



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Ben Loppacker, Planner I
Date: March 4, 2026
Re: **SE-2025-00039 Turkey Knob Solar**
Parcel IDs: 10500-00-00-12400
Magisterial District: Scottsville
School Districts: Stone-Robinson E.S., Walton M.S., Monticello H.S.
Zoning: Rural Areas

Summary of Request for Special Exception:

The applicant requests (Attachment A) a special exception from the following two ordinance provisions (Attachment B) for a by-right solar energy facility of less than 21 acres in the Rural Areas (RA) Zoning District:

- § 18-5.1.66(A)(16)—By-right projects must not disturb more than ten acres in the aggregate of habitat cores, forest blocks, or corridors connecting habitat areas, as these features are identified in the Comprehensive Plan/Biodiversity Action Plan
- § 18-5.1.66(A)(17)—By-right projects must not disturb more than ten acres of prime farmland as determined/identified by the United States Department of Agriculture's Natural Resources and Conservation Service.

Detailed staff analysis is provided as Attachment C. Staff believes that because the applicant has adequately addressed applicable ordinance provisions and demonstrated that impacts to both the forest block and prime farmland would be limited, disturbance of more than ten acres should be allowed.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the proposed modifications to both § 18-5.1.66(A)(16) and § 18-5.1.66(A)(17).

Attachments:

- A. Application Materials
- B. Section 5.1.66 Energy Facility Zoning Regulations
- C. Staff Analysis
- D. Forest Block Map
- E. Prime Farmland Map
- F. Resolution