

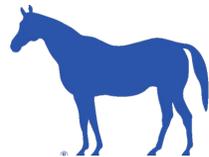
SOLAR WORKING GROUP

SOLAR ENERGY SYSTEMS (ZOTA-24-00003)

General Government & Planning (GGP) Committee

Sylvia Cassidy, 5th District Legislative Aide

March 10, 2026



LEXINGTON

Membership & Focus

Membership: Councilmember Liz Sheehan, Councilmember Dave Sevigny, Councilmember Tyler Morton, Councilmember Hil Boone, Traci Wade, Daniel Crum

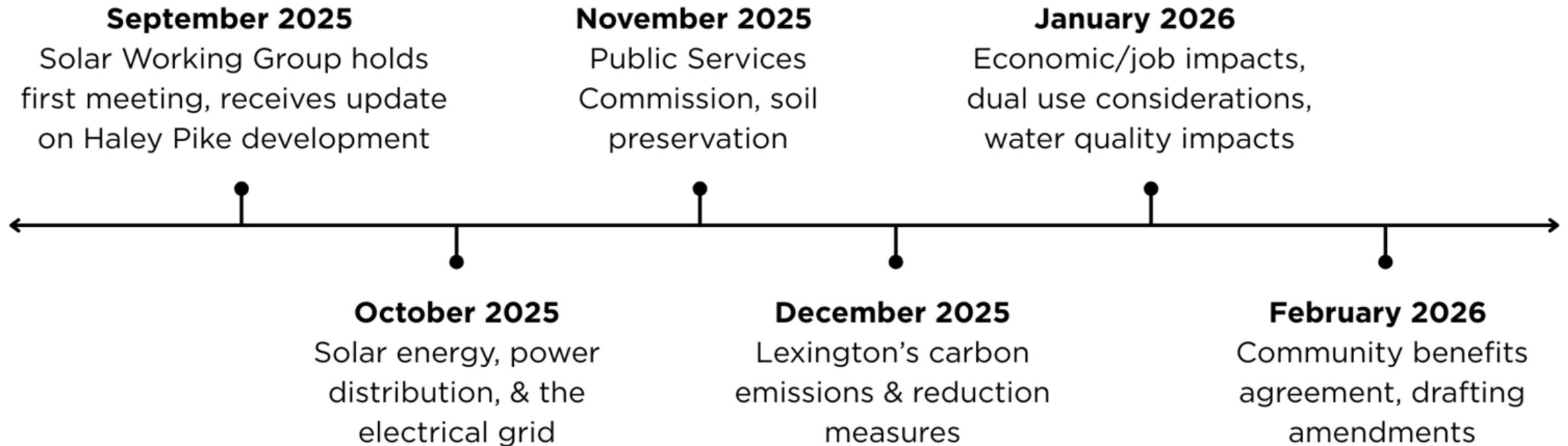
Staff: Alicia Larmour, Sylvia Cassidy, Alyssa McKenzie, Olivia Lasheen Grigsby

Working Group Scope:

- Soil preservation and protection
- Regulatory burdens on solar energy systems
- Agrivoltaics and dual-use opportunities
- Decommissioning processes
- Community Benefit Agreement
- Opportunities for solar energy systems on floodplains, landfills, and brownfields
- Distribution of generated power
- Job and economic impact

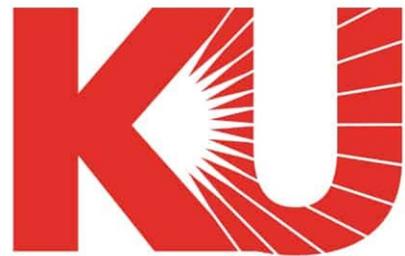


Working Group Timeline





Stakeholder Engagement



Kentucky
Resources
Council

LIUNA!
Feel the Power



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Findings: Power Generation & The Grid

- The ultimate consumer of energy generated by a solar energy system is determined by:
 - Electrical demand
 - Proximity to transmission and distribution lines
 - Proximity to homes or businesses with electrical demand

- Solar energy benefits to local residents:
 - Physical flow - power injected into the grid
 - Contractual flow - economic benefits created by Power Purchase Agreements and Renewable Energy Credits
 - Local operational impacts - decreased congestion and more energy where needed
 - Community benefits plans - pathway for direct support for local communities



Findings: Environmental Findings

- Integrating a higher share of renewable energy sources such as solar, wind, hydro, and geothermal into the energy resource mix plays a crucial role in reducing GHG emissions (LFUCG Race to Net Zero, p. 40).
- Significant runoff and soil degradation are preventable, backstops like dual-use, panel slope rules, and other requirements can promote soil health.
- Strong stormwater site plans are the most effective tool for water quality management.



Findings: Economy & Jobs

- The largest share of jobs created from solar energy projects are in the construction industry.
 - Large-scale projects could require 200 to 400 laborers, plus electricians.
 - On average, take about 2 years to complete

- Dual-use offers agricultural opportunities:
 - Agrivoltaics
 - Crops
 - Livestock
 - Multiple streams of income for one landowner and increased profits

Current Ordinance: Rooftop, Integrated, Small Scale, Intermediate Scale

- **Rooftop and integrated solar energy systems** allowed in *all zones*

- **Small scale, ground mounted**
 - Up to 2500 square feet
 - Allowed in *residential zones* with a conditional use permit
 - Allowed in *business/industrial* and in *agricultural zones* as principal or accessory use

- **Intermediate scale, ground mounted**
 - Up to 5 acres
 - Permitted in *business/industrial zones*
 - Requires conditional use permit in *agricultural zones*

Current Ordinance: Large Scale

- Current ordinance allows **large scale solar energy systems** (over 5 acres) in **B-4, I-1, I-2, ED** zones with conditional use permit

- Large scale in *agricultural zones*
 - Provisions included to show local preference to Public Services Commission
 - Cannot exceed 1% (1827 acres) of the total acreage of Fayette County (182,762.32 acres)
 - Should include 85% vegetative cover
 - Submit land management plan to LFUCG

Amendment Recommendation Overview

- New provisions for co-located battery storage
- Additional definitions:
 - Farmlands of Statewide Importance
 - Prime Farmland
 - Brownfield Property
- * Large Scale requirements:
 - Stormwater Manual
 - Continuous Ag Production with annual inspection as defined by our PDR ordinance for A-R/A-U, Conditional Use Permit required
 - Land conservation plan and/or Water Quality Plan
- Community Benefits Plan:
 - Move to Sec 31-6 General Requirements
 - Recognizing specific, desirable benefits for Fayette County
- Decommissioning:
 - Timeline
 - Removal of ALL structures, equipment, and foundations
- Brownfield Exception:
 - Allowed use in any zone
 - No Conditional use permit required

* Members of the working group were not in unanimous agreement for this recommendation.

Next Steps

- Permission from GGP Committee to send the suggested language for feedback to:
 - Planning Commission (with a public hearing) - as a ZOTA, 60 days to review and return
 - Rural Land Management Board
 - Environmental Commission
 - Engage Lexington for general community feedback

- Additional recommendation: Form a group to examine other Brownfield sites listed in our Race to Net Zero Plan (from EPA's Re-Powering America's Land Initiative)
 - Eliminate any sites that have already been redeveloped for other purposes
 - Open a dialog with existing property owners to encourage solar at these locations
 - Include any updates to the list in the Empower Lexington/Race to Net Zero Plans

Questions?



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