



Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536

(252) 738-2080 / FAX 738-2089

Staff Report 10/12/2017

Owner:
Dogwood Creek
Land Holdings

Applicant:
Cypress Creek
Renewables

Parcel ID:
0381 01001

Location:
3335 Glebe Road

Current Zoning:
AR

Public Hearing:
10/12/2017

Prepared by:
Angie Blount

Description of Conditional Use Permit Request:

The applicant is requesting a modification of the site plan that was approved for a Conditional Use Permit by the Board of Adjustment on 6/11/2015. This is a continuation of the last BOA meeting of 09/14/2017.

Exhibits as follows:

- Exhibit 1.** Revised Vegetative Buffer plan Kelly Rd & Glebe Rd
Exhibit 2. New Vegetative Buffer & Berm plan POI, Glebe Rd
Exhibit 3. Minutes from BOA Case No. 20150514-1.

DRAFT Findings of Fact

1. The request is for a modification from the original approved site plan. The modification consist of relocating the Point of Interconnection (POI) and establish a more opaque buffer on the east end of Glebe Road due to existing vegetation being removed during excavation, originally, it was to remain an existing buffer.
2. The property is owned by Dogwood Creek Land Holdings and is identified as tax parcel 0381 01001.
3. The property consists of 60.4 acres.
4. The property has been recently cleared of its existing vegetation.
5. This is a continuation from the 09/14/2017 meeting.

Staff Comments

The applicant is proposing a modification for two areas. First, the Point of Interconnection is being relocated to the southeast side of the property, off of Glebe Road. The original location of the POI that was approved at the Conditional Use Permit hearing on June 11, 2015 was on the northwest side of Kelly Road. Second, the existing vegetation on the southeast side of the property off of Glebe Road was to remain, however this buffer has been completely removed during the clearing process. The vegetation on the NW corner has also been removed. The applicant is proposing reseeding of the NW corner, and 35' of vegetative buffer around site. (Exhibit 1) Applicant is also proposing 35' of vegetation along a raised area at site of POI on Glebe Rd. (Exhibit 2).

