MOORE COUNTY PLANNING BOARD
REGULAR MEETING
THURSDAY, APRIL 2, 2015, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd Floor

CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD ***(Procedures are attached)***
Please sign up on the Public Comment Sign In sheet near the door

II. APPROVAL OF CONSENT AGENDA

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

A. Approval of Meeting Agenda
B. Approval of Minutes of March 5, 2015
C. Consideration of Abstentions

III. PUBLIC HEARING

Planning Board Chairman opens Public Hearing #1

1. The applicant, Kenneth Culler, is seeking a Conditional Use Permit for the use of an Automobile Sales Business located in Seven Lakes on two adjacent parcels (ParID 00017369 & 00014378) with a MacDougall Drive address owned by Bruce & Shirley Donaldson as identified in Moore County tax records. (*Theresa Thompson presenting*)

Planning Board Chairman calls proponents and opponents forward for Public Hearing #1 (one at a time)

Planning Board Chairman opens the floor for discussion and a motion regarding Public Hearing #1

Planning Board Chairman closes Public Hearing #1

Planning Board Chairman opens Public Hearing #2

2. The applicant, Pristine Sun Fund 12, LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Jason Road in the Sheffield Township on a parcel (ParID 00009291) owned by Cynthia Dabestani as identified in the Moore County tax records. (*Theresa Thompson presenting*)

Planning Board Chairman calls proponents and opponents forward for Public Hearing#2 (one at a time)

Planning Board Chairman opens the floor for discussion and a motion regarding Public Hearing #2

Planning Board Chairman closes Public Hearing #2

Planning Board Chairman opens Public Hearing #3

3. The applicant, Vass Solar 2 LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Morrison Bridge Road in the Little River Township on a parcel (ParID 00042822) owned by Lewis and Edith Foster as identified in the Moore County tax records. (*Theresa Thompson presenting*)

Planning Board Chairman calls proponents and opponents forward for Public Hearing#3 (one at a time)

Planning Board Chairman opens the floor for discussion and a motion regarding Public Hearing #3

Planning Board Chairman closes Public Hearing #3

Planning Board Chairman opens Public Hearing #4

4. The applicant, Lobelia Solar, LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility off of Lobelia Road in the Little River Township on a parcel (ParID 00044233) owned by Clinton and Elizabeth Williams as identified in the Moore County tax records. (*Theresa Thompson presenting*)

Planning Board Chairman calls proponents and opponents forward for Public Hearing #4 (one at a time)

Planning Board Chairman opens the floor for discussion and a motion regarding Public Hearing #4

Planning Board Chairman closes Public Hearing #4

IV. OTHER BOARD MATTERS

V. PLANNING DEPARTMENT REPORTS

VI. BOARD COMMENT PERIOD

VII. UPCOMING EVENTS

- Tuesday, April 7, 2015 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Tuesday, April 21, 2015 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Thursday, May 7 , 2015 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage

VIII ADJOURNMENT

Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is give to the County.

Please see attached procedures for the Public Comment Period and public commend during Public Hearings

PUBLIC COMMENT PROCEDURES
MOORE COUNTY PLANNING BOARD

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

1. *The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*

1. *Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*

2. *Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*

1. *Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*

2. *Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*

3. *Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*

4. *Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*

5. *Any applause will be held until the end of the Public Comment Period.*

6. *Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*

7. *Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*

8. *Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

Adopted on the 4th day of February, 2010 by a _8_ to _1_ vote of the Moore County Planning Board

MOORE COUNTY PLANNING BOARD
PUBLIC HEARINGS PROCEDURES

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

1. *Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*

2. *Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*

3. *Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*

4. *Any applause will be held until the end of the public hearing.*

5. *Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*

6. *Action on items brought up during the public hearing will be at the discretion of the Board.*

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY FEBRUARY 5, 2015, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present:	Buck Mims (Chair), Aaron McNeill (Vice Chairman), Molly Boggis, Eli Schilling, Scott McLeod, Rich Smith, Robert Hayter, Gene Horne, Eddie Nobles
Board Members Absent:	NONE
Staff Present:	Debra Ensminger, Planning Director Theresa Thompson, Planner Tim Emmert, Planning Supervisor Brenda White, Deputy County Attorney Lydia Cleveland, Administrative Officer II
Press Representatives:	Greg Hankins

CALL TO ORDER

Planning Board Chairman Buck Mims called the meeting to order.

INVOCATION

Vice Chairman Aaron McNeill offered the invocation.

MISSION STATEMENT

Board Member Rich Smith read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

APPROVAL OF THE CONSENT AGENDA

A. Approval of Meeting Agenda
B. Approval of Minutes of February 5, 2015
C. Consideration of Abstentions

Board Member Robert Hayter motioned to approve the Consent Agenda and the motion was seconded by Board Member Eli Schilling. The motion passed unanimously (8-0), Eddie Nobles was absent at the time of the vote.

PUBLIC HEARING(s)

Chairman Mims opened public hearing #1

The applicant, Flint Hill Solar, LLC is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on NC Hwy 24-27 in the Carthage Township on a parcel (ParID 00004653) owned by McDowell Timber Company as identified in the Moore County tax records. The parcel is approximately 36.55 acres.

Planner, Theresa Thompson presented background information as well as the purpose of the request submitted by the applicant. Ms. Thompson presented the recommended motion regarding this case and asked if there were any questions.

Board Member Molly Boggis asked if there are any wetlands on the property. Ms. Thompson explained that preliminary data says no but the applicant will be completing a delineation of the property. Board Member Boggis also asked if the property abutting the proposed location is residential. Ms. Thompson stated that the surrounding lots are zoned residential and there are four dwellings. Board Member Boggis asked for confirmation that the minimum set back of 50 feet has been met, and Ms. Thompson stated yes this has been met and this is confirmed on the site plan.

Board Member Smith stated that on the plan it shows a proposed tree line which he assumes to be where clearing has stopped. Board Member Smith asked if this proposed lot is totally wooded at this point. Ms. Thompson stated that there is a proposed tree line that is partially existing and additional screening will fulfill the type 3 screen requirement and will be inspected by staff prior to receiving a certificate of occupancy. Board Member Smith additionally asked if the proposed tree line will go around the entire property, and Ms. Thompson replied “yes”.

Chairman Mims called on the applicant representative to provide his case.

Mr. Dave Neill the attorney representative of the applicant explained that the property is currently owned by McDowell Timber Company and many of the adjacent property owners are extended family. Mr. Neill stated this site currently has a dense vegetative covering due to a cut of the property 7-8 years ago, and the intent is to use this existing buffer except in the northwest corner. Mr. Neill explained that he has brought subject matter experts to explain how the four findings of fact have been met by the proposed conditional use permit if needed.

George Retschle stated that in his professional opinion if the proposed solar facility is installed the way it is designed it will not adversely affect public safety or health.

Tom Hester distributed an affidavit that includes an appraisal of the site and after a review of existing solar farms as well as transactions of properties that are similar; Mr. Hester stated there is no affect to property value. Board Member Scott McLeod asked Mr. Hester to monetize "basically similar" and Chairman Mims asked if there was any monetary drop. Mr. Hester stated no.

Board Member Smith asked if the equipment will rot over time. Mr. Neill explained that if a panel does not work then the business model fails. Chairman Mims asked Mr. Neill what the exit strategy is and he explained that a decommissioning plan is required for a certificate of occupancy and the salvage value after a panel's useful life is greater than the cost to remove it.

Board Member McLeod asked about the height of the panels. George stated that depending on the typography the height would be no greater than 10-15 feet. Board Member McLeod expressed concern regarding the height of a typical pine tree and the coverage that is not provided as they grow.

Board Member Smith asked the applicant if they would throw in some extra landscaping just along the left side along the road. Additional Board Members expressed their concern for additional landscape buffering. Mr. Neill stated that he would like to go back and review the southwest corner and the two planting buffer areas.

Board Member Hayter asked if there is credit given for existing shrubbery and Ms. Thompson stated yes.

Deputy County Attorney Brenda White explained that requested additional planting can only be a recommendation because the requirements have been met.

Mr. Neill stated that he will go in good faith and see if there are spots that could potentially be visible.

Board Member McLeod asked how many solar farms Cypress Creek operates. Mr. Neill explained that are 40 in operation and approximately 100 in the approval process. Board Member McLeod asked if any of the 40 in operation have had to close for any reason and Mr. Neill stated "no".

Chairman Mims asked if the citizens in the audience had any questions or would like to speak. Ms. Martha Steel of 227 Mt. Carmel road asked if there any hazardous chemical or waste produced by the operation. The applicant stated no and Chairman Mims additionally added that in the Planning Board preliminary research it was found to be very quiet.

Board Member Hayter made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00004653. The motion was seconded by Board Member Gene Horne and the motion passed unanimously (9-0).

Chairman Mims closed public hearing #1

OTHER BOARD MATTERS

Chairman Mims explained that an Open Space Committee will not be needed to assist the Board of Commissioners at this time.

PLANNING DEPARTMENT REPORTS

Planning Director Debra Ensminger stated that there is the possibility of 4 solar farms next month and Ms. Ensminger discussed the upcoming Department of Transportation meetings scheduled for this later in the month. Ms. Ensminger further explained that the UDO will be reviewed with the intention of making it more business friendly.

BOARD COMMENT PERIOD

Chairman Mims welcomed Board Member Eddie Nobles back.

ADJOURNMENT

With no further comments Chairman Mims adjourned the regular meeting of the Moore County Planning Board.

Respectfully submitted by,

Lydia Cleveland
Administrative Officer II

Agenda Item:_____
Meeting Date: April 2, 2015

MEMORANDUM TO THE PLANNING BOARD

FROM: **Debra Ensminger**
Planning & Transportation Services Director

DATE: **March 6, 2015**

SUBJECT: **Conditional Use Permit Request: Automobile Sales**

PRESENTER: **Theresa Thompson**

REQUEST

The applicant, Kenneth Culler, is seeking a Conditional Use Permit for the use of an Automobile Sales Business located in Seven Lakes on two adjacent parcels (ParID 00017369 & 00014378) with a MacDougall Drive address owned by Bruce & Shirley Donaldson as identified in Moore County tax records. The combined parcels are approximately 0.70 acres (30,492 square feet.)

EXISTING ZONING AND SURROUNDING LAND USE

The property is zoned Village Business District (VB) which requires a Conditional Use Permit for the use, Automobile Sales. The current use of the property is vacant. Adjacent zoning districts include Village Business District (VB) and the Rural Agricultural Urban Service Boundary District (RA-USB). The adjacent land uses include a dance studio, animal board facility and vacant land.

WATER AND SEWER

The property is served by County Water. Per the Fire Marshal, installation of a fire hydrant will not be required. The property is not served by County Sewer. Environmental Health has reviewed the site plan. Septic approval will be required before permits are issued.

OVERLAY DISTRICTS

1. Watershed – The property is not located within a Public Water Supply Watershed
2. Floodplain – The property is not located within a Floodplain
3. Wetland – The are no wetlands located on the property
4. Voluntary Agricultural District – The property is not located within the VAD
5. Highway Corridor Overlay District – The property is not located within an HCOD
6. Red Cockaded Woodpecker – The property is not located in the RCW District
7. Fort Bragg Zoning Overlay – The property is not located in the FBZO District

TRANSPORTATION

The property has direct access to an existing paved private street (MacDougall Drive). NCDOT approval is not applicable.

REQUIRED FINDINGS

In recommending the Conditional Use Permit the following findings must be met:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan. In this instance, the proposed use is reflected in the goals of the Moore County Land Use Plan adopted in November 2013. Specifically, Goal 4: Provide Information and Seek Citizen Participation under Recommendation 4.1 states, "Promote efforts to involve and inform citizens of throughout various planning and permitting processes."

ADDITIONAL FINDINGS

Staff recommends the applicant agree to the following additional condition: Should the Zoning Administrator, Building Inspector, Environmental Health, or the Fire Marshal identify minor changes staff shall be authorized to accept such minor modifications to site plan as necessary.

STAFF RECOMMENDATION

Staff recommends the Moore County Planning Board make the following motion:

Motion: Make a motion to endorse the Moore County Board of Commissioners to approve/deny the Conditional Use Permit for the use of an Automobile Sales Business on the parcels known as ParID# 00017369 & 00014378.

ATTACHMENTS

Land Use Map and Pictures
Vicinity Map
Conditional Use Permit Application
Submitted Site Plan
Submitted Architectural Plans

LAND USE MAP

PICTURES OF PROPERTY AND SURROUNDING AREA

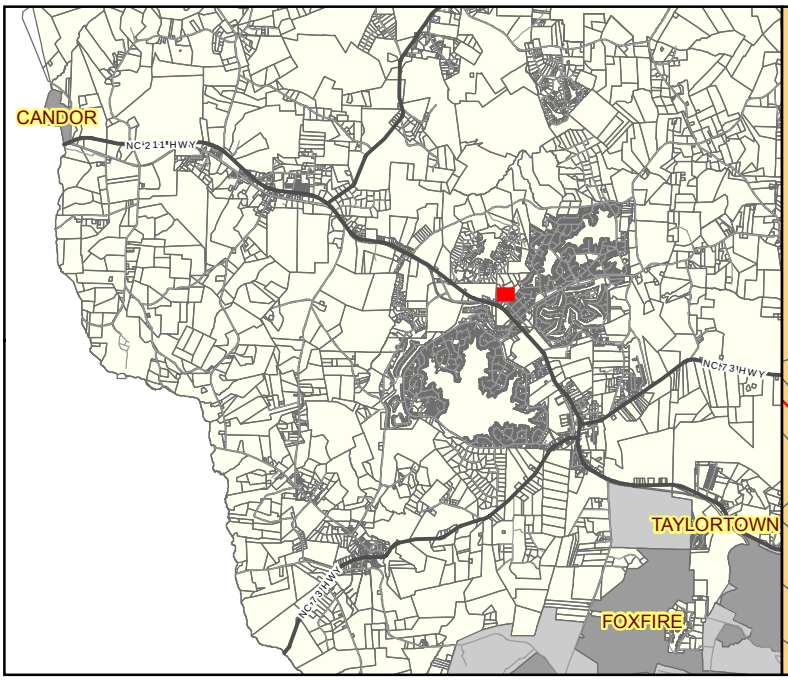
1. Proposed Automobile Sales Property

2. 360 MacDougall Dr. (Dance Studio located to the left of the proposed auto sales site.)

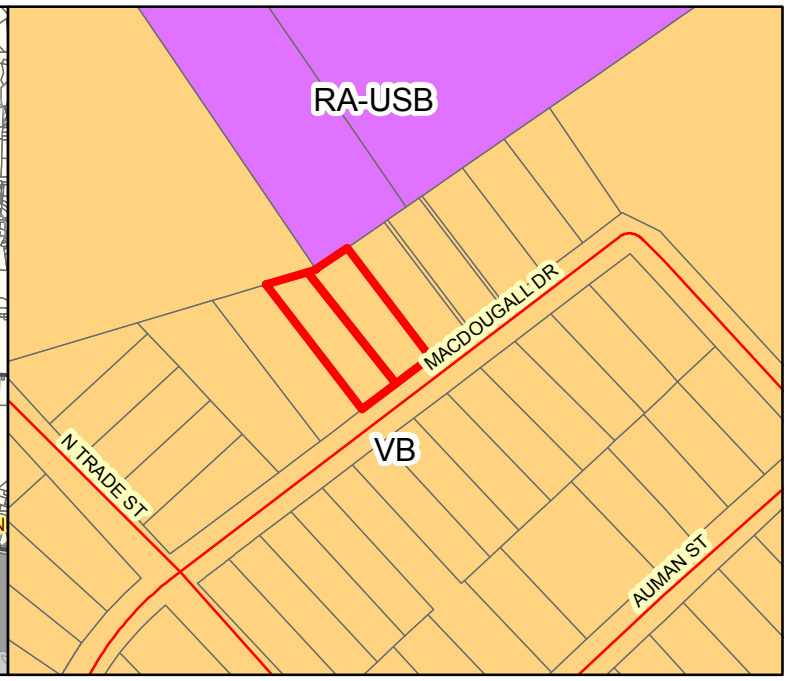
3. 347 MacDougall Dr. (Animal Boarding Facility located across the street.)

4. Vacant lots across the street.

5. Adjacent vacant property. (Proposed auto sales property located to the left.)



County Location Map
1 in = 3 miles



Current Zoning
1 in = 300 ft

Aerial Photography 2010
1 in = 100 ft

Moore County GIS Disclaimer
All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. MOORE COUNTY, ITS OFFICIALS, AGENTS AND EMPLOYEES MAKE NO WARRANTY AS TO THE CORRECTNESS OR ACCURACY OF THE INFORMATION SET FORTH ON THIS MEDIA WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

N

Vicinity Map
Owner: Bruce & Shirley Donaldson
Applicant: Kenneth Culler
Conditional Use Permit

ParID 00017369 & 00014378

Legend

B-1	PUD/CUD	RA-40
B-1-CUD	PUD-H	R-MH
B-2	RA	RA-CUD
GC-SL	RA-2	RA-USB
GC-WL	RA-2-CUD	RE
I	RA-5	VB
P-C	RA-20	VB-CUD

My Cell # 910-332-0936

PLANNING & COMMUNITY DEVELOPMENT

One Team — One Mission

P.O. Box 905
1048 Carriage Oaks Drive
Carthage, NC 28327
Planning: 910.947.5010
Central Permitting: 910.947.2221
Fax: 910.947.1303
www.mooresountync.gov

Conditional Use Permit Application

Application Date: 1-15-15			
Location/Address of Property: VAC Lot - # 5409, 14378 off MacDougall			
Applicant: Kenneth Lee Culler		Phone:	
Applicant Address: 117 Firetree Lane	City: West End	St: NC	Zip: 27376
Owner: Seller; Shirley Donaldson / Susan Adams Reactor		Phone: 910-690-2975	
Owner Address:	City: West End	St: NC	Zip: 27376
Current Zoning District: Seven Lakes Village	Proposed Use: Pre owned Auto sales & wholesale		

Comments:
I'm Looking to Purchase this lot, & improve it & the Community By opening A Nice Pre owned Auto Sales or Wholesale Business I have A Current Lot in Hamlet N.C. (10 yrs) & Look to move it to this Location it will Be all New Construction & Will Promote other Business

Application Submittal

The applicant must submit a complete application packet on or before the submittal deadline. This includes:

- ☐ Completed Moore County Conditional Use Permit Application.
- ☐ Application Fee ($175).
- ☐ Postage sufficient to notify all adjacent landowners **FOR TWO MAILINGS**. (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage FOR EACH CERTIFIED MAIL LETTER is $6.49. This includes $3.30 (certified mail) plus $2.70 (return receipt) plus $0.49 (first class stamp).
- ☐ A detailed site plan. (See page two of this packet for list of items to include.)

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.

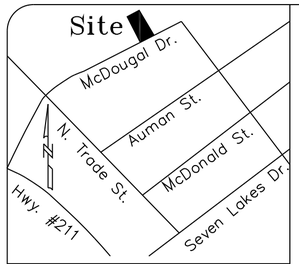
Kenneth L Culler 1-15-15
Applicant/Owner Signature Date

Applicant/Owner Signature Date

Office Use Only:

PAR ID: 00017369

[signature] 1/20/15
Received By Date



Vicinity Map (Not to Scale)

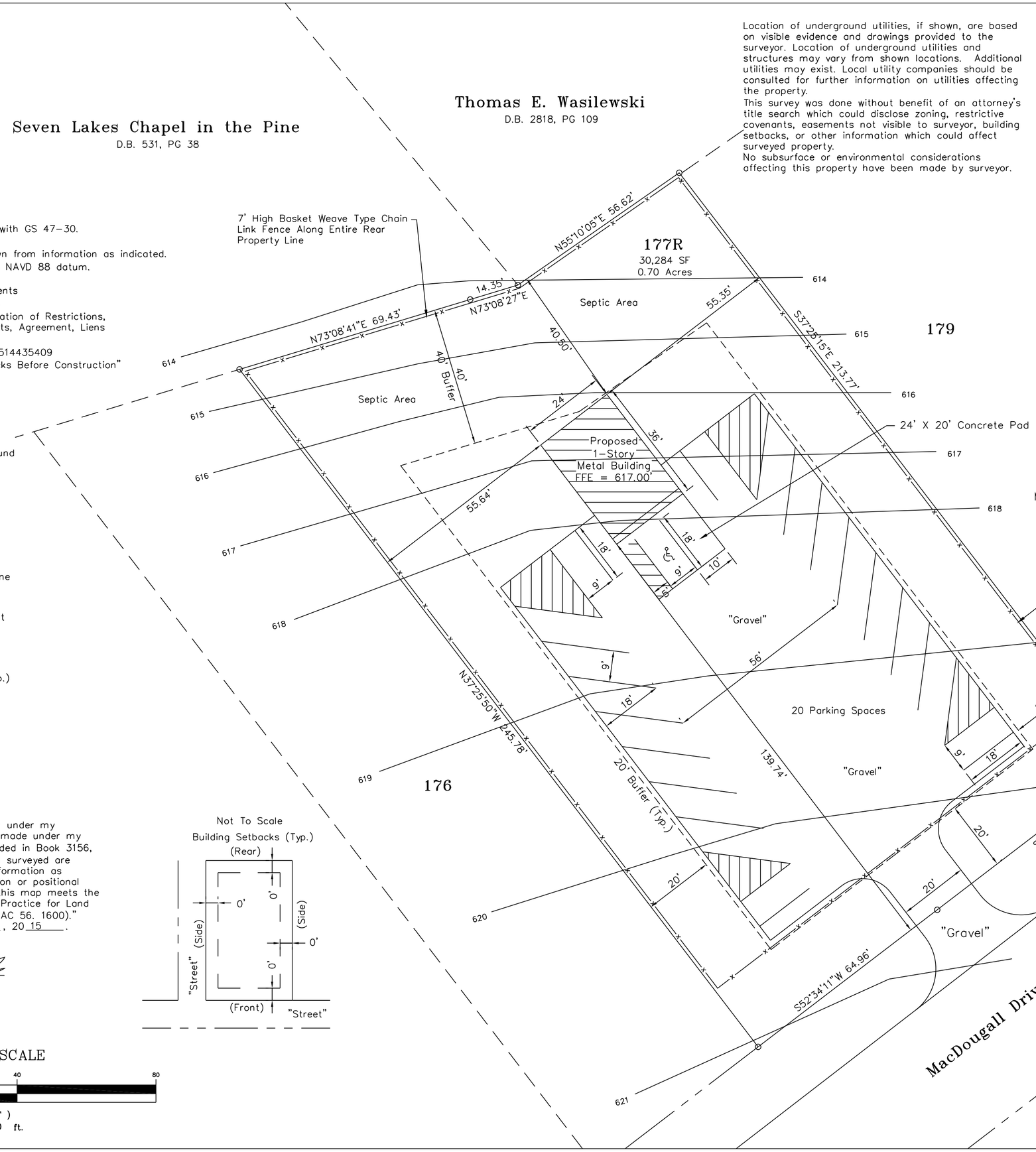
Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.
This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.
No subsurface or environmental considerations affecting this property have been made by surveyor.

Per P.C. 3, SL 297
Moore County Registry

Notes:
This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
Contour interval = 1', based on NAVD 88 datum. per Moore Co. GIS
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
Parcel ID #00014378, PIN #852514435409
"Verify Minimum Building Setbacks Before Construction"

Legend:
IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
Ⓢ = Sewer Manhole
= Fire Hydrant
= Utility Pole
CATV = Cable Television
PSO = Power Stub Out
TP = Telephone Pedestal
WV = Water Valve
= Light Pole
— — = Building Setback Line
—OHU— = Overhead Utilities
⊠ = Water Meter
SSO = Sanitary Sewer Stub Out
= Electrical Transformer
= HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
— SS — = Sanitary Sewer
O = Calculated Point

Plat Cabinet 3, Slide 297
Deed Book 3156, Page 62
Moore County, North Carolina



RYAN McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Kenneth L. Culler
Lot 177R
Seven Lakes Villages
Site Plan Survey
Mineral Springs Township, Moore County
West End, North Carolina
February 18, 2015 JOB# 150030A

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3156, page 62); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20000+ and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 18th. day of February, 20 15.

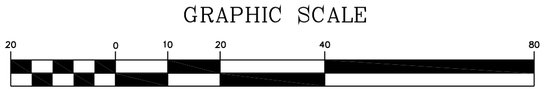
NORTH CAROLINA PROFESSIONAL SEAL L-4394 RYAN D. McBRYDE

Professional Land Surveyor

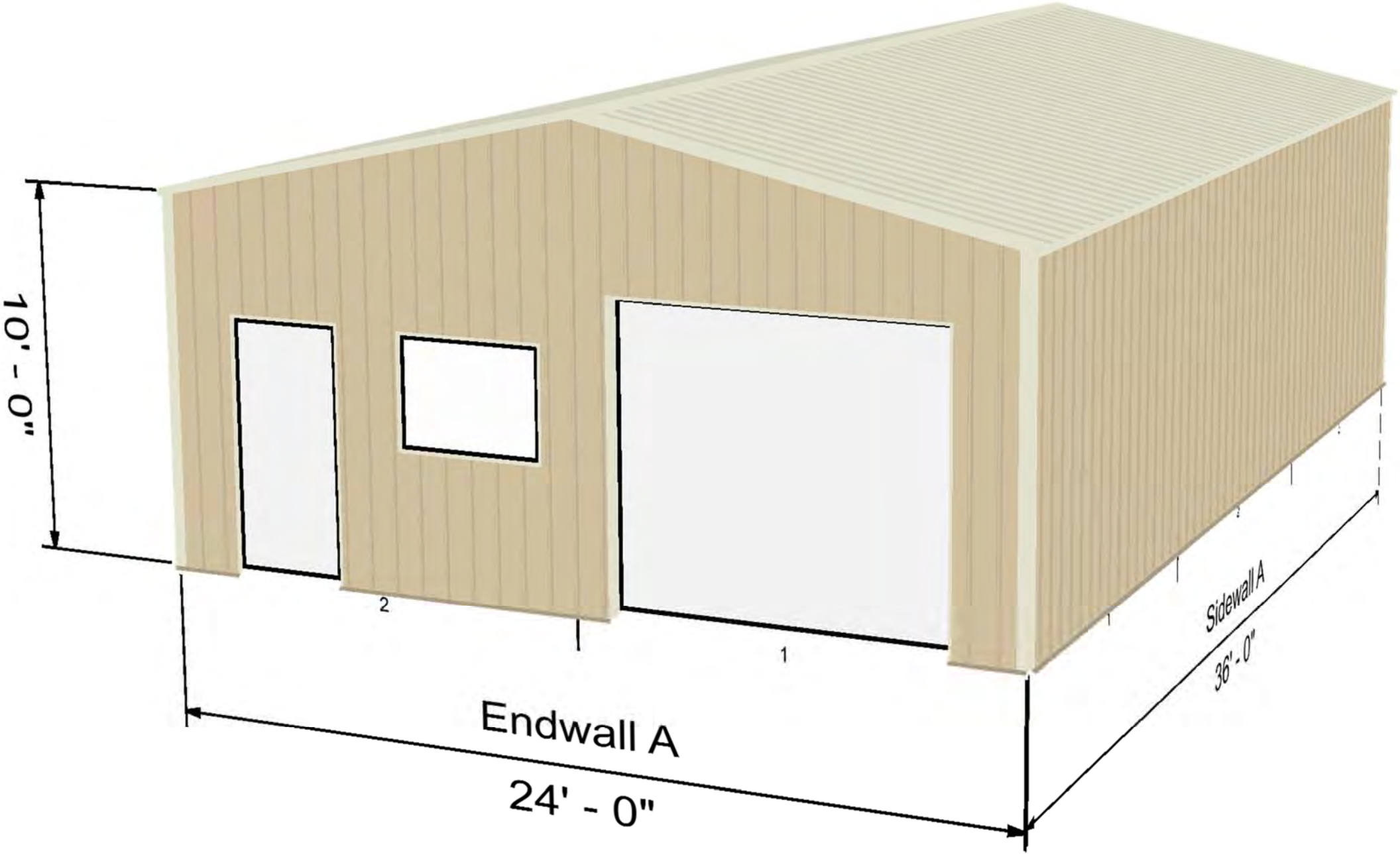
L-4394
Registration Number

Not To Scale
Building Setbacks (Typ.)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.


10' - 0"
2
1
Endwall A
24' - 0"
Sidewall A
36' - 0"

Agenda Item:_____
Meeting Date: April 2, 2015

MEMORANDUM TO THE PLANNING BOARD

FROM: **Debra Ensminger**
Planning & Transportation Services Director

DATE: **March 6, 2015**

SUBJECT: **Conditional Use Permit Request: Solar Collector Facility, Commercial (Jason Rd.)**

PRESENTER: **Theresa Thompson**

REQUEST

The applicant, Pristine Sun Fund 12, LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Jason Road in the Sheffield Township on a parcel (ParID 00009291) owned by Cynthia Dabestani as identified in the Moore County tax records. The parcel is approximately 28.15 acres per the applicant's site plan.

EXISTING ZONING AND SURROUNDING LAND USE

The property is zoned Rural Agricultural (RA). All adjacent properties are zoned Rural Agricultural (RA). The current use of the property is vacant. The adjacent land uses include single family homes and vacant parcels.

WATER AND SEWER

The site will not necessitate water or sewer connections.

OVERLAY DISTRICTS

1. Watershed – The property is located within the Balance of Watershed III Overlay (WS-III-BW) District which allows a maximum of 24% impervious surface. The project proposes 0.090% impervious surface.
2. Floodplain – The property is not located within a floodplain.
3. Wetland – There are no wetlands located on the property though there is a pond located outside of the project area. Per the applicant, the field delineation will be complete before a zoning permit is issued.
4. Voluntary Agricultural District – The property is within one-half mile of a VAD.
5. Highway Corridor Overlay District – The property is not located within an HCOD.
6. Red Cockaded Woodpecker – The property is not located in the RCW District.
7. Fort Bragg Zoning Overlay – The property is not located in the FBZO District.

TRANSPORTATION

The property has access to an existing paved NCDOT highway (Jason Road.) NCDOT will determine if a driveway permit is required. Per NCDOT, solar farms are not required to pave the entrance due to the low traffic generated.

REQUIRED FINDINGS

In recommending the Conditional Use Permit the following findings must be met:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan. In this instance, the proposed use is reflected in the goals of the Moore County Land Use Plan adopted in November 2013. Specifically, Goal 3: Optimize the Uses of Land Within the County of Moore; under Goal 3, Action 3.4.4 states, "Plan for the development of alternative energy systems that minimize the adverse impacts to prime agricultural lands and public water supply watersheds."

ADDITIONAL CONDITIONS

Staff recommends the applicant agree to the following additional condition: Should the Zoning Administrator, Building Inspector, Environmental Health, the Fire Marshal, or NCDOT identify minor changes staff shall be authorized to accept such minor modifications to site plan as necessary.

STAFF RECOMMENDATION

Staff recommends the Moore County Planning Board make the following motion:

Motion: Make a motion to endorse the Moore County Board of Commissioners to approve/deny the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00009291.

ATTACHMENTS

Adjacent Land Use Map and Pictures
Vicinity Map
Conditional Use Permit Application
Submitted Comments
Submitted Site Plan
Submitted Architectural Plans

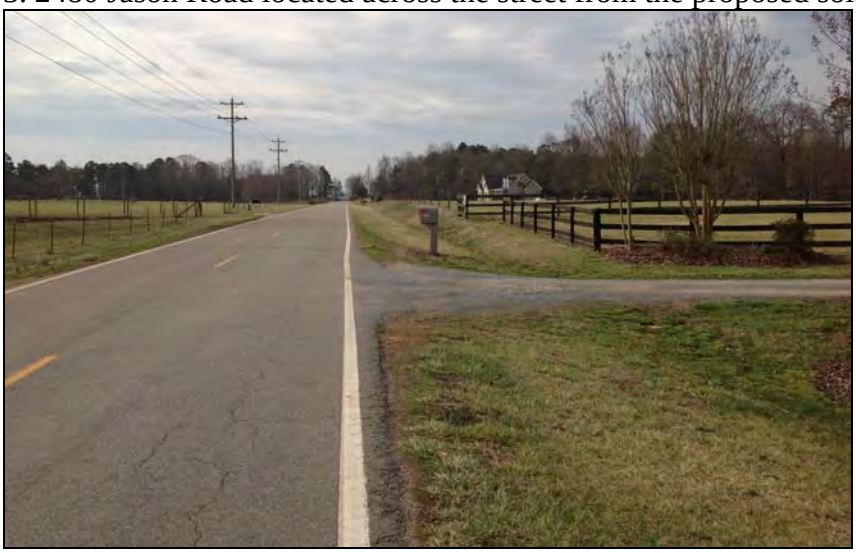
LAND USE MAP

PICTURES OF SITE AND ADJACENT PROPERTIES

1. Proposed Solar Collector Facility Site

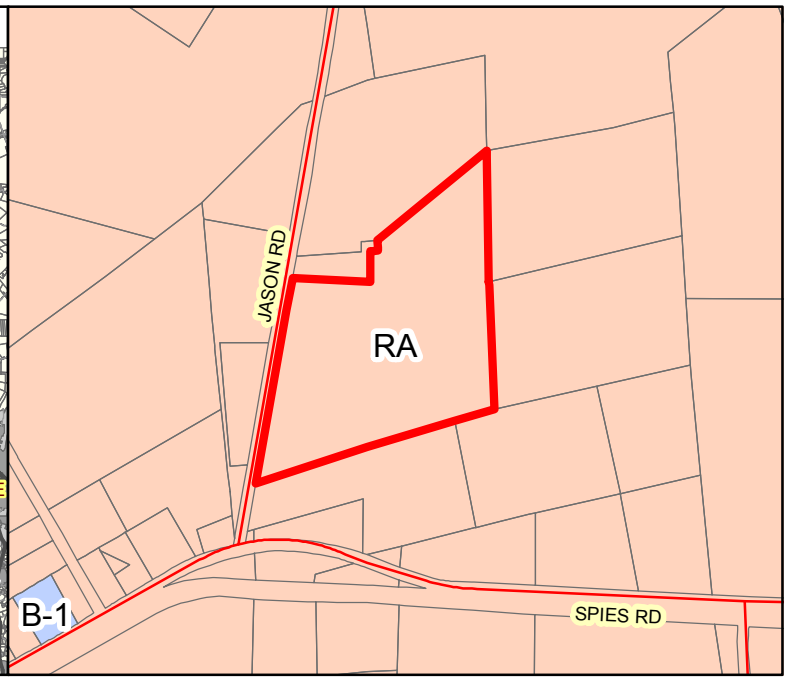
2. 2443 Jason Road. (Proposed solar site located to the right of the house.)

3. 2480 Jason Road located across the street from the proposed solar site.

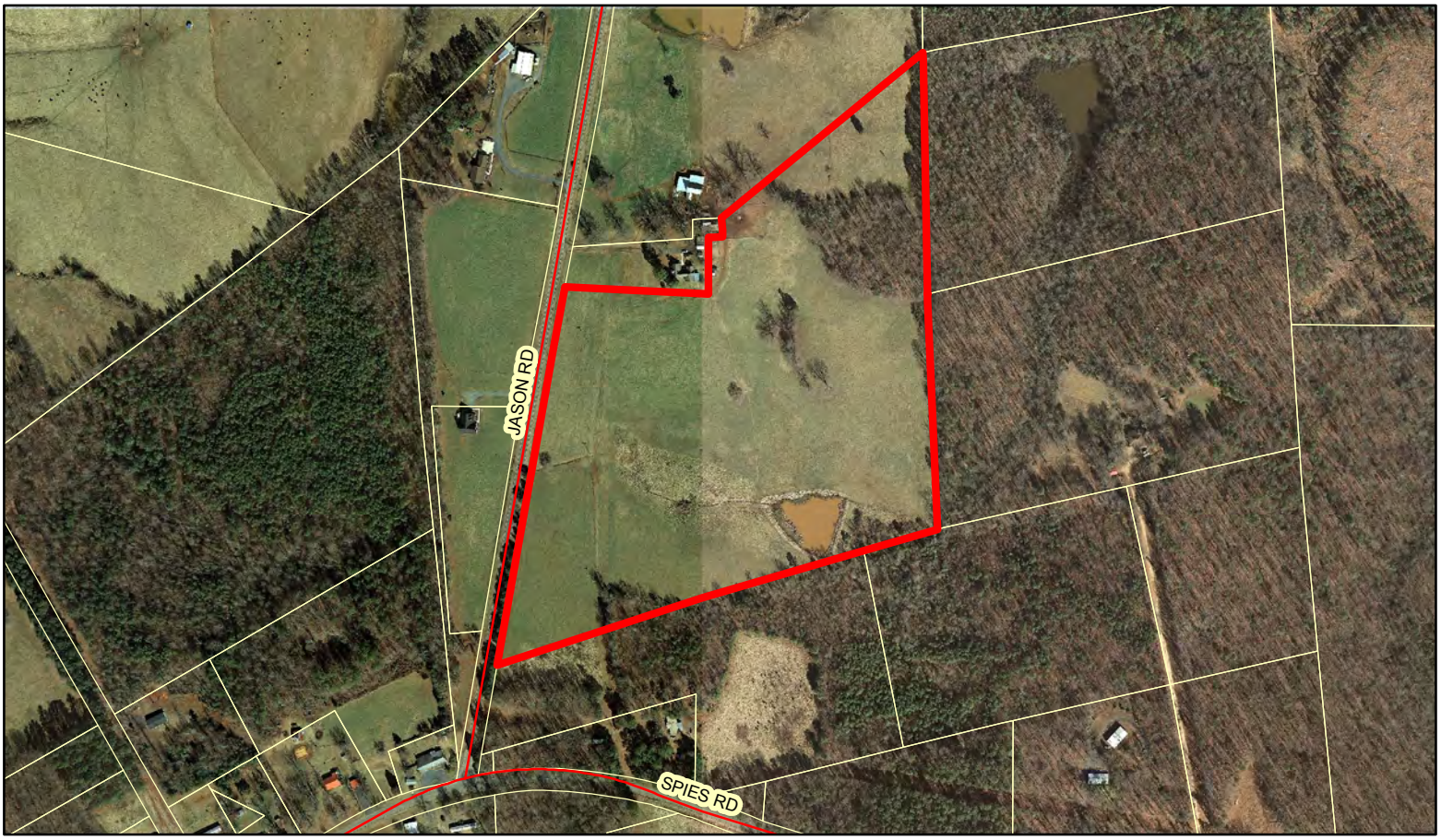


Closer picture of 2480 Jason Road (located across the street from the solar site.)

County Location Map
1 in = 5 miles



Current Zoning
1 inch = 1,000 feet



Aerial Photography 2010
1 inch = 500 feet

Moore County GIS Disclaimer
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

N

Vicinity Map
Owner: Cynthia Dabestani
Applicant: Prisine Sun Fund12, LLC
Conditional Use Permit
ParID 00009291

Legend

B-1	PUD/CUD	RA-40
B-1-CUD	PUD-H	R-MH
B-2	RA	RA-CUD
GC-SL	RA-2	RA-USB
GC-WL	RA-2-CUD	RE
I	RA-5	VB
P-C	RA-20	VB-CUD

PLANNING & COMMUNITY DEVELOPMENT

"One Team – One Mission"

P.O. Box 905
1048 Carriage Oaks Drive
Carthage, NC 28327
Planning: 910.947.5010
Central Permitting: 910.947.2221
Fax: 910.947.1303
www.moorecountync.gov

Conditional Use Permit Application

Application Date: 2/20/15			
Location/Address of Property: Jason Road, Star NC 27356. APN: 769000081910			
Applicant: Pristine Sun Fund 12, LLC		Phone: 415-848-8163	
Applicant Address: 101 Mission Street, Suite 1050	City: San Francisco	St: CA	Zip: 94105
Owner: Cynthia F. Dabestani		Phone:	
Owner Address: 5120 Tracewood Ct.	City: Charlotte	St: NC	Zip: 28215
Current Zoning District: RA	Proposed Use: Solar PV System		

Comments:
We are proposing a 2MW solar generating facility on approximately 20 acres. The system will generate electric power that will be sold to the North Carolina Electric Membership Corporation and will interconnect directly to Randolph Electric Membership Corporation's existing distribution lines located at the site.

Application Submittal

The applicant must submit a complete application packet on or before the submittal deadline. This includes:

- ☒ Completed Moore County Conditional Use Permit Application.
- ☒ Application Fee ($175).
- ☒ Postage sufficient to notify all adjacent landowners **FOR TWO MAILINGS**. (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage FOR EACH CERTIFIED MAIL LETTER is $6.49. This includes $3.30 (certified mail) plus $2.70 (return receipt) plus $0.49 (first class stamp).
- ☒ A detailed site plan. (See page two of this packet for list of items to include.)

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.

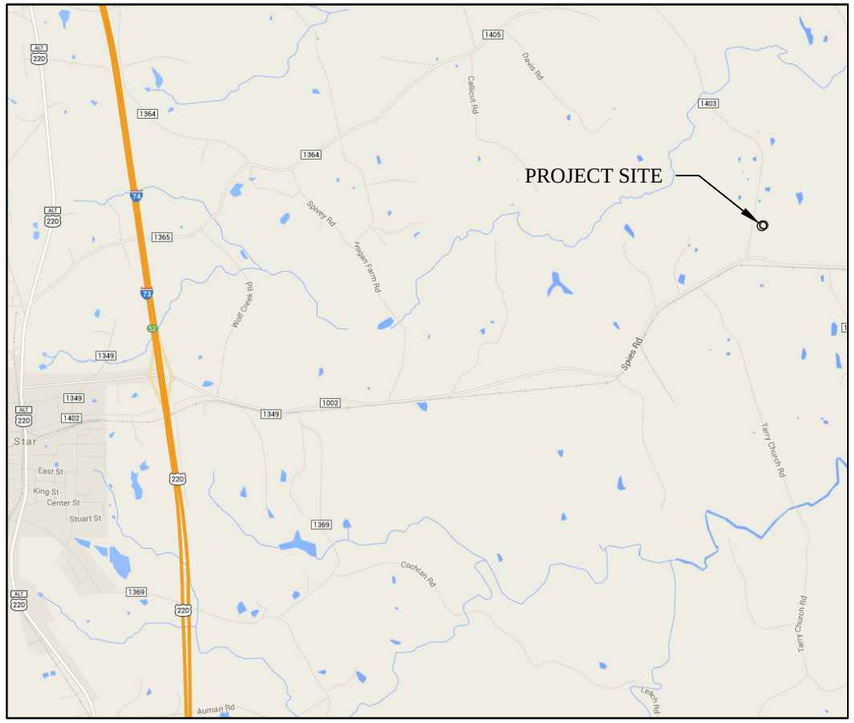
Troy A Helming — Troy Helming, Manager — 3/3/15
Applicant/Owner Signature — Date

Applicant/Owner Signature — Date

Office Use Only:

PAR ID: 00009291

Noreen M. Roper — 3/5/2015
Received By — Date

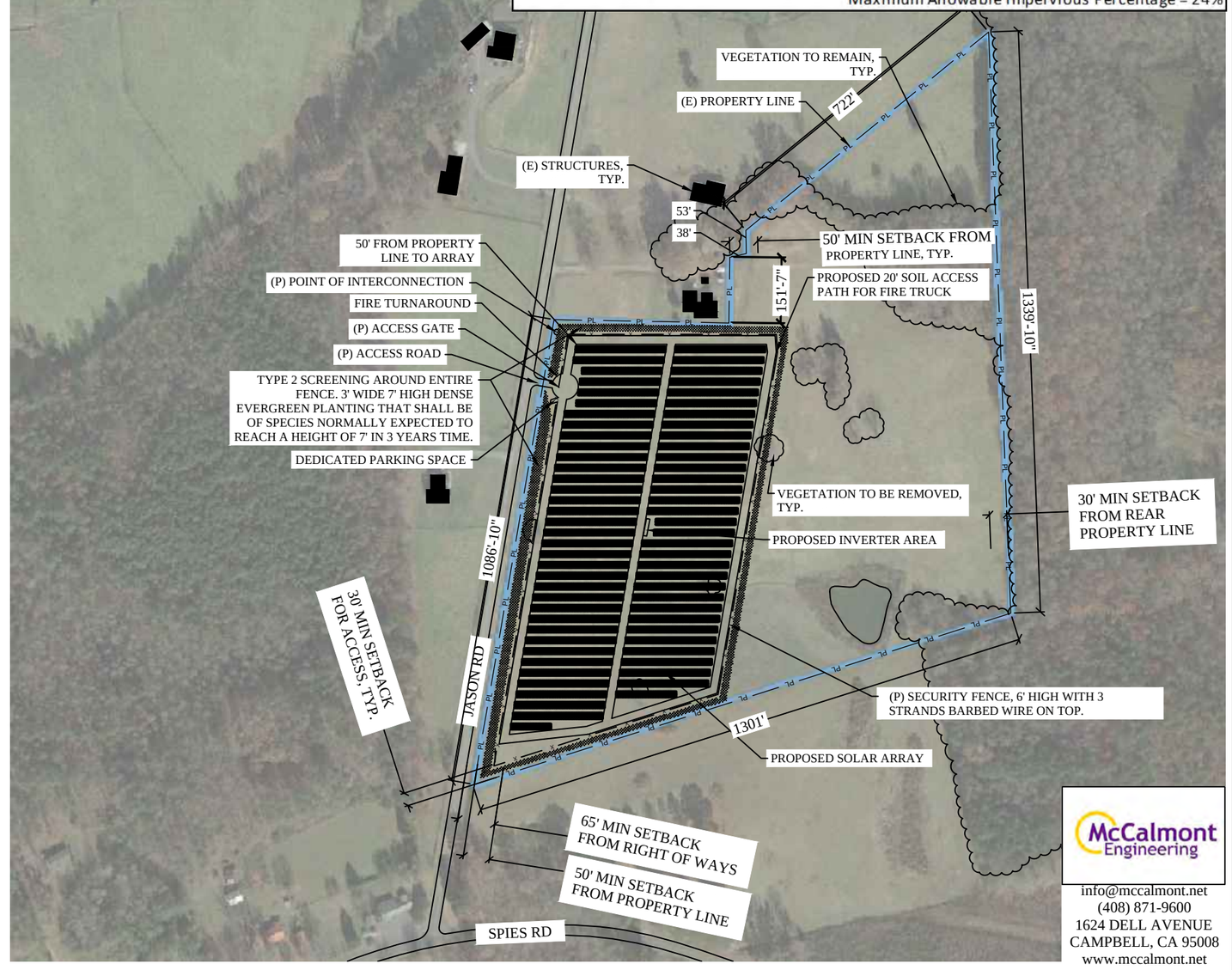


1 VICINITY MAP

NTS

PROJECT INFORMATION	
OWNER	CYNTHIA DABESTANI
OWNER ADDRESS	5120 TRACEWOOD COURT, CHARLOTTE, NC 28215
APN	769000081910
COUNTY	MOORE
ZONING	RA
PARCEL ACREAGE	28.15
SOLAR ACREAGE	11.45
SOLAR SYSTEM SIZE	2.0MW

Proposed Conditions				Area (sf)	Area (ac)	% of Total
Impervious						
Existing Drives to Remain				0	0.000	0.000%
Existing Structures to Remain				0	0.000	0.000%
Proposed Drives (Gravel/Conc./Asphalt)				0	0.000	0.000%
Switchgear Pads		# of Pads	Area/Pad (sf)	Switchgear Total		
		1	100	100	0.0023	0.008%
Inverter Areas		# of Inverters	Area/Inverter	Inverter Total		
(Assumes Entire Graded area)		2	400	800	0.0184	0.065%
Rack Posts	Posts/Rack	# of Racks	Area/Post (in²)	Rack Posts Total		
	2	608	48	203	0.0046	0.016%
Pervious						
Wooded Areas				81764	1.8770	6.668%
Agricultural Fields/Lawns				1144450	26.2730	93.332%
Total Area =				1226214	28.15	100%
Proposed % Impervious =				0.090%		
Maximum Allowable Impervious Percentage = 24%						



2 SITE PLAN - PROPOSED SOLAR ARRAY

Scale: 1:250

0 125' 250' 500'

BAR SCALE

GENERAL NOTES

1. A WETLANDS DELINEATION OF THE PROPERTY HAS NOT BEEN DONE YET, BUT WILL BE.
2. EVERYTHING WILL BE UNDERGROUND UP TO THE UTILITY POINT OF THE INTERCONNECTION. PROPOSED INTERCONNECTION POINT LOCATED ON MAP.
3. SITE WILL COMPLY WITH UDO SECTION 9.3.27 PER ATTACHMENT LETTER.
4. DETAIL FOR PRELIMINARY ARCHITECTURE PLAN FOR THE PANELS IS ON SEPARATE SHEET TITLED "SINGLE POST ELEVATION & PLAN VIEWS.

NOT FOR CONSTRUCTION

McCalmont Engineering
info@mccalmont.net
(408) 871-9600
1624 DELL AVENUE
CAMPBELL, CA 95008
www.mccalmont.net

Pristine Sun

COMPANY:
PRISTINE SUN, LLC
101 Mission Street, #1050,
San Francisco, CA 94105
(415) 848-8100

ENGINEER'S STAMP
NORTH CAROLINA PROFESSIONAL SEAL 040706 ENGINEER AARON McCALMONT

PROJECT TITLE:
2.0MW PHOTOVOLTAIC ON GRID SYSTEM

PROJECT NO.: 20052

PROJECT ADDRESS:
Jason Road
Star, NC 27356

REV.	COUNTY SUBMITTAL	BY:	DATE:
1	PRELIMINARY DESIGN	OM	1/20/2025

SHEET TITLE:
SITE PLAN - PROPOSED

DRAWN BY: PRISTINE SUN, LLC

SHEET NO.: C1.0

SCALE: 1:250

Agenda Item:_____
Meeting Date: April 2, 2015

MEMORANDUM TO THE PLANNING BOARD

FROM: **Debra Ensminger**
Planning & Transportation Services Director

DATE: **March 6, 2015**

SUBJECT: **Conditional Use Permit Request: Solar Collector Facility, Commercial (Morrison Bridge Rd.)**

PRESENTER: **Theresa Thompson**

REQUEST

The applicant, Vass Solar 2 LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Morrison Bridge Road in the Little River Township on a parcel (ParID 00042822) owned by Lewis and Edith Foster as identified in the Moore County tax records. The parcel is approximately 78.74 acres.

EXISTING ZONING AND SURROUNDING LAND USE

The property is zoned Rural Agricultural (RA). Adjacent properties are zoned Rural Agricultural (RA), Gated Community – Woodlake District (GC-WL), and Rural Agricultural Urban Service Boundary (RA-USB). The current use of the property is vacant. The adjacent land uses include single family homes and vacant parcels.

WATER AND SEWER

The site will not necessitate water or sewer connections.

OVERLAY DISTRICTS

1. Watershed – The property is located within the Balance of Watershed III Overlay (WS-III-BW) District which allows a maximum of 24% impervious surface. The project proposes 4.12% impervious surface. There is a stream located in the northeast section of the property. The stream is located outside of the project area.
2. Floodplain – The north half section of property is located within the .2% and AE Zone. Per the applicant, there are no activities proposed that will require a floodplain development permit. Per the applicant, clearing is an allowable activity in the floodplain as long as it does not result in fill or debris being left that will impede water flow.
3. Wetland – Per the applicant's wetland delineation report the project area is located outside of the wetland area.
4. Voluntary Agricultural District – The property is within one-half mile of a VAD.
5. Highway Corridor Overlay District – The property is not located within an HCOD.
6. Red Cockaded Woodpecker – The property is not located in the RCW District.
7. Fort Bragg Zoning Overlay – The property is located in the FBZO District. The executive director of the Regional Land Use Advisory Commission has been notified.

TRANSPORTATION

The property has access to an existing paved NCDOT highway (Morrison Bridge Road). NCDOT will determine if a driveway permit is required. Per NCDOT, solar farms are not required to pave the entrance due to the low traffic generated.

REQUIRED FINDINGS

In recommending the Conditional Use Permit the following findings must be met:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan. In this instance, the proposed use is reflected in the goals of the Moore County Land Use Plan adopted in November 2013. Specifically, Goal 3: Optimize the Uses of Land Within the County of Moore; under Goal 3, Action 3.4.4 states, "Plan for the development of alternative energy systems that minimize the adverse impacts to prime agricultural lands and public water supply watersheds."

ADDITIONAL CONDITIONS

Staff recommends the applicant agree to the following additional condition: Should the Zoning Administrator, Building Inspector, Environmental Health, the Fire Marshal, or NCDOT identify minor changes staff shall be authorized to accept such minor modifications to site plan as necessary.

STAFF RECOMMENDATION

Staff recommends the Moore County Planning Board make the following motion:

Motion: Make a motion to endorse the Moore County Board of Commissioners to approve/deny the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00042822.

ATTACHMENTS

Adjacent Land Use Map and Pictures
Vicinity Map
Conditional Use Permit Application
Submitted Comments
Submitted Site Plan

LAND USE MAP

PICTURES OF SITE AND ADJACENT PROPERTIES

1. Proposed Solar Collector Facility Site

2. 368 Morrison Bridge Road (house located across the street from the proposed solar site.)

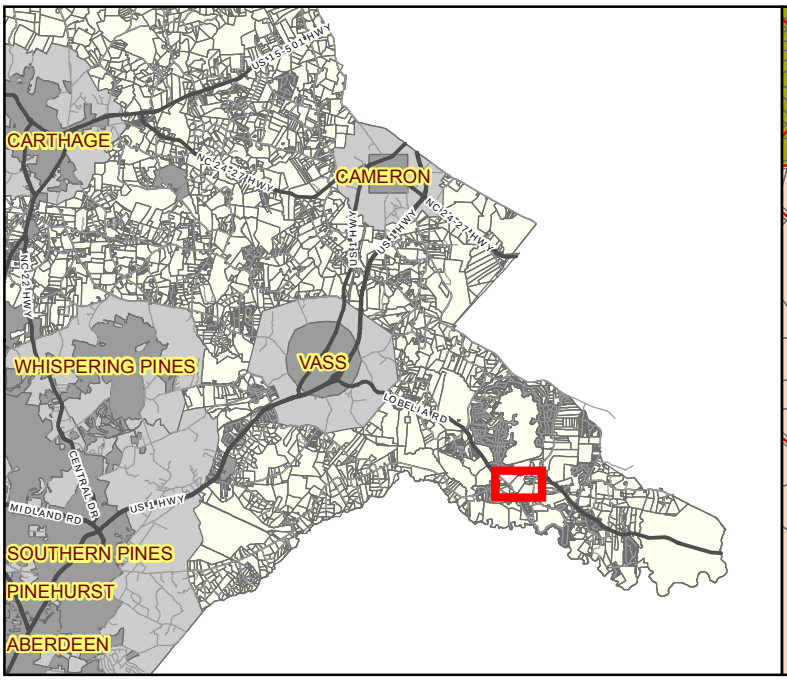
3. 384 Morrison Bridge Road (house located across the street from the proposed solar site.)

4. 410 Morrison Bridge Road (house located across the street from the proposed solar site.)

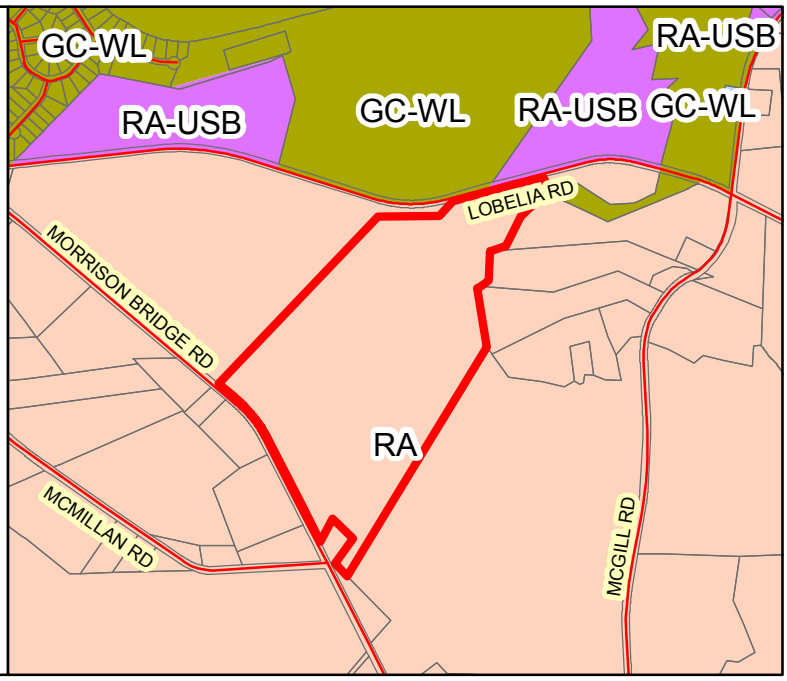
5. 510 Morrison Bridge Road (house located across the street from the proposed solar site.)

6. 536 Morrison Bridge Road (house located across the street from the proposed solar site.)

7. 535 Morrison Bridge Road (house located “in front” of proposed solar site.)



County Location Map
1 in = 5 miles



Current Zoning
1 inch = 1,500 feet

Aerial Photography 2010
1 inch = 800 feet

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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

N

Vicinity Map
Owner: Lewis & Edith Foster
Applicant: Vass Solar 2, LLC
Conditional Use Permit
ParID 00042822

Legend

B-1	PUD/CUD	RA-40
B-1-CUD	PUD-H	R-MH
B-2	RA	RA-CUD
GC-SL	RA-2	RA-USB
GC-WL	RA-2-CUD	RE
I	RA-5	VB
P-C	RA-20	VB-CUD

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Fax: 910.947.1303
www.moorecountync.gov

Conditional Use Permit Application

Application Date: September 2, 2014		EMAIL: BETH.TRAHOS@SMITHMOORELAW.com	
Location/Address of Property: 423 Morrison Bridge Rd., Vass 28394		CELL - 919-306-1394	
Applicant: Vass Solar 2, LLC – BETH TRAHOS - PO BOX 27525 RALEIGH NC 27611		Phone: 919-~~9~~755-8760	
Applicant Address: 176 Mine Lake Court, Suite 100	City: Raleigh	St: NC	Zip: 27615
Owner: Lewis and Edith Foster		Phone:	
Owner Address: P. O. Box 147	City: Vass	St: NC	Zip: 28394
Current Zoning District: ~~RR~~ RA	Proposed Use: Solar Collector Facility		

Comments: Please see the attached brief.

Application Submittal

The applicant must submit a complete application packet on or before the submittal deadline. This includes:

- ☐ Completed Moore County Conditional Use Permit Application.
- ☐ Application Fee ($175).
- ☐ Postage sufficient to notify all adjacent landowners **FOR TWO MAILINGS**. (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage FOR EACH CERTIFIED MAIL LETTER is $6.49. This includes $3.30 (certified mail) plus $2.70 (return receipt) plus $0.49 (first class stamp).
- ☐ A detailed site plan. (See page two of this packet for list of items to include.)

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.

By: Vass Solar 2, LLC

Applicant/Owner Signature — Date: 8/28/14

Applicant/Owner Signature — Date

Office Use Only:

PAR ID: 00042822

JEREMY RUST — Received By — Date: 9/3/2014

STATE OF NORTH CAROLINA

BEFORE THE
MOORE COUNTY BOARD OF
COMMISSIONERS

IN RE: Vass Solar 2, LLC - Solar Collector Facility
Moore County PIN: 9543-03-21-8423

Address: Morrison Bridge Road, Vass, North Carolina

STATEMENT OF JUSTIFICATION IN SUPPORT OF THE CONDITIONAL USE PERMIT APPLICATION[1]

NOW COMES THE PETITIONER, by and through counsel of record, respectfully requests approval of their application for a conditional use permit to operate a Solar Collector Facility. In support of this request, Petitioner provides the following information:

I. Introduction

Vass Solar 2, LLC proposes to construct a solar collector facility (commonly known as a "solar farm") on 48.50± acres of the 78.74± acre parcel owned by Edith Foster, John Foster and Lewis Foster on Morrison Bridge Road in Moore County. The property is currently zoned RA. The proposed solar farm is classified as a "Solar Collector Facility" under Section 9.3.27 of the Moore County, North Carolina Unified Development Ordinance (UDO).

The solar farm will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground individually. These rows of panels are referred to as "solar arrays." The solar arrays will be fixed in place facing south in order to receive the maximum amount of solar energy. This configuration contains no moving parts. The power generated from the solar farm will be sold to Duke Energy for use by consumers to replace energy produced from a non-renewable source.

II. Statement in Support of Application

A. The proposed use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The proposed solar farm will not endanger the public health or safety. The site will generate almost no traffic. The solar facility will not be staffed daily. Employees are expected to visit the property weekly or less frequently to check and maintain the equipment, mow the grass and make repairs. The area immediately surrounding the solar arrays will be enclosed by a six foot (6′) high fence for security purposes.

[1] This brief has been amended in response to the Moore County Board of Commissioners' adoption of a text amendment to the standards for Solar Collector Facilities in January 2015.

The proposed solar farm will protect against soil erosion and sedimentation. Care is taken to minimize grading on the site by individually setting poles to support the solar cells. The areas beneath the solar panels will be planted with vegetation to stabilize the site. During construction, erosion control measures will be maintained in accordance with County regulations. The site will comply with State of North Carolina and Moore County stormwater regulations.

The proposed solar farm will protect the public, community and/or private water supplies and avoid adverse impacts on surface water or ground water. As there will be no employees on site, there is no need for installation of additional utilities or infrastructure. State environmental buffers will be maintained and respected.

B. <u>The proposed use meets all required conditions and specifications.</u>

The proposed solar farm will comply with all of the requirements in the RA zoning district and the UDO:

- The proposed solar farm meets all required setbacks, including inverter setbacks and screening requirements, pursuant to Section 8.2 of the UDO.
- The solar components located on-site will have a UL listing, or a listing from an alternative testing agency accepted by the local jurisdiction having authority over the project, and must be designed with anti-reflective coating(s).
- All construction will comply with the National Electric Code and North Carolina Building Code.
- No structure will exceed a height of twenty-five feet (25′) when measured pursuant to the UDO requirements.
- All power transmission lines from a ground-mounted solar energy system will be located underground, excluding existing utilities.
- Access to the site will be controlled by a fence at least six feet (6′) in height with 24/7 emergency access. The solar farm will be enclosed by a six foot (6′) fence with 3-strand barbed wire or razor wire.
- The electrical disconnect switch will be clearly identified and unobstructed at all times. The Petitioner will file a map with the Moore County Public Safety Department depicting where the electrical disconnect is located, and will supply all emergency contact information to emergency personnel to have on file.

C. <u>The proposed use will not substantially injure the value of adjoining property or abutting property unless the use is a public necessity.</u>

The proposed use will not injure the value of adjoining properties. Solar farms are quiet. The solar arrays have no moving parts. The only sound occurs during daylight hours with the quiet hum of electrical transformers, invertors, and the substation delivering solar power to the power grid. At night, when the sun is not available, there is no energy being created and no noise on the site. Solar farms generate fewer vehicles trips than the average home. Employees visit the site once a week or even less frequently. Solar panels are designed to absorb light, rather than reflect it, which mitigates and off-site glare concerns.

Solar energy is a public necessity. Demand for electricity has increased in recent years, and our society is currently dependent upon conventional sources of power such as coal, gas, and nuclear energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruption and public safety risk to maintain or extract. Solar energy is a clean, cheap, unlimited resource with little environmental impact.

D. <u>The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan.</u>

The proposed solar farm is consistent with the rural residential and agricultural land use pattern that exists in the area today. Solar farms make good neighbors: they are quiet and they do not create the noise, dust, or odor as a traditional "farm" can. Solar panels are shorter in height than a typical home. When mounted on racks, the solar panels will be less than 10′ in height. A twenty foot (20′) Type 3 screening yard will provide a transition between the solar farm and immediately adjacent properties as show on the proposed site plan.

The proposed solar farm is consistent with the Moore County 2013 Land Use Plan (LUP). The subject property is designated for Rural Agricultural uses on the Future Land Use Map in the LUP. The Residential Agricultural designation encourages land uses designed to support rural residential life and discourages subdivisions. The LUP identifies local energy production, such as solar farms, as an economic development opportunity that is compatible with residential uses saying "[f]rom a land use perspective, [solar collector facilities] can be accommodated adjacent to residential properties as they emit little noise and/or glare." (Moore County 2013 Land Use Plan, p. 62).

Allowing the property to develop as a solar farm maintains the rural character of the area while providing a sustainable benefit to the community. In addition, the proposed solar farm will consume practically no county services: no seats in county schools or on school buses, virtually no refuse or recycling needs, no special sheriff protection, no light pollution, no emissions of any kind, no demand for water from depleted aquifers, and no sewage disposal.

For the reasons set forth above, the Petitioner respectfully requests that the Moore County Board of Commissioners draws conclusions from the facts presented above and as presented at the hearing on this Conditional Use Permit in favor of this application for a Conditional Use Permit for Solar Collector Facility.

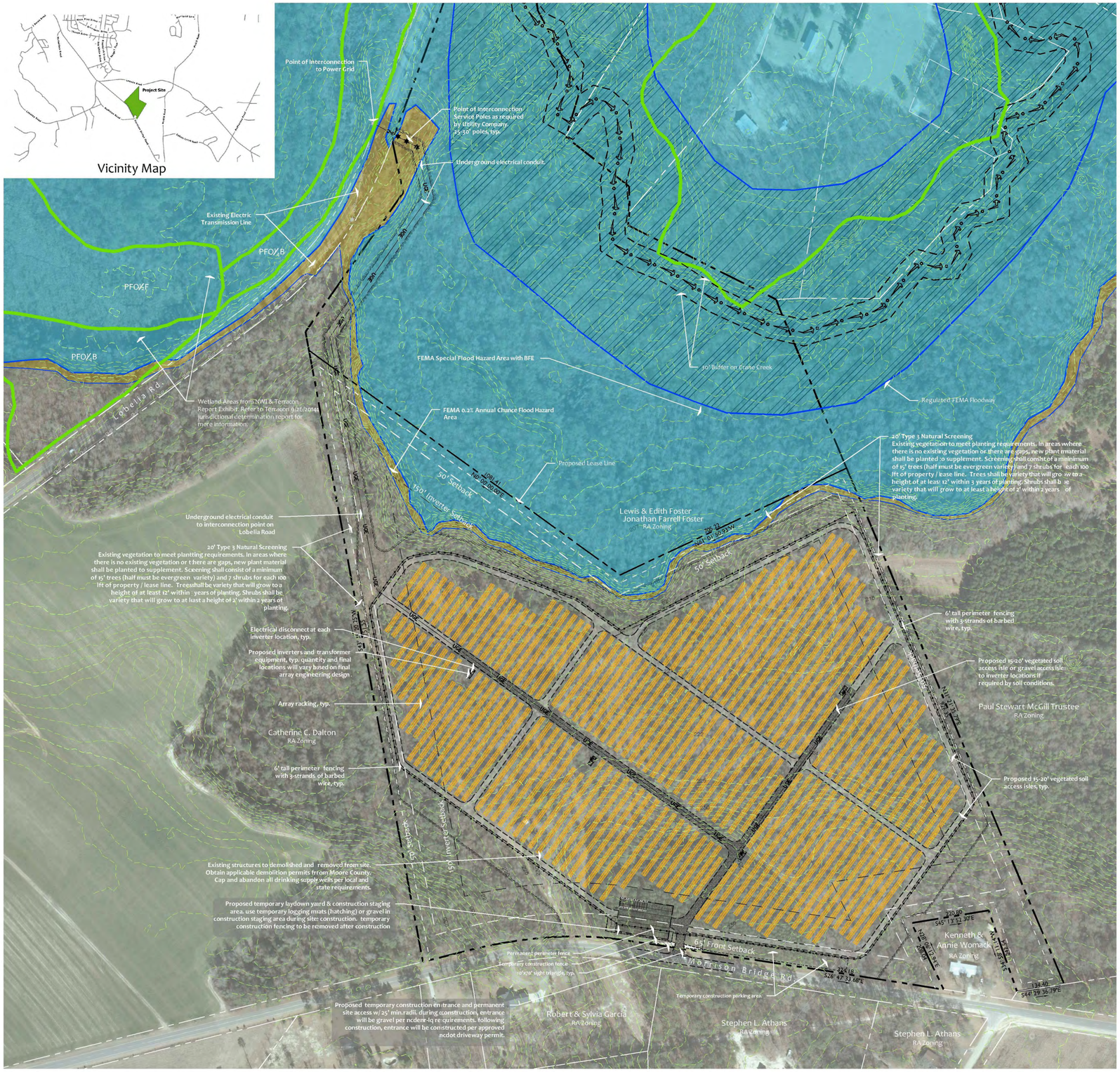
This, the 27th day of February 2015.

Respectfully submitted,

/s/ David J. Neill

E-mail: dave.neill@smithmoorelaw.com
North Carolina State Bar No. 32850
Smith Moore Leatherwood LLP
434 Fayetteville Street, Suite 2800 (27601)
PO Box 27525
Raleigh, North Carolina 27611
Telephone: (919) 755-8700
Facsimile: (919) 755-8800

Attorney for Vass 2 Solar, LLC



SITE DATA

SITE ADDRESS: MORRISON BRIDGE ROAD, MOORE COUNTY NC
TOWNSHIP: LITTLE RIVER
RIVER BASIN: CAPE FEAR
WATERSHED: WS-III-BW
MINIMUM SETBACK REQUIREMENTS:

ZONING	RA
FRONT	65'
SIDE	50'
REAR	50'

PROPERTY OWNER:
LEWIS & EDITH FOSTER
PO BOX 147
VASS, NC 28394

APPLICANT:
VASS SOLAR 2, LLC
176 MINE LAKE COURT, SUITE 100
RALEIGH, NC 27615

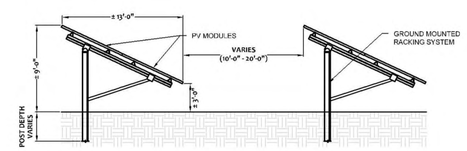
PLAN PREPARED BY:
SITE SOLUTIONS
2320 WEST MOREHEAD ST.
CHARLOTTE, NC 28208

PIN	OWNER	DB/PG	ZONING	PARCEL ACREAGE	LEASE ACREAGE	LAND USE
9543032184 23	LEWIS & EDITH FOSTER, JONATHAN FARRELL FOSTER	3833 / 579	RA	78.74	48.50	UNDEVELOPED
		TOTAL ACREAGE		78.74	48.50	

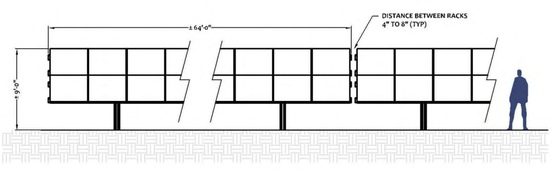
Type of Land Cover	Area (acres)
Open space	46.5
Impervious surfaces (roads, parking lots, driveways, roofs, paved storage areas, gravel drives, etc.)	2
Total	48.5
Precent impervious	4.12%

NOTES

1. THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE LAYOUT OF THE SOLAR COLLECTOR FACILITY, ITS INTERCONNECTION TO THE EXISTING POWER INFRASTRUCTURE, AND TO OBTAIN A CONDITIONAL USE PERMIT FOR THE USE. REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR OF MINOR MODIFICATIONS TO THE SITE PLAN ARE REQUESTED IN REGARDS TO THE LOCATIONS AND QUANTITY OF RACKING, NUMBER AND LOCATION OF INVERTERS, ACCESS AISLES, DRIVEWAYS, AND UNDERGROUND ELECTRIC INTERCONNECTION ROUTING UPON THE COMPLETION OF FINAL ENGINEERING DRAWINGS FOR THE FACILITY. HOWEVER, ALL SUCH MINOR MODIFICATIONS TO THE FINAL SITE PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE MOORE COUNTY UNIFIED DEVELOPMENT COINANCE (UDO) AND VERIFIED BY THE MOORE COUNTY ZONING ADMINISTRATOR PRIOR TO ISSUING A ZONING PERMIT FOR USE.
2. TOPOGRAPHIC DATA & EXISTING IMPROVEMENTS SHOWN ON THIS PLAN IS PER PUBLICLY AVAILABLE DATA SOURCES.
3. THE PROPERTY SHOWN HEREON DOES CONTAIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (I.E. 100-YR. EVENT) PER FEMA FIRM MAP NO. 3710954300J EFFECTIVE DATE 10/7/2006.
4. ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.
5. UTILITY LINES AND SERVICES SHOWN HEREON ARE APPROXIMATE PER AERIAL PHOTOGRAPHY OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL NC ONE CALL CENTER BEFORE DIGGING AT 811.
6. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON-SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION.
7. A SEDIMENTATION & EROSION CONTROL PERMIT WILL BE OBTAINED FROM NCDENR LAND QUALITY SECTION.
8. A DRIVEWAY PERMIT WILL BE APPROVED BY NCDOT PRIOR TO BEGINNING CONSTRUCTION. FINAL DRIVEWAY LOCATION(S) & REQUIREMENTS ARE SUBJECT TO PERMIT REVIEW AND APPROVAL.
9. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS (I.E. NO MASS GRADING). A PORTION OF PROJECT AREAS MAY CONSIST OF TREE CLEARING ONLY (NO GRUBBING) TO ALLEVIATE SHADING OF THE ARRAY, AS INDICATED ON THE SITE PLAN. MINOR GRADING WILL OCCUR AROUND INVERTER AREAS TO DIVERT SURFACE DRAINAGE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH LOGGING MATS (WHICH WILL BE REMOVED FOLLOWING CONSTRUCTION) OR GRAVEL WHICH WILL REMAIN AFTER CONSTRUCTION. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
10. PROPOSED TEMPORARY LAYDOWN YARD/CONSTRUCTION STAGING AREA TO BE USED DURING SITE CONSTRUCTION. A PORTION OF THIS AREA (HATCHED) WILL BE COVERED WITH LOGGING MATS OR OTHER STABILIZED SURFACING TO ALLOW DELIVERY OF CONSTRUCTION MATERIALS. PRIOR TO CONSTRUCTION, THIS AREA WILL BE COMPACTED BY A SMOOTH DRUM OR SHEEPS FOOT ROLLER TO REDUCE/PREVENT RUTTING. FOLLOWING CONSTRUCTION, THE LOGGING MATS (OR OTHER SURFACING) ARE REMOVED AND THE ENTIRE AREA IS SCARIFIED AND RE-SEEDED.
11. ACCESS AISLES SHOWN ON THIS PLAN INDICATE CONSTRUCTION AND MAINTENANCE ACCESS POINTS FOR INGRESS/EGRESS. PRIOR TO CONSTRUCTION, THESE AISLES ARE COMPACTED BY A SMOOTH DRUM OR SHEEPSFOOT ROLLER TO REDUCE/PREVENT RUTTING. LOGGING MATS MAY BE PLACED IN HIGH TRAFFIC OR POORLY DRAINING AREAS DURING CONSTRUCTION ACTIVITIES TO IMPROVE ACCESS. NO PERMANENT IMPROVEMENTS OR IMPERVIOUS SURFACES (I.E. GRAVEL OR ASPHALT) WILL BE INSTALLED IN SOIL ACCESS AISLES FOR CONSTRUCTION OR MAINTENANCE ACTIVITIES. SOIL ACCESS ISLES WILL BE SCARIFIED, AERATED, AND RE-SEEDED AFTER CONSTRUCTION. ACCESS ISLES TO INVERTERS MAY REQUIRE GRAVEL TO SUPPORT DELIVERY EQUIPMENT LOADS. SOIL CONDITIONS AND FINAL EQUIPMENT SELECTION WILL DETERMINE IF GRAVEL ACCESS ISLE WILL BE REQUIRED TO INVERTER LOCATIONS.
12. PROPOSED ACCESS GATE(S) ARE 6' TALL CHAIN LINK WITH 3 STRANDS OF BARBED WIRE. GATES WILL BE LOCKED WITH STANDARD KEYED OR COMBINATION LOCK. EMERGENCY PERSONNEL (AS DESIGNATED BY MOORE COUNTY) WILL BE PROVIDED A KEY OR COMBINATION FOR 24/7 ACCESS.
13. NO PERMANENT LIGHTING IS PROPOSED FOR THIS SITE.
14. ONLY SITE SPECIFIC SIGNAGE IS ALLOWED. PROPOSED SIGNAGE SHALL BE ALUMINUM SIGNS ("DANGER - HIGH VOLTAGE" AND "DANGER - NO TRESPASSING") MEASURING 14" X 10" IN SIZE, WILL BE PLACED ON PERMANENT SECURITY FENCING, ALTERNATING EVERY 100' AROUND THE ARRAY.
15. THE PHOTOVOLTAIC (PV) PANELS ARE TO BE LOCATED AND SITUATED SO GLARE DOES NOT CREATE A DISTRACTION OR NUISANCE TO TRAFFIC OR ADJACENT RESIDENTIAL PROPERTIES.
16. SOLAR COMPONENTS MUST HAVE A UL LISTING, OR A LISTING FROM AN ALTERNATIVE TESTING AGENCY ACCEPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY OVER THE PROJECT, AND MUST BE DESIGNED WITH ANTI-REFLECTIVE COATING(S).
17. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE AND NORTH CAROLINA BUILDING CODE.
18. NO STRUCTURE SHALL EXCEED A HEIGHT GREATER THAN TWENTY-FIVE (25) FEET, EXCEPT FOR EXISTING POLES/OVERHEAD WIRING AND REQUIRED NEW INTERCONNECTION POLES REQUIRED BY UTILITY COMPANY AT POINT OF INTERCONNECTION. THIS IS MEASURED FROM FINISHED GRADE AT THE BASE OF THE STRUCTURE TO ITS HIGHEST POINT.
19. ALL POWER TRANSMISSION LINES FROM A GROUND MOUNTED SOLAR ENERGY SYSTEM SHALL BE LOCATED UNDERGROUND, EXCLUDING EXISTING UTILITIES.
20. INVERTER(S) SHALL BE LOCATED A MINIMUM ONE HUNDRED AND FIFTY (150) FEET FROM ANY PROPERTY LINE OR PUBLIC RIGHT-OF-WAY.
21. THE ELECTRICAL DISCONNECT SWITCH SHALL BE CLEARLY IDENTIFIED AND UNOBSTRUCTED AT ALL TIMES. THE OWNER MUST FILE A MAP WITH THE MOORE COUNTY PUBLIC SAFETY DEPARTMENT DEPICTING WHERE THE DISCONNECT SWITCH IS LOCATED, AND SUPPLY ALL EMERGENCY CONTACT INFORMATION TO EMERGENCY PERSONNEL TO HAVE ON FILE.
22. THE PROPOSED FACILITY IS CONNECTED TO AN EXISTING ELECTRICAL SUBSTATION THAT CAN ACCOMMODATE THE PROPOSED ELECTRICAL PRODUCTION.
23. THIS PROPERTY IS NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW / (GENERAL STATUTES SECTION 106-700) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAWS.
24. DATE OF LATEST SURVEY IS UNKNOWN. A COMPLETE BOUNDARY AND TOPOGRAPHIC SURVEY WILL BE COMPLETED AFTER CUP APPROVAL AND SUBMITTED TO THE MOORE COUNTY ZONING ADMINISTRATOR PRIOR TO ISSUING A ZONING PERMIT.



TYPICAL RACK SIDE ELEVATION
NOT TO SCALE



TYPICAL RACK FRONT ELEVATION
NOT TO SCALE

(Rack shown is typical. Final rack selection/design will be based on final engineering plans. Number of support posts, orientation of panels, overall height and overall length of each rack may vary upon final design.)

0 120 240 Feet

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NC 979 HENRY K. GORMAN 5/9/15

Bloc Design
1310 S. Tryon Street, Suite 111
Charlotte, NC 28203
phone: 704-458-1646
www.bloc-nc.com
landscape architecture | planning | civil engineering

Ground-Mount Solar Array Installation
Vass Solar 2
Moore County, NC

Parcel ID# 00042822, PIN#9543032184 23

Vass Solar 2, LLC

Project No:	3544
Drawn By:	SS
Designed By:	K.Gorman
Checked By:	K.Gorman
Original Issue Date:	9.4.14

Revisions
3-9-14 Staff

Conditional Use Site Plan

C1.1

Agenda Item:_____
Meeting Date: April 2, 2015

MEMORANDUM TO THE PLANNING BOARD

FROM: **Debra Ensminger**
Planning & Transportation Services Director

DATE: **March 6, 2015**

SUBJECT: **Conditional Use Permit Request: Solar Collector Facility, Commercial (Lobelia Rd.)**

PRESENTER: **Theresa Thompson**

REQUEST

The applicant, Lobelia Solar, LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility off of Lobelia Road in the Little River Township on a parcel (ParID 00044233) owned by Clinton and Elizabeth Williams as identified in the Moore County tax records. The parcel is approximately 86.14 acres.

EXISTING ZONING AND SURROUNDING LAND USE

The property is zoned Rural Agricultural (RA). All adjacent properties are zoned Rural Agricultural (RA) and Rural Agricultural Urban Service Boundary (RA-USB). The current use of the property is vacant. The adjacent land uses include single family homes and vacant parcels.

WATER AND SEWER

The site will not necessitate water or sewer connections.

OVERLAY DISTRICTS

1. Watershed – The property is located within the Balance of Watershed III Overlay (WS-III-BW) District which allows a maximum of 24% impervious surface. The project proposes 2.9% impervious surface. There is a stream located at the southwest corner of the property. WS-III-BW requires a 30 foot stream buffer. Per the applicant, the driveway is existing and the 30 foot buffer is not required at the crossing.
2. Floodplain – The northern section of property is located within the AE Zone though the solar collector facility is not located within a Flood Prone Area as depicted on the applicant's site plan.
3. Wetland – There are wetland areas located in the northern, central, and southern areas of the property, per the applicant's field delineation report. The applicant indicated that an existing access crossing over the wetland at the southern end does not require a 401 Wetland Permit. An Army Corps of Engineers Statement of Concurrence is being sought by the applicant. No new development is depicted in the wetlands areas as shown on the site plan. Per the applicant, clearing for shade buffers is an allowable and exempt activity as long as tracked equipment is not utilized and no grubbing takes place.
4. Voluntary Agricultural District – The property is within one-half mile of a VAD.
5. Highway Corridor Overlay District – The property is not located within an HCOD.
6. Red Cockaded Woodpecker – The property is not located in the RCW District.

7. Fort Bragg Zoning Overlay – The property is located in the FBZO District. The executive director of the Regional Land Use Advisory Commission has been notified.

TRANSPORTATION

The property has access to an existing paved NCDOT highway (Lobelia Road) through a deeded access easement (Twin Ponds Lane). NCDOT will determine if a driveway permit is required. Per NCDOT, solar farms are not required to pave the entrance due to the low traffic generated.

REQUIRED FINDINGS

In recommending the Conditional Use Permit the following findings must be met:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan. In this instance, the proposed use is reflected in the goals of the Moore County Land Use Plan adopted in November 2013. Specifically, Goal 3: Optimize the Uses of Land Within the County of Moore; under Goal 3, Action 3.4.4 states, "Plan for the development of alternative energy systems that minimize the adverse impacts to prime agricultural lands and public water supply watersheds."

ADDITIONAL CONDITIONS

Staff recommends the applicant agree to the following additional condition: Should the Zoning Administrator, Building Inspector, Environmental Health, the Fire Marshal, or NCDOT identify minor changes staff shall be authorized to accept such minor modifications to site plan as necessary.

STAFF RECOMMENDATION

Staff recommends the Moore County Planning Board make the following motion:

Motion: Make a motion to endorse the Moore County Board of Commissioners to approve/deny the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00044233.

ATTACHMENTS

Adjacent Land Use Map and Pictures
Vicinity Map
Conditional Use Permit Application
Submitted Comments
Submitted Site Plan

LAND USE MAP

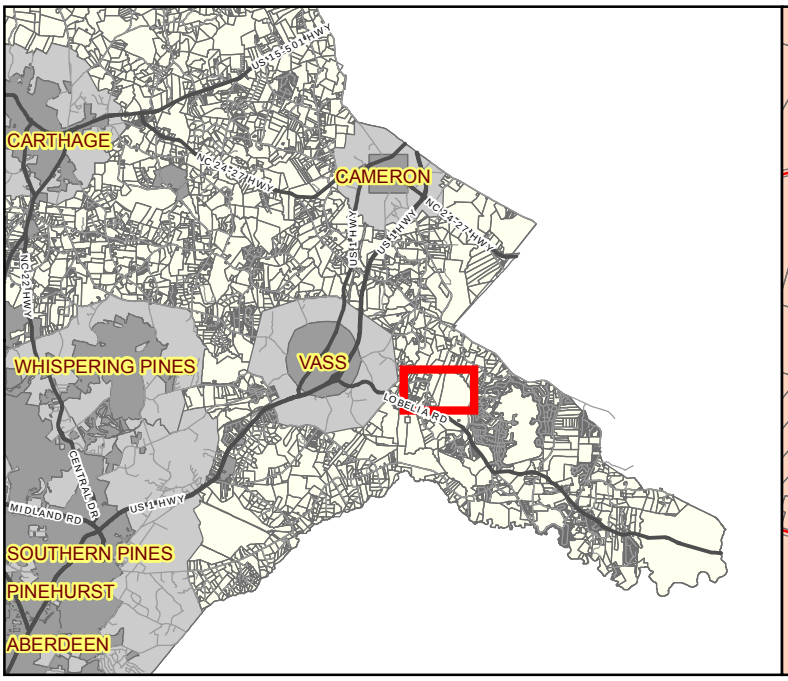
PICTURES OF SITE AND ADJACENT PROPERTIES

1. Proposed Solar Collector Site

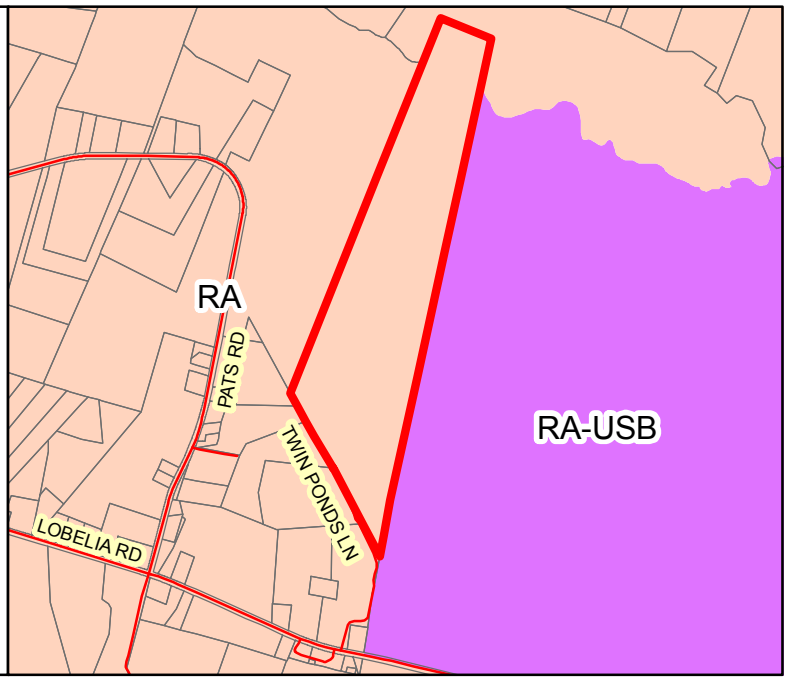
2. 355 Twin Ponds Lane (house is located across the street from the proposed solar site.)

3. 315 Twin Ponds Lane (house is located across the street from the proposed solar site.)

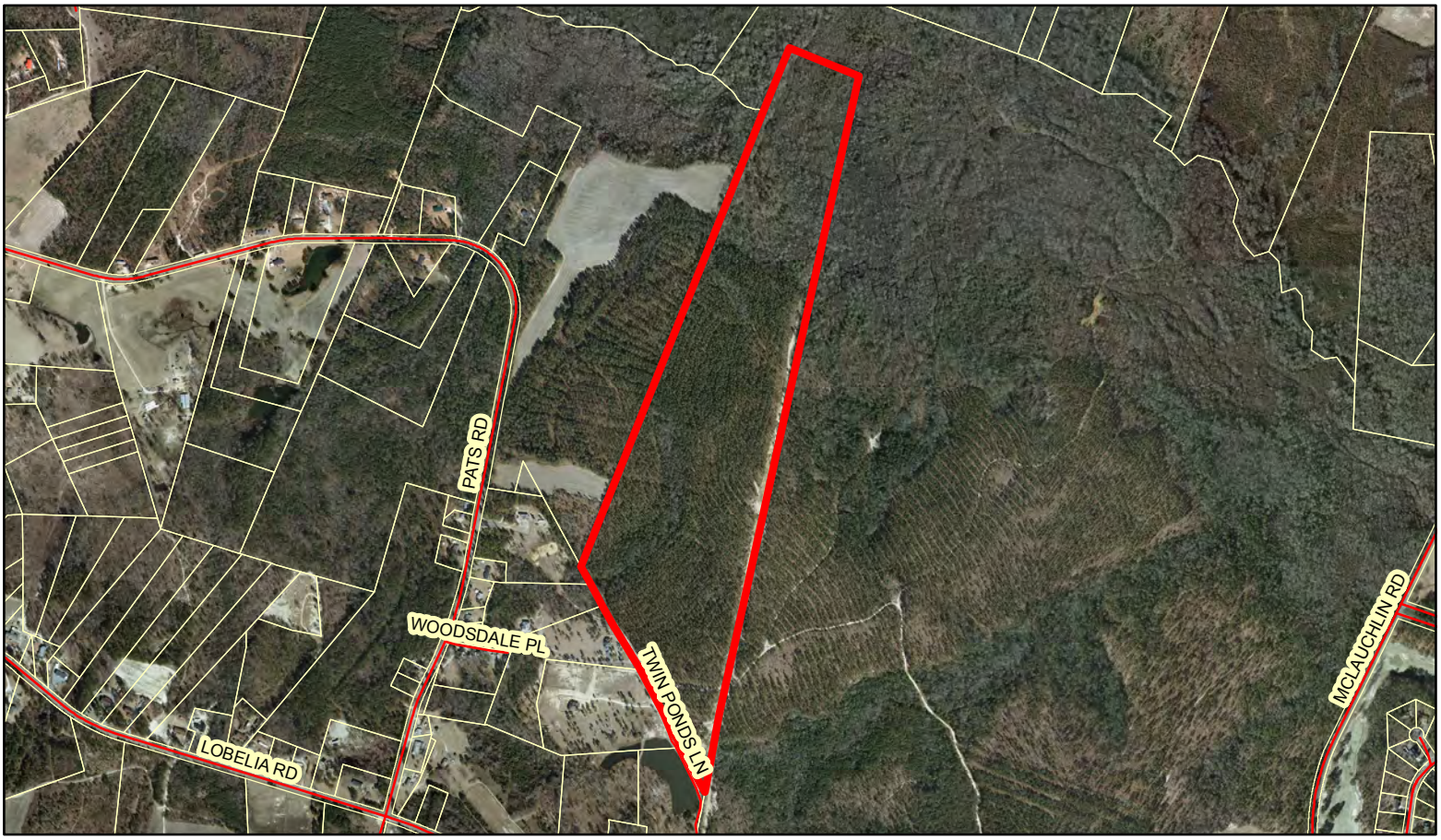
4. 275 Twin Ponds Lane (house is located across the street from the proposed solar site.)



County Location Map
1 in = 5 miles



Current Zoning
1 inch = 1,800 feet



Aerial Photography 2010
1 inch = 1,200 feet

Moore County GIS Disclaimer
All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. MOORE COUNTY, ITS OFFICIALS, AGENTS AND EMPLOYEES MAKE NO WARRANTY AS TO THE CORRECTNESS OR ACCURACY OF THE INFORMATION SET FORTH ON THIS MEDIA WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

N

Vicinity Map
Owner: Clinton & Elizabeth Williams
Applicant: Lobelia Solar, LLC
Conditional Use Permit
ParID 00044233

Legend

B-1	PUD/CUD	RA-40
B-1-CUD	PUD-H	R-MH
B-2	RA	RA-CUD
GC-SL	RA-2	RA-USB
GC-WL	RA-2-CUD	RE
I	RA-5	VB
P-C	RA-20	VB-CUD

PLANNING & COMMUNITY DEVELOPMENT

"One Team – One Mission"

P.O. Box 905
1048 Carriage Oaks Drive
Carthage, NC 28327
Planning: 910.947.5010
Central Permitting: 910.947.2221
Fax: 910.947.1303
www.moorecountync.gov

Conditional Use Permit Application

Application Date: February 27, 2015			
Location/Address of Property: Lobelia Rd., Vass 28394			
Applicant: Lobelia Solar, LLC		Phone:	
Applicant Address: 176 Mine Lake Court, Suite 100	City: Raleigh	St: NC	Zip: 27615
Owner: Clinton Chan Williams and Elizabeth Williams		Phone:	
Owner Address: P. O. Box 147	City: Vass	St: NC	Zip: 28394
Current Zoning District: RA	Proposed Use: Solar Collector Facility		

Comments: Please see the attached brief.

Application Submittal

The applicant must submit a complete application packet on or before the submittal deadline. This includes:

- ☐ Completed Moore County Conditional Use Permit Application.
- ☐ Application Fee ($175).
- ☐ Postage sufficient to notify all adjacent landowners **FOR TWO MAILINGS**. (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage FOR EACH CERTIFIED MAIL LETTER is $6.49. This includes $3.30 (certified mail) plus $2.70 (return receipt) plus $0.49 (first class stamp).
- ☐ A detailed site plan. (See page two of this packet for list of items to include.)

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.

Lobelia Solar, LLC

, Acting Manager

Applicant/Owner Signature Date

Applicant/Owner Signature Date

Office Use Only:

PAR ID: 00044233

Received By 3/3/15 Date

STATE OF NORTH CAROLINA

BEFORE THE
MOORE COUNTY BOARD OF
COMMISSIONERS

IN RE: Lobelia Solar, LLC - Solar Collector Facility
Moore County PIN: 9534-03-14-8287

Address: Twin Ponds Lane & Lobelia Road, Vass, North Carolina

STATEMENT OF JUSTIFICATION IN SUPPORT OF THE CONDITIONAL USE PERMIT APPLICATION

NOW COMES THE PETITIONER, by and through counsel of record, and respectfully requests approval of their application for a conditional use permit to operate a Solar Collector Facility. In support of this request, Petitioner provides the following information:

I. Introduction

Lobelia Solar, LLC proposes to construct a solar collector facility (commonly known as a "solar farm") on the 86.14± acre parcel owned by Clinton Chan Williams and Elizabeth Williams on Twin Ponds Lane & Lobelia Road in Moore County. The property is currently zoned RA. The proposed solar farm is classified as a "Solar Collector Facility" under Section 9.3.27 of the Moore County, North Carolina Unified Development Ordinance (UDO).

The solar farm will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground individually. These rows of panels are referred to as "solar arrays." The solar arrays will be fixed in place facing south in order to receive the maximum amount of solar energy. This configuration contains no moving parts. The power generated from the solar farm will be sold to Duke Energy for use by consumers to replace energy produced from a non-renewable source.

II. Statement in Support of Application

A. The proposed use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The proposed solar farm will not endanger the public health or safety. The site will generate almost no traffic. The solar facility will not be staffed daily. Employees are expected to visit the property weekly or less frequently to check and maintain the equipment, mow the grass and make repairs. The area immediately surrounding the solar arrays will be enclosed by a six foot (6′) high fence for security purposes.

The proposed solar farm will protect against soil erosion and sedimentation. Care is taken to minimize grading on the site by individually setting poles to support the solar cells. The areas beneath the solar panels will be planted with vegetation to stabilize the site. During construction, erosion control measures will be maintained in accordance with County regulations. The site will comply with State of North Carolina and Moore County stormwater regulations.

The proposed solar farm will protect the public, community and/or private water supplies and avoid adverse impacts on surface water or ground water. As there will be no employees on site, there is no need for installation of additional utilities or infrastructure. State environmental buffers will be maintained and respected.

B. <u>The proposed use meets all required conditions and specifications.</u>

The proposed solar farm will comply with all of the requirements in the RA zoning district and the UDO:

- The proposed solar farm meets all required setbacks, including inverter setbacks and screening requirements, pursuant to Section 8.2 of the UDO.
- The solar components located on-site will have a UL listing, or a listing from an alternative testing agency accepted by the local jurisdiction having authority over the project, and must be designed with anti-reflective coating(s).
- All construction will comply with the National Electric Code and North Carolina Building Code.
- No structure will exceed a height of twenty-five feet (25′) when measured pursuant to the UDO requirements.
- All power transmission lines from a ground-mounted solar energy system will be located underground, excluding existing utilities.
- Access to the site will be controlled by a fence at least six feet (6′) in height with 24/7 emergency access. The solar farm will be enclosed by a six foot (6′) fence with 3-strand barbed wire or razor wire.
- The electrical disconnect switch will be clearly identified and unobstructed at all times. The Petitioner will file a map with the Moore County Public Safety Department depicting where the electrical disconnect is located, and will supply all emergency contact information to emergency personnel to have on file.

C. <u>The proposed use will not substantially injure the value of adjoining property or abutting property unless the use is a public necessity.</u>

The proposed use will not injure the value of adjoining properties. Solar farms are quiet. The solar arrays have no moving parts. The only sound occurs during daylight

hours with the quiet hum of electrical transformers, invertors, and the substation delivering solar power to the power grid. At night, when the sun is not available, there is no energy being created and no noise on the site. Solar farms generate fewer vehicles trips than the average home. Employees visit the site once a week or even less frequently. Solar panels are designed to absorb light, rather than reflect it, which mitigates and off-site glare concerns.

Solar energy is a public necessity. Demand for electricity has increased in recent years, and our society is currently dependent upon conventional sources of power such as coal, gas, and nuclear energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruption and public safety risk to maintain or extract. Solar energy is a clean, cheap, unlimited resource with little environmental impact.

D. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan.

The proposed solar farm is consistent with the rural residential and agricultural land use pattern that exists in the area today. Solar farms make good neighbors: they are quiet and they do not create the noise, dust, or odor as a traditional "farm" can. Solar panels are shorter in height than a typical home. When mounted on racks, the solar panels will be less than 10′ in height. A twenty foot (20′) Type 3 screening yard will provide a transition between the solar farm and immediately adjacent properties as show on the proposed site plan.

The proposed solar farm is consistent with the Moore County 2013 Land Use Plan (LUP). The subject property is designated for Rural Agricultural uses on the Future Land Use Map in the LUP. The Residential Agricultural designation encourages land uses designed to support rural residential life and discourages subdivisions. The LUP identifies local energy production, such as solar farms, as an economic development opportunity that is compatible with residential uses saying "[f]rom a land use perspective, [solar collector facilities] can be accommodated adjacent to residential properties as they emit little noise and/or glare." (Moore County 2013 Land Use Plan, p. 62).

Allowing the property to develop as a solar farm maintains the rural character of the area while providing a sustainable benefit to the community. In addition, the proposed solar farm will consume practically no county services: no seats in county schools or on school buses, virtually no refuse or recycling needs, no special sheriff protection, no light pollution, no emissions of any kind, no demand for water from depleted aquifers, and no sewage disposal.

For the reasons set forth above, the Petitioner respectfully requests that the Moore County Board of Commissioners draws conclusions from the facts presented above and

as presented at the hearing on this Conditional Use Permit in favor of this application for a Conditional Use Permit for Solar Collector Facility.

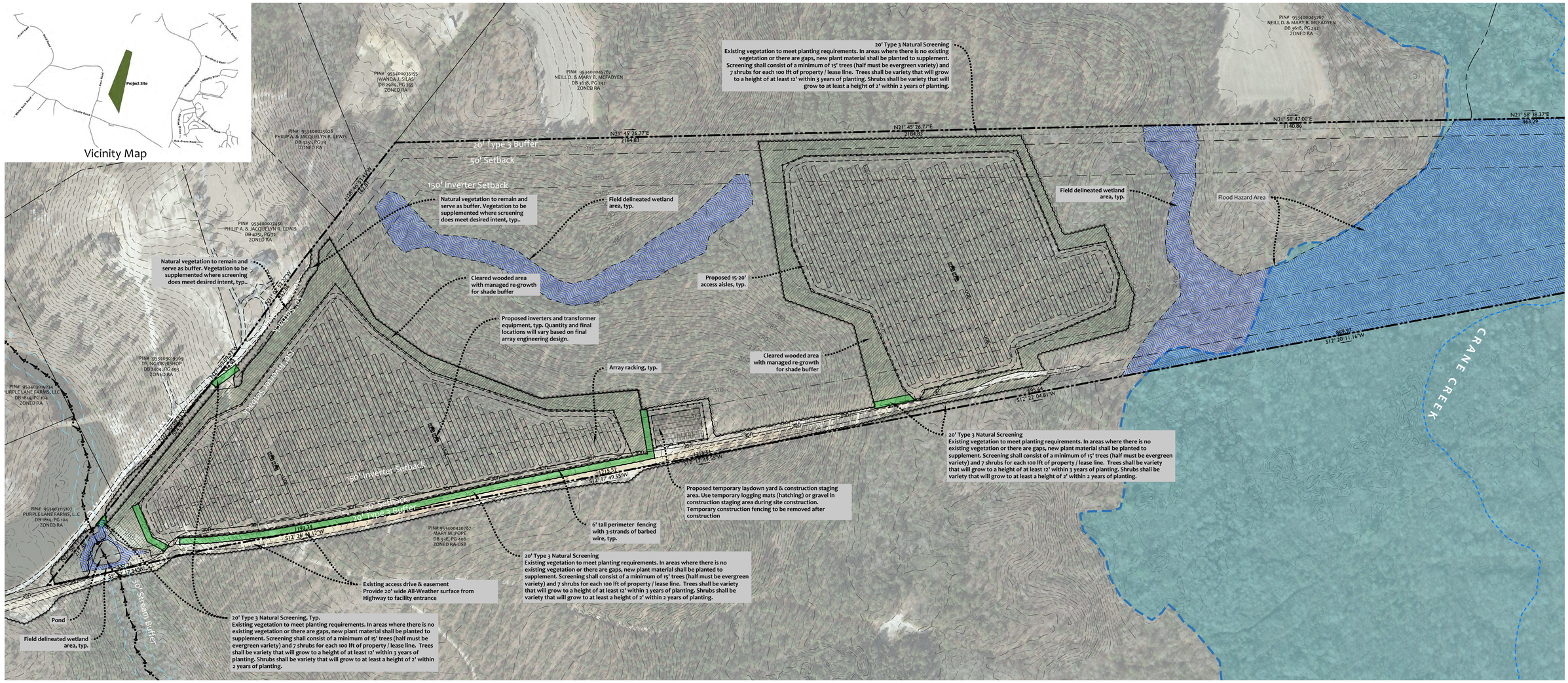
This, the 27th day of February 2015.

Respectfully submitted,

/s/ David J. Neill

E-mail: dave.neill@smithmoorelaw.com
North Carolina State Bar No. 32850
Smith Moore Leatherwood LLP
434 Fayetteville Street, Suite 2800 (27601)
PO Box 27525
Raleigh, North Carolina 27611
Telephone: (919) 755-8700
Facsimile: (919) 755-8800

Attorney for Lobelia Solar, LLC



SITE DATA

SITE ADDRESS: LOBELIA RD, VASS, NC 28394
TOWNSHIP: LITTLE RIVER
RIVER BASIN: CAPE FEAR
WATERSHED: LITTLE RIVER - WS-III-BW

MINIMUM SETBACK REQUIREMENTS:
ZONING RA (RURAL AGRICULTURAL)
(A minimum building setback of fifty (50) feet, where abutting residential property and sixty-five (65) feet from public rights-of-way)
FRONT 50'
SIDE 50'
REAR 50'

BUFFER
Type 3 - A minimum of twenty (20) feet wide natural vegetative or planted strip. The natural vegetative or planted strip shall be either undisturbed, natural low bushes, shrubs, or trees, or a strip of plantings designed to simulate a wooded natural vegetative area.

PROPERTY OWNER:
CLINTON C AND ELIZABETH WILLIAMS
117 NATIONAL DRIVE
PINEHURST, NC 28374

APPLICANT:
LOBELIA SOLAR, LLC
176 MINE LAKE COURT, SUITE 100
RALEIGH, NC 27615

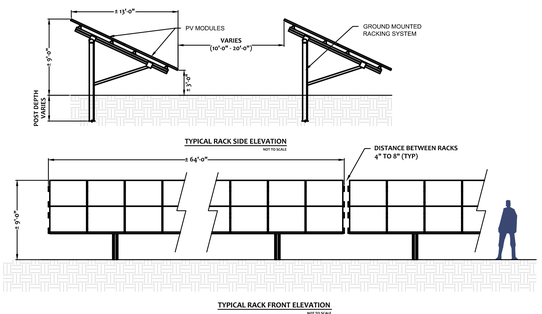
PLAN PREPARED BY:
BLOC DESIGN, PLLC
1310 S. TRYON ST., SUITE 111
CHARLOTTE, NC 28203

PIN	OWNER	DB/PG	ZONING	PARCEL ACREAGE	LEASE ACREAGE	LAND USE
953403148287	CLINTON C. AND ELIZABETH WILLIAMS	3154/0048	RA	86.14	86.141	AGRICULTURE / VACANT
			TOTAL ACREAGE	86.14	86.14	

Type of Land Cover	Area (acres)
Open space	83.64
Impervious surfaces (roads, parking lots, driveways, roofs, paved storage areas, gravel drives,etc.)	2.5
Total	86.14
Precent Impervious	2.90%

NOTES

1. THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE LAYOUT OF THE SOLAR COLLECTOR FACILITY, ITS INTERCONNECTION TO THE EXISTING POWER INFRASTRUCTURE, AND TO OBTAIN A CONDITIONAL USE PERMIT FOR THE USE. REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR OF MINOR MODIFICATIONS TO THE SITE PLAN ARE REQUESTED IN REGARDS TO THE LOCATIONS AND QUANTITY OF RACKING, NUMBER AND LOCATION OF INVERTERS, ACCESS AISLES, DRIVEWAYS, AND UNDERGROUND ELECTRIC INTERCONNECTION ROUTING UPON THE COMPLETION OF FINAL ENGINEERING DRAWINGS FOR THE FACILITY. HOWEVER, ALL SUCH MINOR MODIFICATIONS TO THE FINAL SITE PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE MOORE COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND VERIFIED BY THE MOORE COUNTY ZONING ADMINISTRATOR PRIOR TO ISSUING A ZONING PERMIT FOR USE.
2. TOPOGRAPHIC DATA & EXISTING IMPROVEMENTS SHOWN ON THIS PLAN IS PER PUBLICLY AVAILABLE DATA SOURCES.
3. THE PROPERTY SHOWN HEREON DOES CONTAIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (I.E. 100-YR. EVENT) PER FEMA FIRM MAP NO. 3710953400J EFFECTIVE DATE 10/17/2006 .
4. ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.
5. UTILITY LINES AND SERVICES SHOWN HEREON ARE APPROXIMATE PER AERIAL PHOTOGRAPHY OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL NC ONE CALL CENTER BEFORE DIGGING AT 811.
6. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON-SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION.
7. A SEDIMENTATION & EROSION CONTROL PERMIT WILL BE OBTAINED FROM NCDENR LAND QUALITY SECTION.
8. A DRIVEWAY PERMIT WILL BE APPROVED BY NCDOT PRIOR TO BEGINNING CONSTRUCTION. FINAL DRIVEWAY LOCATION(S) & REQUIREMENTS ARE SUBJECT TO PERMIT REVIEW AND APPROVAL.
9. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS (I.E. NO MASS GRADING). A PORTION OF PROJECT AREAS MAY CONSIST OF TREE CLEARING ONLY (NO GRUBBING) TO ALLEVIATE SHADING OF THE ARRAY, AS INDICATED ON THE SITE PLAN. MINOR GRADING WILL OCCUR AROUND INVERTER AREAS TO DIVERT SURFACE DRAINAGE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH LOGGING MATS (WHICH WILL BE REMOVED FOLLOWING CONSTRUCTION) OR GRAVEL WHICH WILL REMAIN AFTER CONSTRUCTION. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
10. PROPOSED TEMPORARY LAYDOWN YARD/CONSTRUCTION STAGING AREA TO BE USED DURING SITE CONSTRUCTION. A PORTION OF THIS AREA (HATCHED) WILL BE COVERED WITH LOGGING MATS OR OTHER STABILIZED SURFACING TO ALLOW DELIVERY OF CONSTRUCTION MATERIALS. PRIOR TO CONSTRUCTION, THIS AREA WILL BE COMPACTED BY A SMOOTH DRUM OR SHEEPS FOOT ROLLER TO REDUCE/PREVENT RUTTING. FOLLOWING CONSTRUCTION, THE LOGGING MATS (OR OTHER SURFACING) ARE REMOVED AND THE ENTIRE AREA IS SCARIFIED AND RE-SEEDED.
11. ACCESS AISLES SHOWN ON THIS PLAN INDICATE CONSTRUCTION AND MAINTENANCE ACCESS POINTS FOR INGRESS/EGRESS. PRIOR TO CONSTRUCTION, THESE AISLES ARE COMPACTED BY A SMOOTH DRUM OR SHEEPSFOOT ROLLER TO REDUCE/PREVENT RUTTING. LOGGING MATS MAY BE PLACED IN HIGH TRAFFIC OR POORLY DRAINING AREAS DURING CONSTRUCTION ACTIVITIES TO IMPROVE ACCESS. NO PERMANENT IMPROVEMENTS OR IMPERVIOUS SURFACES (I.E. GRAVEL OR ASPHALT) WILL BE INSTALLED IN SOIL ACCESS AISLES FOR CONSTRUCTION OR MAINTENANCE ACTIVITIES. SOIL ACCESS ISLES WILL BE SCARIFIED, AERATED, AND RE-SEEDED AFTER CONSTRUCTION. ACCESS ISLES TO INVERTERS MAY REQUIRE GRAVEL TO SUPPORT DELIVERY EQUIPMENT LOADS. SOIL CONDITIONS AND FINAL EQUIPMENT SELECTION WILL DETERMINE IF GRAVEL ACCESS ISLE WILL BE REQUIRED TO INVERTER LOCATIONS.
12. PROPOSED ACCESS GATE(S) ARE 6' TALL CHAIN LINK WITH 3 STRANDS OF BARBED WIRE. GATES WILL BE LOCKED WITH STANDARD KEYED OR COMBINATION LOCK. EMERGENCY PERSONNEL (AS DESIGNATED BY MOORE COUNTY) WILL BE PROVIDED A KEY OR COMBINATION FOR 24 / 7 ACCESS.
13. NO PERMANENT LIGHTING IS PROPOSED FOR THIS SITE.
14. ONLY SITE SPECIFIC SIGNAGE IS ALLOWED. PROPOSED SIGNAGE SHALL BE ALUMINUM SIGNS ("DANGER - HIGH VOLTAGE" AND "DANGER - NO TRESPASSING") MEASURING 14" X 10" IN SIZE, WILL BE PLACED ON PERMANENT SECURITY FENCING, ALTERNATING EVERY 100' AROUND THE ARRAY.
15. THE PHOTOVOLTAIC (PV) PANELS ARE TO BE LOCATED AND SITUATED SO GLARE DOES NOT CREATE A DISTRACTION OR NUISANCE TO TRAFFIC OR ADJACENT RESIDENTIAL PROPERTIES.
16. SOLAR COMPONENTS MUST HAVE A UL LISTING, OR A LISTING FROM AN ALTERNATIVE TESTING AGENCY ACCEPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY OVER THE PROJECT, AND MUST BE DESIGNED WITH ANTI-REFLECTIVE COATING(S).
17. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE AND NORTH CAROLINA BUILDING CODE.
18. NO STRUCTURE SHALL EXCEED A HEIGHT GREATER THAN TWENTY-FIVE (25) FEET, EXCEPT FOR EXISTING POLES/OVERHEAD WIRING AND REQUIRED NEW INTERCONNECTION POLES REQUIRED BY UTILITY COMPANY AT POINT OF INTERCONNECTION. THIS IS MEASURED FROM FINISHED GRADE AT THE BASE OF THE STRUCTURE TO ITS HIGHEST POINT.
19. ALL POWER TRANSMISSION LINES FROM A GROUND MOUNTED SOLAR ENERGY SYSTEM SHALL BE LOCATED UNDERGROUND, EXCLUDING EXISTING UTILITIES.
20. INVERTER(S) SHALL BE LOCATED A MINIMUM ONE HUNDRED AND FIFTY (150) FEET FROM ANY PROPERTY LINE OR PUBLIC RIGHT-OF-WAY.
21. THE ELECTRICAL DISCONNECT SWITCH SHALL BE CLEARLY IDENTIFIED AND UNOBSTRUCTED AT ALL TIMES. THE OWNER MUST FILE A MAP WITH THE MOORE COUNTY PUBLIC SAFETY DEPARTMENT DEPICTING WHERE THE DISCONNECT SWITCH IS LOCATED, AND SUPPLY ALL EMERGENCY CONTACT INFORMATION TO EMERGENCY PERSONNEL TO HAVE ON FILE.
22. THE PROPOSED FACILITY IS CONNECTED TO AN EXISTING ELECTRICAL SUBSTATION THAT CAN ACCOMMODATE THE PROPOSED ELECTRICAL PRODUCTION.
23. THIS PROPERTY IS NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAWS.
24. DATE OF LATEST SURVEY IS UNKNOWN. A COMPLETE BOUNDARY AND TOPOGRAPHIC SURVEY WILL BE COMPLETED AFTER CUP APPROVAL AND SUBMITTED TO THE MOORE COUNTY ZONING ADMINISTRATOR PRIOR TO ISSUING A ZONING PERMIT.



(Rack shown is typical. Final rack selection/design will be based on final engineering plans. Number of support posts, orientation of panels, overall height and overall length of each rack may vary upon final design.)

0 120 240 Feet

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Ground-Mount Solar Array Installation
Lobelia Solar, LLC
Moore County, NC

Parcel ID# 953403148287

Project No:	00164
Drawn By:	K.Gorman
Designed By:	K.Gorman
Checked By:	K.Gorman
Original Issue Date:	02.19.2105

Revisions
1 Staff Comments 03.06.15

Conditional Use Site Plan

CU1