



# Work Session

# Energy Storage Facilities

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PLANNING COMMISSION WORK SESSION

NOVEMBER 21, 2024



# Energy Storage

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## Background

- July 2024 the Board of Supervisors initiated a text amendment for Energy Storage Facilities
- Determined to be Permitted pursuant to Z.O. Section 3-320.1 – Electrical Substation Distribution Centers and Transformer Stations
  - All districts except Manufactured Dwelling Park (MDP) and Commercial Village (CV)
  - Special Exception Required
- “Energy Storage” is a term applied to a set of technologies that can store energy at one time and make it available during another.

## Discussion Points:

- Tiers?
  - Single User/Personal/Commercial Permitted
  - Utility Scale >600kWh Special Exception
- Districts?
  - Agricultural (RA)?
  - Industrial Park (I-1)?
  - Industrial General (I-2)?
  - Any additional?
- Comprehensive Plan Compliance Review?
  - Concurrent or prior



## Community Solar

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### Discussion Points (cont'd):

- Setbacks
  - Property line – 100'
  - Residential Districts or Buildings?
  - Public Facilities?
  - Environmental Features
- Lot size or Facility size
- Height Limitations
- Visual, Noise & Aesthetics:
  - Fencing
  - Screening/Landscaping
  - Lighting
  - Noise
  - Signage

### Discussion Points (cont'd):

- Other requirements:
  - Access from a Major Collector?
  - Studies?
    - Fiscal Impact?
    - Natural/Cultural Resources?
  - Utilities underground
  - Decommissioning
  - Surety