

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18**

AMENDMENT NO. 1

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To add text to promote agriculture conservation and prevent loss of class one soil from use as solar facility.

Introduced by: Council Member Miller

On page 5, line 87, insert the following:

“2. A goal of our land use in the 2010 Comprehensive Plan recognizes the importance of the conservation of agriculture, a more rural lifestyle, and the preservation of scenic views as a quality of life issue. All Community Based Solar facilities should be not be permitted on Class One Soil Types in the NAR and SAR zones in order to prevent the loss of prime agriculture soil.”

Amendment 1

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18

AMENDMENT NO. 2

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To add text to limit solar facilities to 50 acre parcels and restrict size of facility to 25% of parcel.

Introduced by: Council Member Miller

Page 5, line 92, insert the following:

“Solar facilities shall be located on a minimum of 50 acre parcel and can occupy no more than 25% of the site acreage, for example, the facility would be committed to 12.5 acres on a 50 acre parcel. Applicant can combine two or more contiguous parcels to achieve 50 acre minimum”

Amendment 2

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18**

AMENDMENT NO. 3

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To require security fence as specified

Introduced by: Council Member Miller

On page 5, line 96, insert the following:

- “6. Community Based Solar shall be enclosed by a security fence that is located between the landscape buffer and the Community Based Solar; which must be a minimum height of 6 feet and suitable to prevent unauthorized access.
- a. The fence shall be constructed to meet any applicable State or Federal regulations and address the physical security of power system facilities.
 - b. Fencing shall be designed and installed to allow for the passage of small wildlife.
 - c. The fence shall not be used to display any signage except, as required by law.”

Amendment 3

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18**

AMENDMENT NO. 4

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To add specific requirements for bufferyard

Introduced by: Council Member Miller

On page 5, line.94 - 95, delete in its entirety and insert the following:

“7. Bufferyard E Standard shall be required along the perimeter of the project, unless State or federal regulations provide minimum vegetation clearance distances; and in such cases, the landscaping requirements shall apply to the extent that plantings can be installed in conformance with such standards.”

Amendment 4

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18

AMENDMENT NO. 5

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To add new section for Signage)

Introduced by: Council Member Miller

On page 5, line.96, insert the following:

“7. Signage

The only signage permitted shall be no larger than 6 square feet, which shall identify the Community Based Solar operator, the contact phone numbers, and which shall be posted At each entrance and exit of the property at no less than two locations.”

Amendment 5

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18

AMENDMENT NO. 6

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To specify operator and landowner are responsible decommissioning plan

Introduced by: Council Member Miller

On page 5, line.97, delete “Applicant” and insert “operator and landowner”

Amendment 6

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18

AMENDMENT NO. 7

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To specify that decommissioning plan will include yearly soil tests at the operator or landowner's expense.

Introduced by: Council Member Miller

On page 5, line.99, insert "...including yearly soil tests, at the expense of the operator or landowner"

Amendment 7

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18**

AMENDMENT NO.8

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To specify that in NAR and SAR zones, to allow entry to abandoned facilities, ensure soil must be returned to original condition, and facilities will be reassessed for real property tax.

Introduced by: Council Member Miller

On page 7, line.142, delete “the minimum parcel size shall be 50 acres” and insert the following:

As a condition of special exception approval, the owner and/or operator agree to allow entry to remove an abandoned or decommissioned Community Based Solar Facility. Soil conditions must be returned to their original base in Northern Agricultural Residential and Southern Agricultural Residential zones. Community Based Solar must be reassessed for taxation purposes every three years.”

Amendment 8

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18

AMENDMENT NO. 9

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To specify that regulations for community based solar power generation facilities are limited to 2MW

Introduced by: Council Member Miller

On page 4, line 82, insert “for 2MW”

Amendment 9

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18

AMENDMENT NO. 10

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To require design of facility to minimize noise by centralizing of hookups.

Introduced by: Council Member Miller

On page 5, line 91, insert the following:

“3. Designs for hookup to grid, transformers, and inverters should be in proximity to utility pole and located near the center of facility to minimize noise.”

Amendment 10

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18

AMENDMENT NO. 11

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To require solar facility to be 200 feet from edge of pavement or road right of way instead of 300 feet.

Introduced by: Council Members

On page 5, line 88, delete “three hundred (300)” and insert “two hundred (200)”

Amendment 11

Motion by: _____

Seconded by: _____

Vote on amendment: To approve
 To reject

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2021-18**

AMENDMENT NO. 12

TO BILL NO. 2021-13

Title: Zoning Ordinance – Solar Related – Definitions, Permissible Uses and Power Generation Facilities

Synopsis: To permit solar facilities that have received approval from the Board of Appeal, prior to enactment of this legislation, to be exempt from these regulation..

Introduced by: Council Members on behalf of Planning Commission

On page 5, line 87, insert the following:

“Solar community based facility projects that have been approved by the Cecil County Board of Appeals, prior to the enactment of this legislation, will be exempt from these regulations.”

Amendment 12

Motion by: _____

Seconded by: _____

Vote on amendment: To approve

 To reject