→ Direct
staff to PC**

**PC Work
Sessions:
Review
draft code
changes
→ PC
Recommendation to
BCC**

**BCC:
Review &
discuss
proposed
amendment**

**BCC:
Public
Hearing**

**BCC:
Discuss,
Deliberate,
& Decide**



For More Information



www.carrollcountymd.gov/communitysolar

OR

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