MOORE COUNTY PLANNING BOARD
REGULAR MEETING
THURSDAY, MAY 5 2016, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd Floor

CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIENCE – (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 April 7, 2016
C. Consideration of Abstentions

III. PUBLIC HEARING

1. Pinesage Solar Farm, LLC is requesting a Conditional Use Permit to construct a commercial Solar Collector Facility on approximately 33.48 acres of an overall approximately 53.06 acre parcel (ParID 00018479) located north of NC Hwy 211, owned by McDonald Family Farms as identified in Moore County tax records.

IV. OTHER BOARD MATTERS

V. PLANNING DEPARTMENT REPORTS

VI. BOARD COMMENT PERIOD

VII. UPCOMING EVENTS

- Tuesday, May 3, 2016 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Thursday, May 19, 2016 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- **Thursday, June 2, 2016 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage**
- Tuesday, June 7, 2016 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Tuesday, June 21, 2016 5:30 PM Board of Commissioners 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 comment during Public Hearin

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
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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 APRIL 7, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Rich Smith (Chair), Buck Mims, Eddie Nobles, Scott McLeod, Bobby Hyman, Gene Horne, Joseph Garrison

Board Members Absent: Aaron McNeill (Vice Chairman), David Lambert

Staff Present: Debra Ensminger, Planning Director
Brenda White, Deputy County Attorney
Theresa Thompson, Senior Planner
Lydia Cleveland, Administrative and Transportation Program Manager

CALL TO ORDER

Chairman Rich Smith called the meeting to order.

INVOCATION

Board Member Eddie Nobles offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Bobby Hyman led in the reciting of the Pledge of Allegiance

MISSION STATEMENT

Board Member Gene Horne 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 March 3, 2016
C. Consideration of Abstentions

Board Member Horne motioned to approve the Consent Agenda and the motion was seconded by Board Member Nobles. The motion passed unanimously (7-0).

PUBLIC HEARING(S)

Chairman Smith introduced the first public hearing as the following.

Pine Valley Solar Farm, LLC is requesting a Conditional Use Permit to construct a commercial Solar Collector Facility on approximately 30 acres of an overall approximately 89.44 acre parcel (ParID 00022606) located south of NC Hwy 211 in West End, owned by McDonald Family Farms as identified in Moore County tax records.

Senior Planner Theresa Thompson stated the following as part of her presentation. "The request is to locate a solar collector facility south of NC Hwy 211 located in the West End area as illustrated on the site plan. The property received rezoning approval on February 2, 2016 to Rural Agriculture. The proposed area is currently undeveloped. Adjacent uses include a solar collector facility located to the west, single family homes to the south, and a sand mine to the east. The site plan illustrates the property will meet the UDO's screening requirements by utilizing Type 3 Screening, to the side and rear of the property, which includes a minimum 20 foot wide buffer of at least 15 trees and 7 shrubs per 100 linear feet to simulate a natural wooded vegetative area and along the front of the solar collector area the site plan meets the Highway Corridor Overlay District screening requirements. The proposed site plan meets all UDO requirements. In addition, the applicant has agreed that all specific use standards will be met as specified in the UDO which will be inspected by county staff before a Certificate of Occupancy is issued. The UDO requires that the 4 Findings of Fact are met as included in the staff report. Any recommendation of denial would need to include which finding is not met and why. There may need to be minor adjustments made to the site plan therefore staff recommends including an additional condition to the motion if approved as stated in the staff report that reads "Should the Zoning Administrator, Building Inspections, Environmental Health, NCDOT, or the Fire Marshal identify minor changes, staff shall be authorized to accept such minor modifications to the site plan as necessary.""

Chairman Smith asked for any questions from the Board.

Board Member Buck Mims asked how far this property is located from Highway 211. Theresa stated she is unaware of the exact distance but the location is not visible due to a large buffer of trees and a railroad with large trees surrounding the easement.

With no further discussion Board Member Horne 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# 00022606. The motion was seconded by Board Member Nobles and the motion passed 6-1. (Board Member Garrison dissenting)

Chairman Smith closed public hearing one.

Chairman Smith introduced the second public hearing as the following.

McDonald Family Farms, LLC is requesting a General Use Rezoning from Residential and Agricultural-20 (RA-20) to Industrial (I) of the northern portion, being approximately

1.78 acres of an approximate 2.75 acre parcel (ParID 00022600) located on Knox Lane near the intersection of NC Hwy 211 and NC Hwy 73, owned by JR Square LLC as identified in Moore County tax records.

Senior Planner Theresa Thompson stated the following as part of her presentation. “This request is to rezone an approximate 1.78 acres from Residential and Agricultural-20 to the Industrial Zoning District. This property is currently undeveloped. The surrounding area is zoned a mixture of Industrial, Commercial, and Residential as illustrated on the Zoning Map. The adjacent land uses included several vacant and dilapidated commercial buildings, a vacant dilapidated dwelling, a single family home, and a self-storage warehouse business. The Future Moore County Land Use Map classifies this area as Commerical/Office/Retail/Institutional which is typically not compatible with industrial uses, though there are three adjacent Industrial buildings and there are seven nearby lots zoned Industrial so the proposed zoning will place compatible uses in the area. Also, the small size of the property limits larger and more intensive industrial uses to the property. The proposed rezoning is compatible with Land Use Plan goals as listed in the Land Use Plan Consistency Statement. Staff recommends the Board to make two separate motions. The first motion will be to adopt the Planning Board Land Use Plan Consistency Statement and the second motion is to endorse the Board of Commissioners to approve or deny the rezoning request.”

Chairman Smith asked for any questions from the Board.

Mr. Angus McDonald requested to present to the Board and explained that the property is a land lease and the current leasee intends to renew their lease, and has a need to put storage trailers on the property. Most of the surrounding property is owned by the applicant with the exception of the property in the back. The applicant stated that they have reached out to the other property owner and they stated they have no issues.

With no further questions or comments Board Member Garrison made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Horne and the motion passed unanimously 7-0.

Board Member Garrison made a motion to endorse the Moore County Board of Commissioners to approve the general use rezoning the northern portion, being approximately 1.78 acres, of the parcel known as ParID 00022600 as identified in Moore County tax records from Residential and Agricultural-20 Zoning District (RA-20) to the Industrial Zoning District (I) as proposed. The motion was seconded by Board Member Horne and the motion passed unanimously 7-0.

Chairman Smith closed public hearing two.

Chairman Smith introduced the third public hearing as the following.

Article 7 (Table of Uses), Sub-Section 7.1.2 (Table of Uses) of the Moore County Unified Development Ordinance: ***Amend*** "Boat Sales and Service (outdoor storage in rear/side yard only)" to "Boat & RV Sales, Service, Storage" as listed Section 7.1.2 Table of Uses of the Unified Development Ordinance.

Senior Planner Theresa Thompson stated the following as part of her presentation. "Currently, Moore County allows Boat Sales and Service in the Gated Community Seven Lakes Zoning District. The Seven Lakes West Landowners Association owns an existing boat and RV storage area adjacent to Longleaf Drive which they are seeking to expand. Initially staff recommended amending the use to "Boat & RV Sales, Service, Storage" as shown in the staff report. We have since recognized that the Sales and Service component of the use is not suitable for the residential Seven Lakes community. Therefore, staff is requesting to slightly change the text amendment request to include:

1. REMOVING "Boat Sales and Service" as a permitted in use in the Gated Community Seven Lakes Zoning District.
2. TO ADD "Boat & RV Storage" as a permitted use in the Gated Community Seven Lakes Zoning District.

Staff recommends the Board to make two separate motions. The first motion will be to adopt the Planning Board Land Use Plan Consistency Statement and the second motion is to endorse the Board of Commissioners to approve or deny the text amendment request."

Chairman Smith asked for any questions from the Board.

With no questions or comments Board Member Mims made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Horne and the motion passed unanimously 7-0.

Board Member Garrison made a motion to endorse the Moore County Board of Commissioners to approve the text amendment to the Moore County Unified Development Ordinance as proposed. The motion was seconded by Board Member Horne and the motion passed unanimously 7-0.

Chairman Smith closed public hearing three.

Chairman Smith introduced the fourth public hearing as the following.

Moore County Planning Staff is requesting a General Use Rezoning from Highway Commercial District (B-2) to the Gated Community – Seven Lakes District (GC-SL) of two parcels (ParID 20050198 and 20070132), the overall acreage is approximately 6.27 acres located on Longleaf Drive in Seven Lakes West, owned by Seven Lakes West Landowners Association as identified in the Moore County tax records.

Senior Planner Theresa Thompson stated the following as part of her presentation. Staff is recommending rezoning two adjacent parcels located near Longleaf Drive in the Seven Lakes West area from Highway Commercial (B-2) to Gated Community – Seven Lakes Zoning District. The larger 4 acre lot is currently being utilized as an outdoor boat and RV storage area. The 2.24 acre lot is currently undeveloped. The properties are the Seven Lakes West community. They were originally apart of the adjacent 110 acre tract abutting NC Hwy 211 which is the reason they were the Highway Commercial Zoning.
The properties were purchased in 2010 by the Seven Lakes West Landowners Association. Staff did not realize this when the County rezoned 265 parcels in 2014 or they would have been included with that rezoning process. The Future Moore County Land Use Map classifies this area as Medium Residential and the requested zoning is compatible with this Land Use Classification. The proposed rezoning is compatible with Land Use Plan goals as listed in the Land Use Plan Consistency Statement. These properties are located approximately 1,800 feet from NC Hwy 211. Due to this distance from the highway and the close proximity to the GC-SL Zoning District, staff recommends rezoning these properties to reflect the Seven Lakes zoning designation. Staff recommends the Board to make two separate motions. The first motion will be to adopt the Planning Board Land Use Plan Consistency Statement and the second motion is to endorse the Board of Commissioners to approve or deny the rezoning request."

Chairman Smith asked for any questions from the Board.

With questions or comments Board Member Nobles made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement (Approval or Denial) and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Garrison and the motion passed unanimously 7-0.

Board Member Garrison made a motion to endorse the Moore County Board of Commissioners to approve/deny the general use rezoning of the adjacent parcels known as ParID 20050198 and 20070132 as identified in Moore County tax records from Highway Commercial (B-2) to Gated Community – Seven Lakes (GC-SL) as proposed. The motion was seconded by Board Member Horne and the motion passed unanimously 7-0.

Chairman Smith closed public hearing four.

OTHER BOARD MATTERS

No other board matters were discussed.

PLANNING DEPARTMENT REPORTS

Planning Director, Debra Ensminger discussed the training email that was sent to each Board Member and asked the Board for their preference for review. The Board agreed that a group session would be beneficial.

BOARD COMMENT PERIOD

No comments were made by the Board.

ADJOURNMENT

Board Member Garrison made a motion to adjourn. The motion was seconded by Board Member McLeod. The motion passed unanimously (7-0)

Respectfully submitted by,

Lydia Cleveland

Agenda Item: 1
Meeting Date: May 5, 2016

MEMORANDUM TO THE PLANNING BOARD

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

DATE: **April 08, 2016**

SUBJECT: **Conditional Use Permit Request: Solar Collector Facility, Commercial ("Pinesage" – NC Hwy 211)**

PRESENTER: **Theresa Thompson**

REQUEST

Pinesage Solar Farm, LLC is requesting a Conditional Use Permit to construct a commercial Solar Collector Facility on approximately 33.48 acres of an overall approximately 53.06 acre parcel (ParID 00018479) located north of NC Hwy 211, owned by McDonald Family Farms as identified in Moore County tax records.

This case was properly advertised, a public hearing sign was posted on the property, and all adjacent property owners were notified.

BACKGROUND

- Adjacent land uses include single family homes, family cemetery, undeveloped property, a church, and the Pine Forest Planned Unit Development.

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.

ADDITIONAL CONDITIONS

1. The applicant recommends: Installing the Type 3 Screening Buffer along the front and side property lines as illustrated on the site plan.
2. Staff recommends: 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.

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# 00018479.

ATTACHMENTS

- Land Use Map
- Conditional Use Permit Application
- Submitted Site Plan

Land Use Map
West Pines
Middle School
Pineforest PUD
Single family
homes
Single family
homes
Church
Single family
homes
TAYLORTOWN
Undeveloped
(former NCDOT
construction site)
NC 211 HWY
Church
PINEHURST

PLANNING & COMMUNITY DEVELOPMENT

"One Team – One Mission"

P.O. Box 905
1048 Carthage Oaks Drive
Carthage, NC 28327
Planning: 910.947.5010
Central Permitting: 910.947.2221
Fax: 910.947.1809
www.moorecountync.gov

Conditional Use Permit Application

Application Date: February 22, 2016

Location/Address of Property: 7359 NC 211 West End, NC 27376

Applicant: Pinesage Solar Farm, LLC — Phone: 407-915-6436

Applicant Address: 4150 St. Johns Parkway Ste 1000 — City: Sanford — St: FL — Zip: 32771

Owner: McDonald Family Farms, LLC — Phone: 910-695-6652

Owner Address: 3288 NC 73 Highway PO Box 349 — City: West End — St: NC — Zip: 27376-0349

Current Zoning District: RA — Proposed Use: Ground Mount Solar Farm

Comments:
The solar farm construction will be required approval from the County and comply with local building codes and setbacks which are enforced and reviewed by local building officials and plan reviewers. A fence will be installed around the facility to keep safe from the site. A landscape buffer will be planted where there are no existing natural landscaping to prevent view from outsiders. There is no waste or pollution generated by 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.

Pinesage Solar Farm, LLC — 2-22-16
Applicant/Owner Signature — Date

2-22-16
Applicant/Owner Signature — Date

Office Use Only:

PAR ID: 00018479

Received By — 4/1/16 Date

March 30, 2016

Theresa Thompson, Senior Planner
Moore County Planning Department
PO Box 905 / 1048 Carriage Oaks Drive
Carthage, NC 28327
Direct: 910-947-4598
Main: 910-947-5010
Fax: 910-947-1303

Re: Pinesage Solar Farm, LLC Application for a Conditional Use Permit to Construct a Solar Collector Facility

Dear Ms. Thompson:

Please accept this letter as the Conditional Use Permit ("CUP") application of Pinesage Solar Farm, LLC ("Pinesage") for a Solar Collector Facility proposed for construction by on approximately 35 acres owned by McDonald Family Farms (the "Solar Farm").

The property is located 3000 feet North from the Intersection of NC Highway 211 and Juniper Lake Road toward West End. The Solar Farm is sited on land zoned RA and a Solar Farm is a conditional use. As shown on the enclosed site plan, the Solar Farm will meet all of the applicable development requirements of the Moore County Zoning Ordinance (the "Ordinance"). This proposed use also meets all of the findings required under Section 3.9 of the Ordinance, as summarized below:

1. <u>The proposed use will not materially endanger the health and safety if located where proposed and developed according to plan</u>. The Solar Farm configuration contains no moving parts. The electric components will have an Underwriters Laboratories listing and the Solar Farm will comply with the edition of the National Electrical Code adopted at the time of construction. The Solar Farm will be surrounded by a wire mesh fence with three strand barbed wire on top. Solar panels are designed to absorb rather than reflect light. The Solar Farm will not have any lighting, and no hazardous substances will be utilized on the site.

2. <u>The use meets all required conditions and specifications</u>. The Solar Farm meets all applicable requirements of Sections 9.3.27 of the Ordinance for a Solar Collector Facility. Furthermore, as reflected on the enclosed site plan, the Solar Farm meets or exceeds the screening and set back requirements of Sections 8.2 and 10.2 of the Ordinance.

3. <u>The proposed use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity</u>. The area surrounding the site is largely rural and sparsely developed and the Solar Farm is harmonious with the adjacent uses and neighborhood uses. The Solar Farm will not injure the value of adjoining or abutting property. The Solar Farm panels are located no closer than 800' from the nearest residence and will be screened from view. Furthermore, a Certificate of Public Convenience and Necessity was issued by the North

Carolina Utilities Commission on December 1, 2015.

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. The area surrounding the site is largely rural and sparsely developed and the Solar Farm is harmonious with the adjacent uses and neighborhood uses. The Solar Farm is a low intensity use which maintains the existing wetland areas and is compatible with the proposed greenway trail adjacent to the site. The Solar Farm presents no potential hazardous waste. The facility is located approximately 1400' from Route 211 will be screened. The production of electricity is virtually silent, with any noise from the inverters dissipating to background levels at the fence line of the Solar Farm. The traffic resulting from the solar project will be less than that of a single family home. The Solar Facility is in general conformity with the County's land use plan which specifically encourages development of alternative energy systems in areas that minimize the adverse impacts to prime agricultural lands and public water supply watersheds.

We understand this CUP application will be considered by the Planning Board on May 5, 2016 meeting and by the County Commission on Jun 21, 2016. Thank you again for your assistance, and please call me with any questions about this application.

Sincerely,

Brian Quinlan
Manager
Pine Valley Solar Farm, LLC

February 19, 2016

Theresa Thompson, Senior Planner
Moore County Planning Department
PO Box 905 / 1048 Carriage Oaks Drive
Carthage, NC 28327
Direct: 910-947-4598
Main: 910-947-5010
Fax: 910-947-1303

Dear Theresa Thompson,

Re: UDO compliance Letter

Please accept this letter as an additional condition that the design of Pinesage Solar Farm, LLC project complies with the required standards in UDO Sections 9.3.27-9.3.2714 as listed below.

- 9.3.2701 This type of use excludes any solar panels that are utilized or generating electricity for a residential property.
- 9.3.2702 Facilities shall be restricted to locations within three (3) miles of an existing or proposed electrical substation that can accommodate the proposed electrical production unless certification by a utility supplied engineer, from the utility with which the applicant has an interconnection agreement, establishes that voltage regulators or other devices are present allowing safe, efficient transmission of power over a greater distance. *(Amended Jan. 20, 2015)*
- 9.3.2703 A minimum building setback of fifty (50) feet, where abutting residential property and sixty-five (65) feet from public rights-of-way is required for ground-mounted systems. This excludes any proposed solar collector facility to be installed on an existing or proposed building.
- 9.3.2704 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.
- 9.3.2705 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).
- 9.3.2706 All construction shall be in compliance with the National Electric Code and North Carolina Building Code.
- 9.3.2707 No structure shall exceed a height greater than twenty-five (25) feet, except for existing poles and overhead wiring. This is measured from finished grade

at the base of the structure to its highest point. This would exclude any roof-mounted solar collection systems.

9.3.2708 Roof-mounted panels shall not extend beyond the perimeter of the building on which the system is mounted or constructed. The total height of the solar panels shall not exceed the maximum building height of the underlying zoning district.

- Pitched Roof Systems – For all roof-mounted systems, the elevation must show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.
- Flat Roof Systems – For all flat roof applications, a drawing shall be submitted depicting the overall layout of the panels with the distance to the roof edge and any parapets on the building.

- 9.3.2709 All power transmission lines from a ground mounted solar energy system shall be located underground, excluding existing utilities.
- 9.3.2710 Inverter(s) shall be located a minimum one hundred and fifty (150) feet from any property line or public right-of-way.

.3.2711 Where facility adjoins property used or zoned for residential purposes and public rights-of-way, a vegetative screen, either planted or naturally wooded area, shall be provided in accordance with §8.2 (Screening Requirements) of this Ordinance.

9.3.2712 Access to site must be controlled by a fence at least six (6) feet in height, with 24/7 emergency access. Mechanical equipment and inverter shall be fenced by a minimum six (6) foot fence with 3-strand barbed wire or razor wire or an eight (8) foot fence.

9.3.2713 In the event a solar collector facility becomes abandoned, the applicant must provide a way of ensuring the remaining solar infrastructure does not create a hazard to the public.

a. If the applicant ceases operation of the energy facility or begins, but does not complete, construction of the project, the applicant shall restore the site according to a decommissioning plan approved by the Planning Department.

b. The Solar Collector Facility owner is required to notify Moore County immediately in writing upon abandonment or cessation of the solar operation. The owner shall be responsible for the decommissioning of the facility within six (6) months from the date the applicant ceases use of the facility or the facility becomes obsolete. A project is decommissioned when all structures and equipment are removed and the site is restored to its original state.

9.3.2714 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.

We are excited to have the opportunity to work with Moore County and the to develop the Pinesage Solar Farm, LLC project and deliver clean, renewable solar energy to Duke Energy.

Thank you for your guidance and I appreciate the cooperation of the Planning Department to make this project come to fruition!

Sincerely,

Kyle Campbell
Project Manager

Pinesage Solar Farm, LLC

(407) 915-5436
(772) 643-4553 (cell)

4.996 MWac PV SYSTEM

PV Array:

Number of PV Modules: 21,360
Peak Power: 6,621,600 Wp DC
Module Tilt: 25°
Module Orientation: South (Az. 180°)
Leased Area: 38 acres

Project Owner:

Pinesage Solar Farm, LLC
4150 St Johns Pkwy, Ste 1000
Sanford, FL 32771

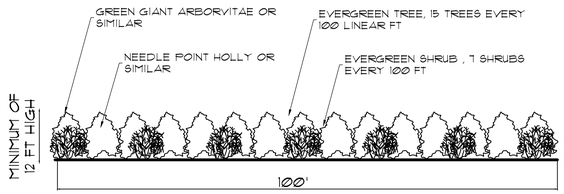
Site Location:

(35°13'N 79°32'W)

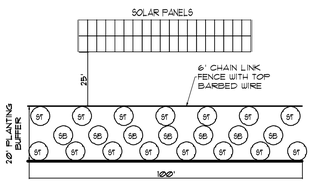
Impervious Surface Analysis:

Impervious surface amount, due to access road and inverter pad, exceeds no more than 24% of used land.

Leased Area :	38 Acres
Impervious Area:	3.07 Acres
Percentage impervious land:	10.9%



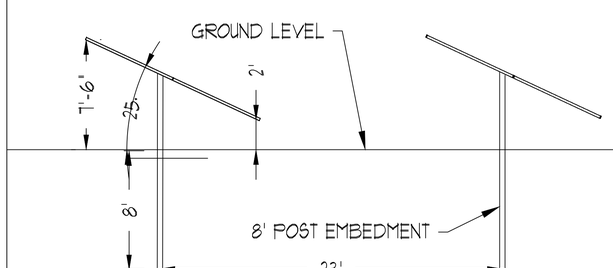
PLANTING LAYOUT TYPE 3. Front view
(Natural landcaping will be enhanced as necessary to ensure it meets Type 3 requirements)

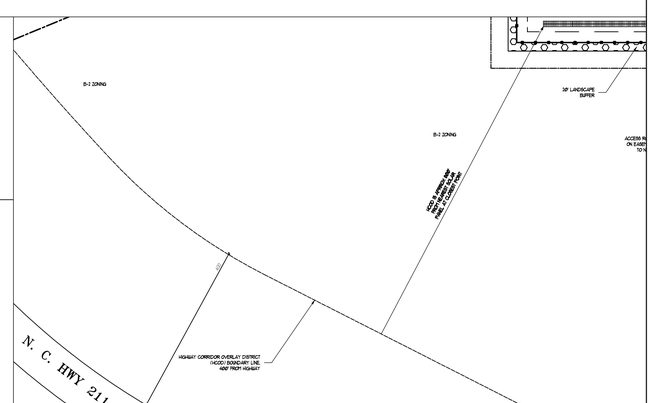


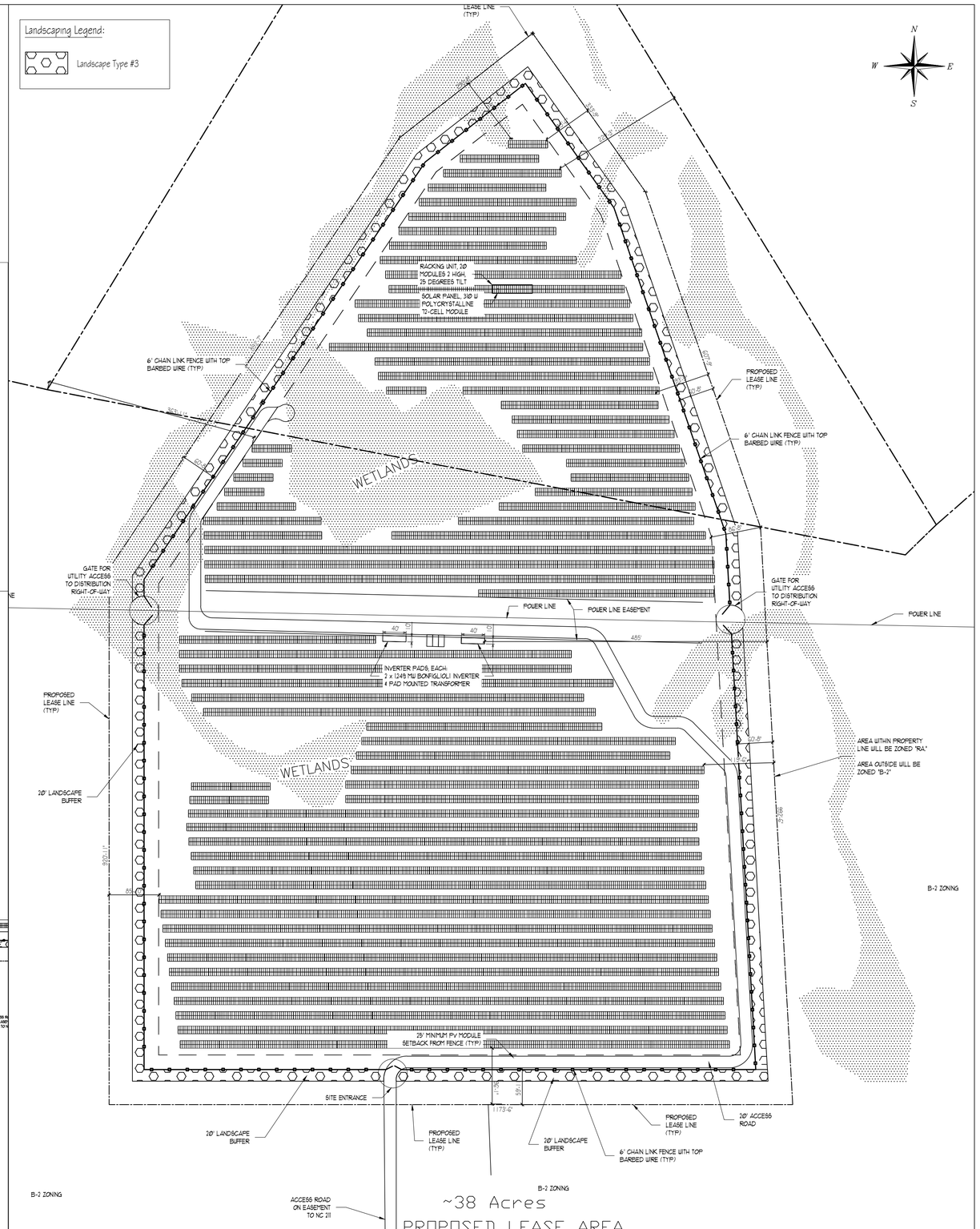
PLANTING LAYOUT. Top view

TYPICAL LANDSCAPE PLAN TYPE 3

- 15 evergreen trees and 7 evergreen shrubs per 100 linear feet 20 feet wide. Trees to reach out a minimum height of twelve (12) feet in three (3) years. Shrubs to grow to a height of two (2) feet in two (2) years.
- Setbacks from property line to the fence will be covered with existing vegetation to be used as existing landscape buffer.
- Evergreen Tree: Green Giant Arborvitae or similar.
- Evergreen Bush: Needle Point Holly or similar.
- Natural landscaping will be enhanced as necessary to ensure it meets type 3 requirements







NOTE	REV.	DATE	REVISION DESCRIPTION	DRW	CHK	APP	REV.	DATE	REVISION DESCRIPTION	DRW	CHK	APP	REV.	DATE	REVISION DESCRIPTION	DRW	CHK	APP
PRELIMINARY DEVELOPMENT DRAWING SHEET SIZE AT FULL SCALE: 36" x 24"							09	2016/04/13	UPDATED LANDSCAPE AND PRESENTATION	ML	DC	DC	00	2015/07/24	SITE DEVELOPMENT	DC	DC	DC
													01	2015/07/27	ADJUSTED LAYOUT	DC	DC	DC
													02	2015/08/10	INTERCONNECTION REQUEST	DC	DC	DC
													03	2015/08/20	SITE DEVELOPMENT	DC	DC	DC
													04	2015/08/25	SITE DEVELOPMENT (WETLAND DELINEATION)	SM	DC	DC
													05	2015/08/27	SITE DEVELOPMENT II	JL	DC	DC
													06	2015/09/11	SURVEY UPDATE	SM	DC	DC

LEGAL WARNING

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REVISION	DRAWN	CHECKED	APPROVED
09	ML	DC	DC

ENGINEER: DAVID K. CLICK
NC LIC#: 041877

PROJECT NAME: PINESAGE SOLAR FARM, LLC
ADDRESS: 7353 NC Hwy 211, West End, NC 27376

SHEET TITLE: SITE PLAN

SCALE 1:1250
FORMAT 24" x 36"
DRAWING N° G202
DATE 2016/04/13