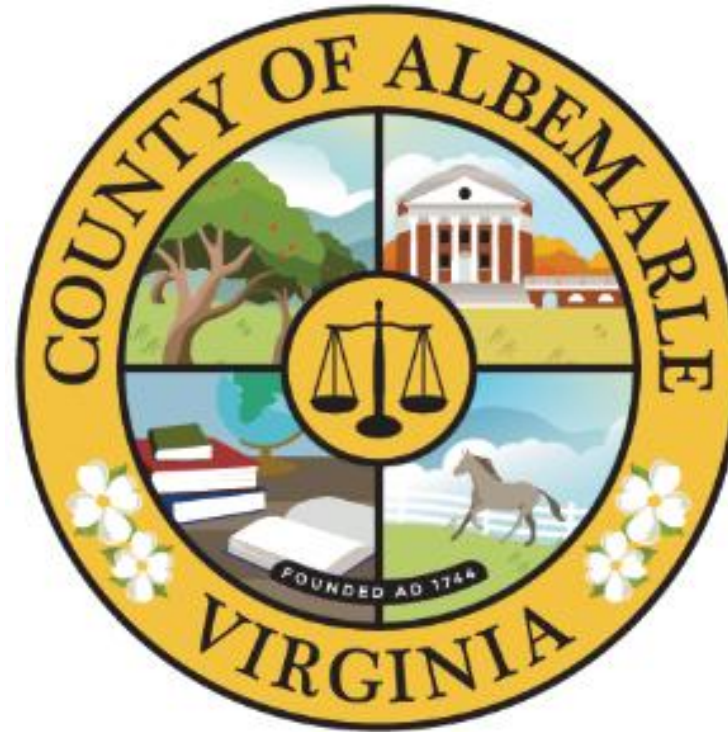


SE 2025-00039  
Turkey Knob Solar  
Special Exception

---

Board of Supervisors  
March 04, 2026



## Section 5.1.66 Energy Facilities-Adopted July 16, 2025

Solar energy facilities with a fenced area of 21 acres or less are allowed by-right

### Background & Request

By-right projects must not disturb more than 10 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, except that the Board of Supervisors may permit disturbance of more than ten acres by special exception.

By-right projects must not disturb either (a) more than 10 acres of prime farmland (as determined/identified by the United States Department of Agriculture's Natural Resources Conservation Service) and/or (b) areas used for an agricultural activity within the five years preceding an application, unless portions of the parcels used for the facility will continue to be used for an agricultural activity.

Energy facilities are not permitted within any large forest block with a score of 4.1 or greater as shown on "Map 2: Ranking the Conservation Value of Large Forest Blocks" in the Biodiversity Action Plan.



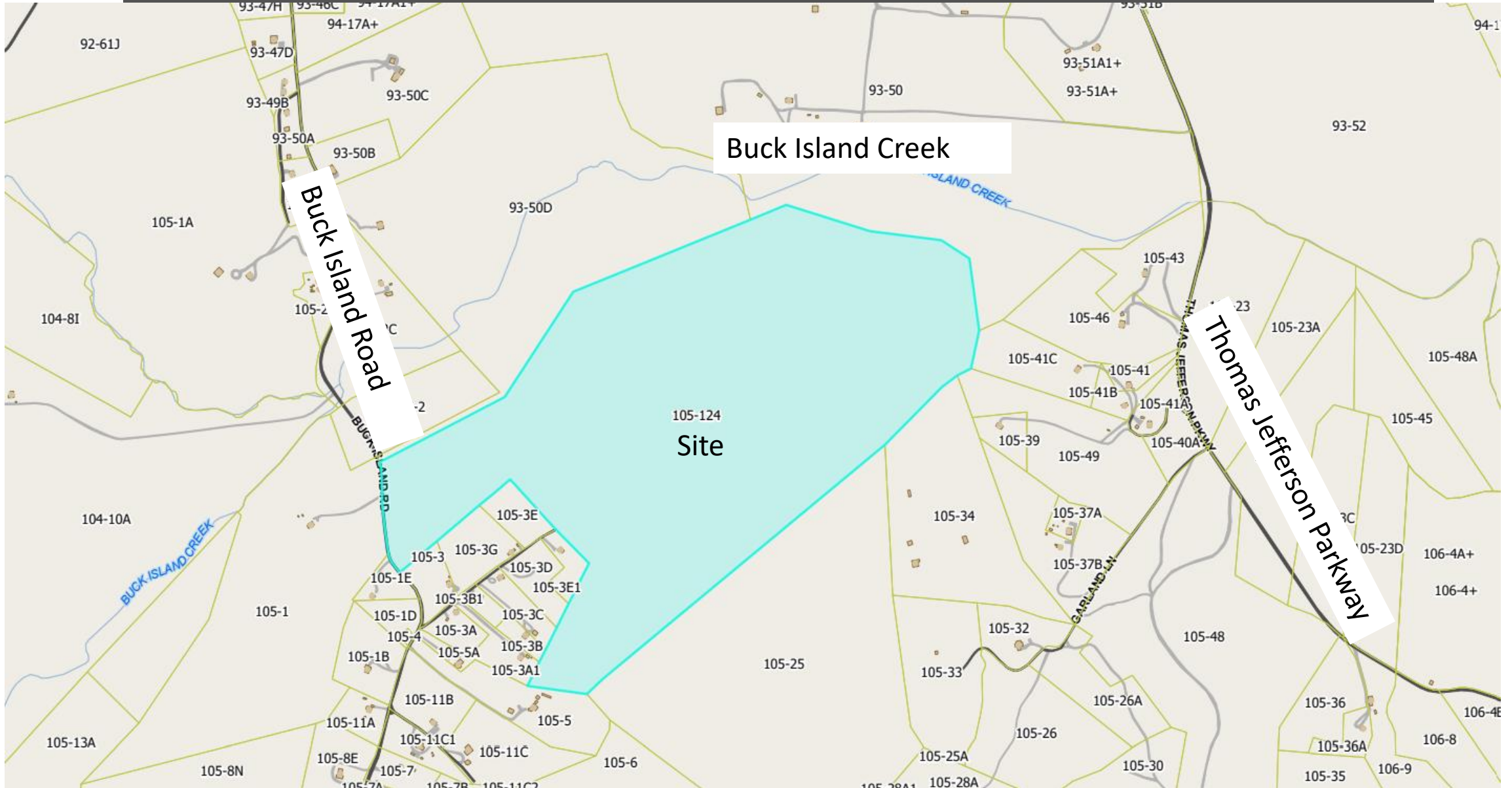
## Background & Request

The applicant seeks to modify two provisions of County Code § 18-5.1.66 for the facility:

1. To allow an energy facility to disturb more than ten acres in a forest block as identified in the Comprehensive Plan/Biodiversity Action Plan.
2. To allow an energy facility to disturb more than ten acres of prime farmland as determined by the United States Department of Agriculture's Natural Resources Conservation Service.

Staff cannot waive or modify County Code § 18-5.1.66(A)(16) or § 18-5.1.66(A)(17) administratively. Any waiver or modification is subject to Board of Supervisors approval

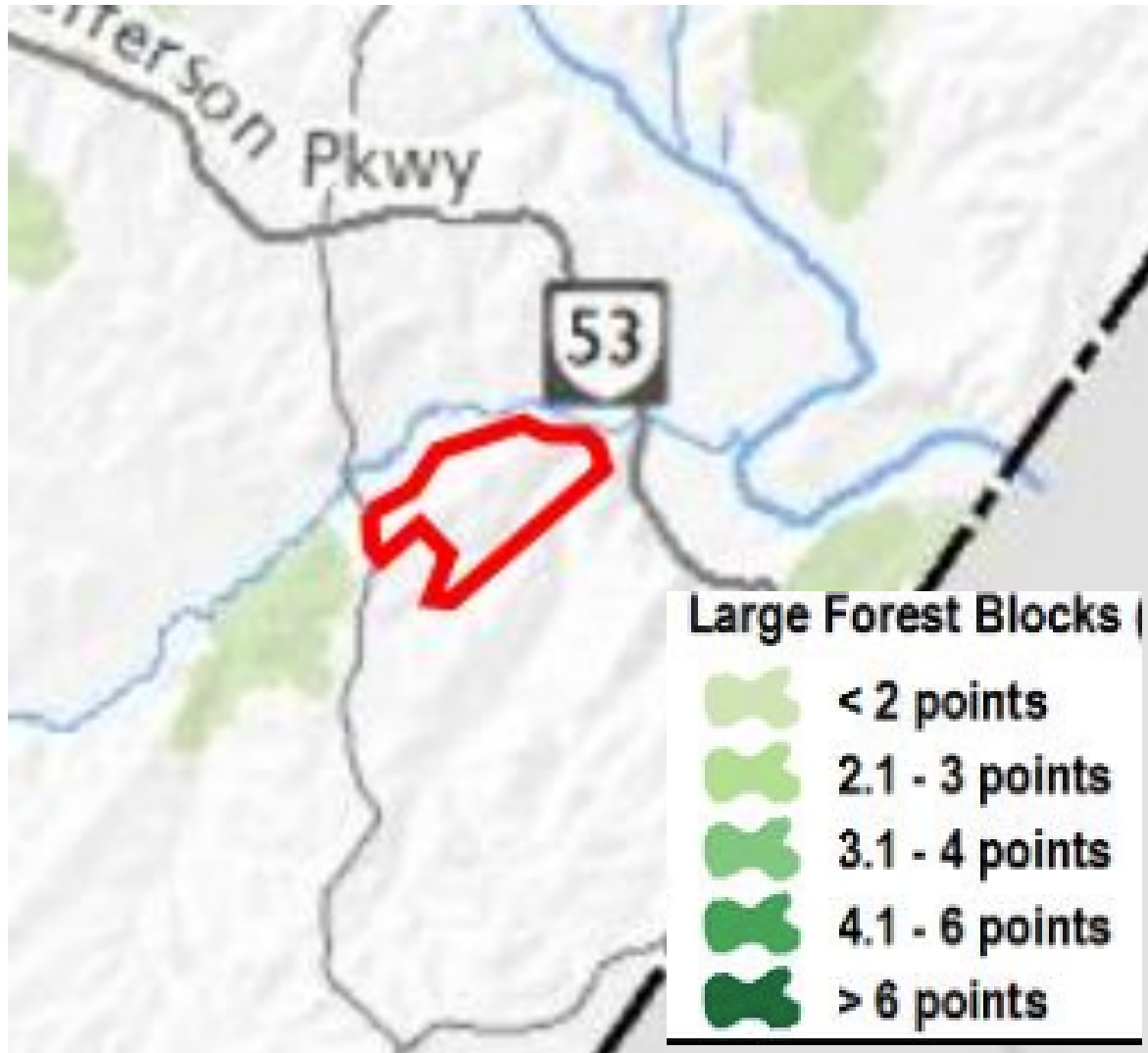
# Vicinity Map



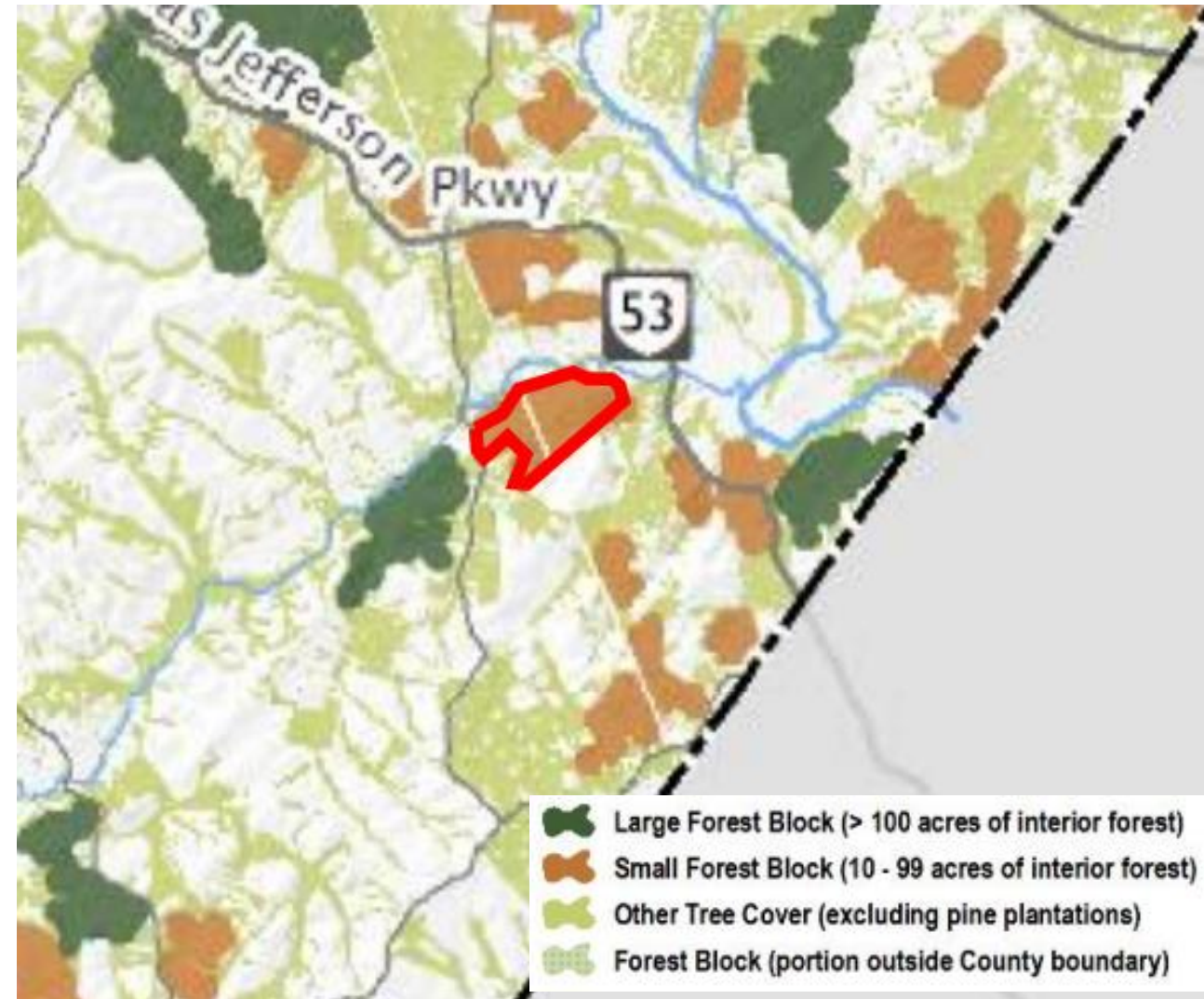


- Legend**
- Project Limits - 53.5 Acres
  - Parcel Limits - 200.5 Acres
  - Property Setbacks (see notes for details)
  - ★ Entrance
  - Point of Interconnection
  - Electric Transmission Lines
  - Delineated Streams
  - Preliminary Ditch
  - Solar Panels
  - Fence - 21 Acres
  - Inverter
  - Internal Road
  - Preliminary Stormwater Basins
  - Proposed Vegetative Buffer
  - Retained Vegetative Buffer
  - Delineated Wetlands
  - FEMA Flood Zone
  - Riparian Buffer Setback - 100'
  - Transmission Line Easement

# Forest Block Designation in Comprehensive Plan

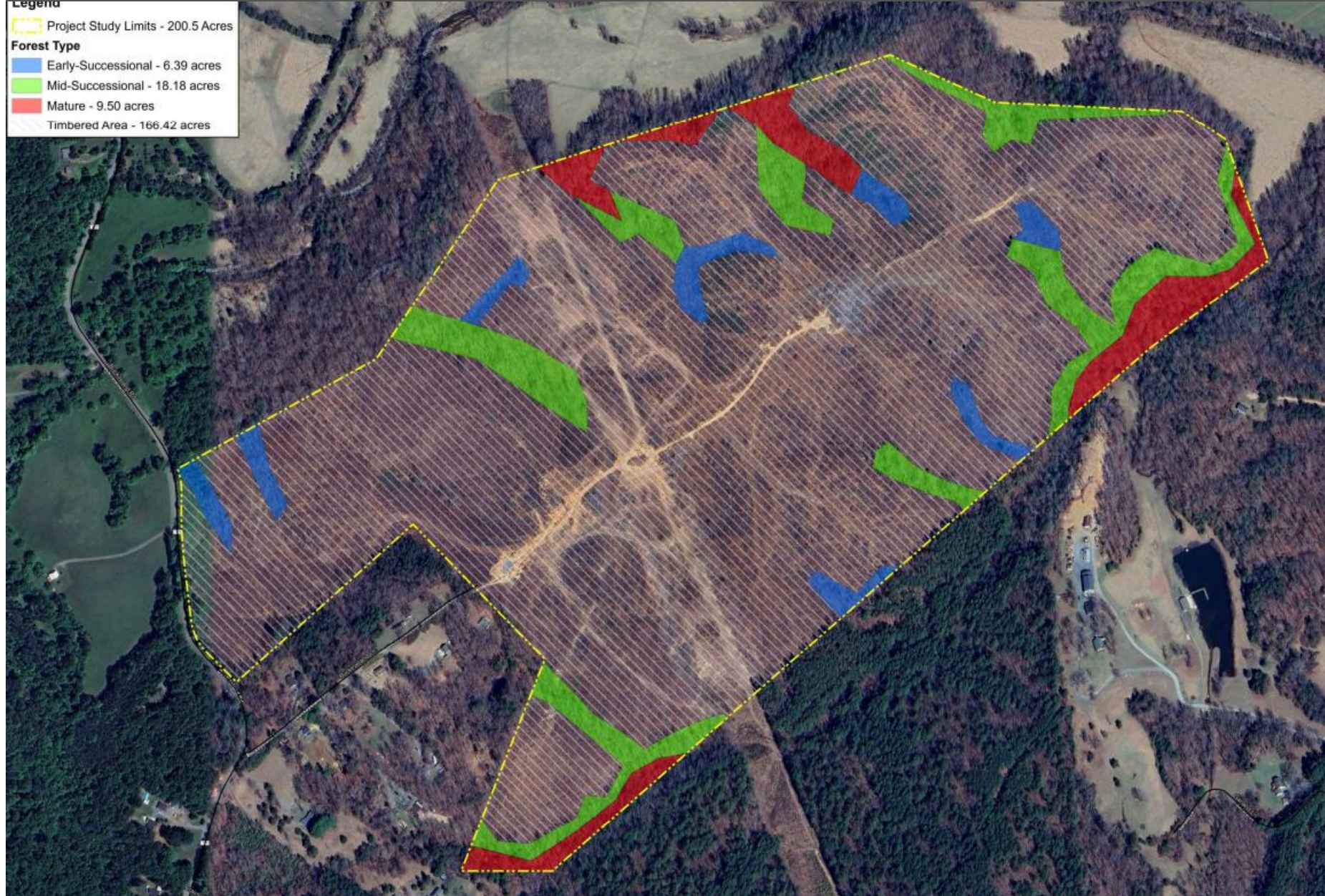
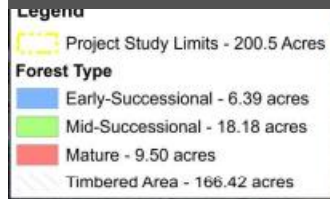


Ranking the Conservation Value of Large Forest Blocks Map



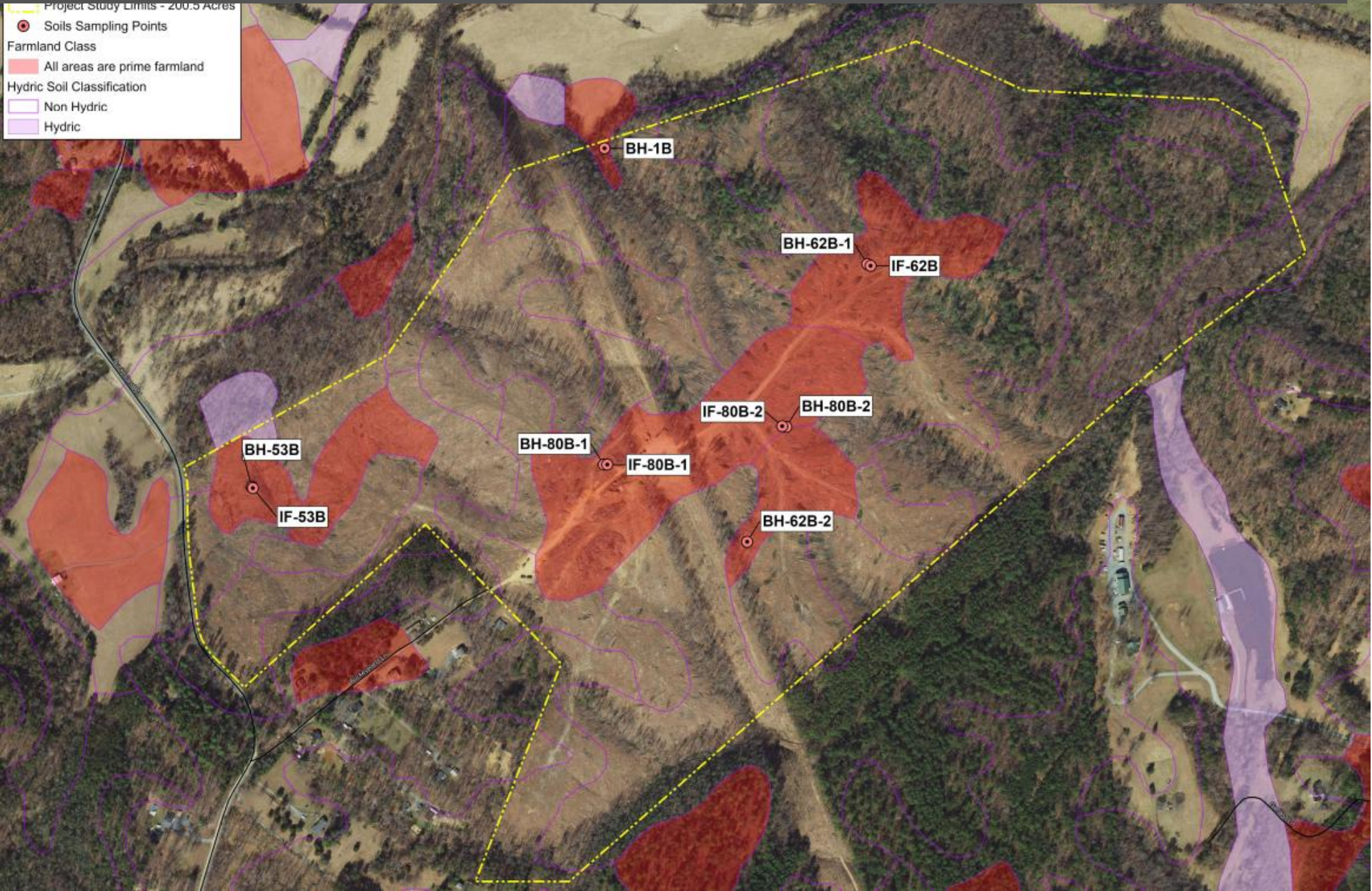
Forest Blocks and Tree Cover in Albemarle County Map

# Current Forest Conditions



# Soils Analysis

- Project Study Limits - 200.5 Acres
- Soils Sampling Points
- Farmland Class
  - All areas are prime farmland
- Hydric Soil Classification
  - Non Hydric
  - Hydric



# Special Exception Criteria

## Factors for Consideration (Chapter 18 Section 5.1.66):

When considering impacts to habitat areas, on both special exception and special use permit applications, the Board of Supervisors should consider:

- Comprehensive Plan/Biodiversity Action Plan
- Virginia Department of Conservation and Recreation Natural Heritage Data Explorer
- other County-designated resources for this purpose, as well as determine the particular mix of species and composition of affected habitat areas.

# Motions for Special Exception: SE 2025-00039

To approve SE 2025-00039 :

*I move to adopt the resolution to approve SE 2025-00039 (Attachment F).*

To deny SE 2025-00039:

*I move to deny SE 2025-00039 (state the reasons why).*

# Questions?

