



Staff Report 09/10/2015

Owner: Ronald E. and Nancy Stainback

Applicant: Entropy Solar Integrators, LLC

Parcel ID: 0610 01001 and 0610 01010

Location: 541 Chestnut Street, Henderson NC 27537 (Middleburg)

Current Zoning: (A-R) Agricultural Residential and Light Industrial (LI)

Public Hearing: 09/10/2015

Prepared by: Jordan McMillen

Description of Conditional Use Permit Request:

The applicant is requesting a conditional use permit to allow construction of a 5 MW solar farm under the use category of "Solar Energy System, Large Scale".

Exhibits as follows:

- Exhibit 1.** Application & signature pages
- Exhibit 2.** Property deeds
- Exhibit 3.** Plat Book V page 14
- Exhibit 4.** Proposed recombination survey
- Exhibit 5.** Disturbed area description
- Exhibit 6.** NCDENR Letter of Approval
- Exhibit 7.** Interconnection details
- Exhibit 8.** NCDOT Letter – Driveway Access
- Exhibit 9.** Aerial photography / surrounding Zoning map
- Exhibit 10.** Topography map
- Exhibit 11.** Site plan
- Exhibit 12.** Solar Farm regulations (as per zoning ordinance)
- Exhibit 13.** Conditional Use Permit Check List

DRAFT Findings of Fact

1. The request is for a conditional use permit to allow a 5 MW solar farm on a parcel zoned (A-R) Agricultural Residential and (L-I) Light Industrial.
2. The property is owned by Ronald E. and Nancy Stainback.
3. The property is located at 541 Chestnut Street in Middleburg.
4. A recombination plat has been submitted to recombine tax parcels 0610 01001 and 0610 01010. The plat has been approved by planning as of 7/31/2015, but has not been recorded to date.
5. Upon completion of the recombination, the property will consist of approximately 169 acres with approximately 32 acres consisting of the array footprint.
6. The site is currently used for agriculture and is cleared for the most part. The property does consist of 2 ponds which will remain undisturbed.
7. A completed application requesting a conditional use permit was filed on August 19, 2015.
8. The adjoining property owners were notified on August 28, 2015.
9. The property was posted on August 28, 2015.

Staff Comments

The applicant is requesting a conditional use permit to construct a 5 MW solar farm. Currently the property consists of two separate tax parcels (0610 01001 and 0601010) which would be recombined into 1 parcel consisting of approximately 169 acres. As a result of each parcel being zoned differently, the property will be split zoned between Light Industrial (LI) and Agricultural Residential (AR) once the recombination is completed. The majority of the solar farm will be located within the portion zoned LI. Staff has already approved the recombination plat, but to our knowledge it has not been recorded yet. Staff recommends requiring the recombination to be recorded as a condition of approval. It is also important to note that other light industrial property is located on the eastern and western sides of the property with US 1/158 bordering to the North. The location of the solar arrays is directly outside of the Town of Middleburg limits and a physical address of 541 Chestnut Street, Henderson, NC 27537 has been assigned for this project.

As proposed, the solar farm project area would be leased from the current property owner and would cover approximately 32 acres. The site plan calls for an 8 ft. fence with 3 strands of barbed wire. A 30' wide planted, vegetative buffer is proposed on the northern, eastern and western sides of the solar farm consisting of double staggered plantings of Nellie Stevens Holly. The plantings will be planted at an initial height of 4 feet and appear to be in line with the zoning ordinance requirements for buffer plantings.

The site plan shows the solar arrays being setback 100 feet on all sides. As of the submittal date for this CUP permit the project appears to meet the setback requirements. Any changes to the zoning ordinance after the submittal date would not apply to this project.

The property will be accessed via an existing driveway from the Former Middleburg High Dollar Warehouse and therefore NCDOT is not requiring a driveway permit. An email confirming this is included within the staff report materials. Additionally the applicants have submitted the letter of approval from NCDENR for the erosion and sedimentation control plan and have submitted proof that an interconnection agreement is in process. It would be recommended that staff receive the signature pages for the interconnection agreement as a condition of approval.

Potential Conditions of Approval

- Recordation of recombination plat
- Submittal of executed interconnection agreement



Vance COUNTY

NORTH CAROLINA

Conditional Use Permit Application

Vance County Planning & Development Department

156 Church Street, Suite 3
Henderson, NC 27536
Ph: (252) 738-2080
Fax: (252) 738-2089

For Administrative Use Only:

Case #	20150910-2
Fee Paid	\$25000 ck. # 9357
BOA Date	9/10/2015

Property Owner Information

Property Owner: Ronald E. and Nancy Stainback

Mailing Address: PO Box 41

City: Middleburg State: NC Zip Code: 27556

Phone #: (252) 438 - 7828 Fax #: () -

E-mail Address: ehighdollarwar@nc.rr.com

Applicant Information

Applicant: Entropy Solar Integrators, LLC.

Mailing Address: 13950 Ballantyne Corporate Place, Suite 120

City: Charlotte State: NC Zip Code: 28277

Phone #: (980) 297 - 2881 Fax #: () -

E-mail Address: Clay.Hartman@entropysolar.com

Property Information *For multiple properties please attach an additional sheet.*

Property Address: US 1 158 HWY N

Tax Map Number: _____ PIN (parcel identification #): 0610-01-001

Type of Petition: _____

Existing Zoning: LI & A-12 Proposed Zoning: _____

Acreage: 31.49 Road Frontage: _____

Existing Use: Agricultural

Deed Reference

- Metes and bounds description attached
- Site plan/sketch of proposal attached



Vance COUNTY

NORTH CAROLINA

Conditional Use Permit Application

Vance County Planning & Development Department

Statement of Justification

1. Application is hereby made for the following use: *Please explain below:*

The proposed construction of a five megawatt Solar Power Generation Facility. Activity will include construction of solar arrays, access roads, and a perimeter fence.

2. The intent is to : *Check all that apply:*

- Construct a new structure for a conditional use;
- Repair the existing structure for the conditional use;
- Alter and/or expand the existing structure for the conditional use;
- Other

3. The following requirements have been provided: *Check all that apply:*

- Site plan;
- Property description;
- NC DOT entrance permit (if applicable);

4. Additional information:

In order to issue a Conditional Use Permit, the Board shall consider each of the following conditions, and based on the evidence presented at the hearing(s) make findings in regards to each and must find that the issuance of the Conditional Use Permit is in the best interest of the county.

A. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located.

Yes No

Per the Table of Permitted Uses in the Vance County Zoning Ordinance, Large Scale Solar Farms are permitted on LI and AR parcels with conditional use approval.

B. The use or development is located, designed and proposed to be operated so as to maintain or promote the public health or safety;

Yes No

The site will be designed such that there will be no threat to the health and safety of the public.



Vance COUNTY

NORTH CAROLINA

Conditional Use Permit Application

Vance County Planning & Development Department

C. The use or development complies with all required regulations of the Zoning Ordinance and all applicable specific conditions and specifications;

Yes No

The site will be designed to meet all of the regulations described in the Zoning Ordinance for Large Scale Solar Energy Systems.

D. The use or development is located, designed and proposed to be operated so as to maintain or enhance the value of adjoining or abutting property, or that use or development is a public necessity;

Yes No

Design measures such as screening and buffering will be utilized to maintain the value of adjoining and abutting properties.

E. The use or development will be in harmony with the area in which it is located and will be in general conformity with the plan of development of the County.

Yes No

The proposed site will conform with the Vance County plan of development and therefore will not disrupt the harmony of the existing area.

Property Owners Signature

Ronald E. Stant

Date 4-21-2015

Please sign in blue or black ink

Nancy H. Steinbach

4-21-2015

Applicant's Signature

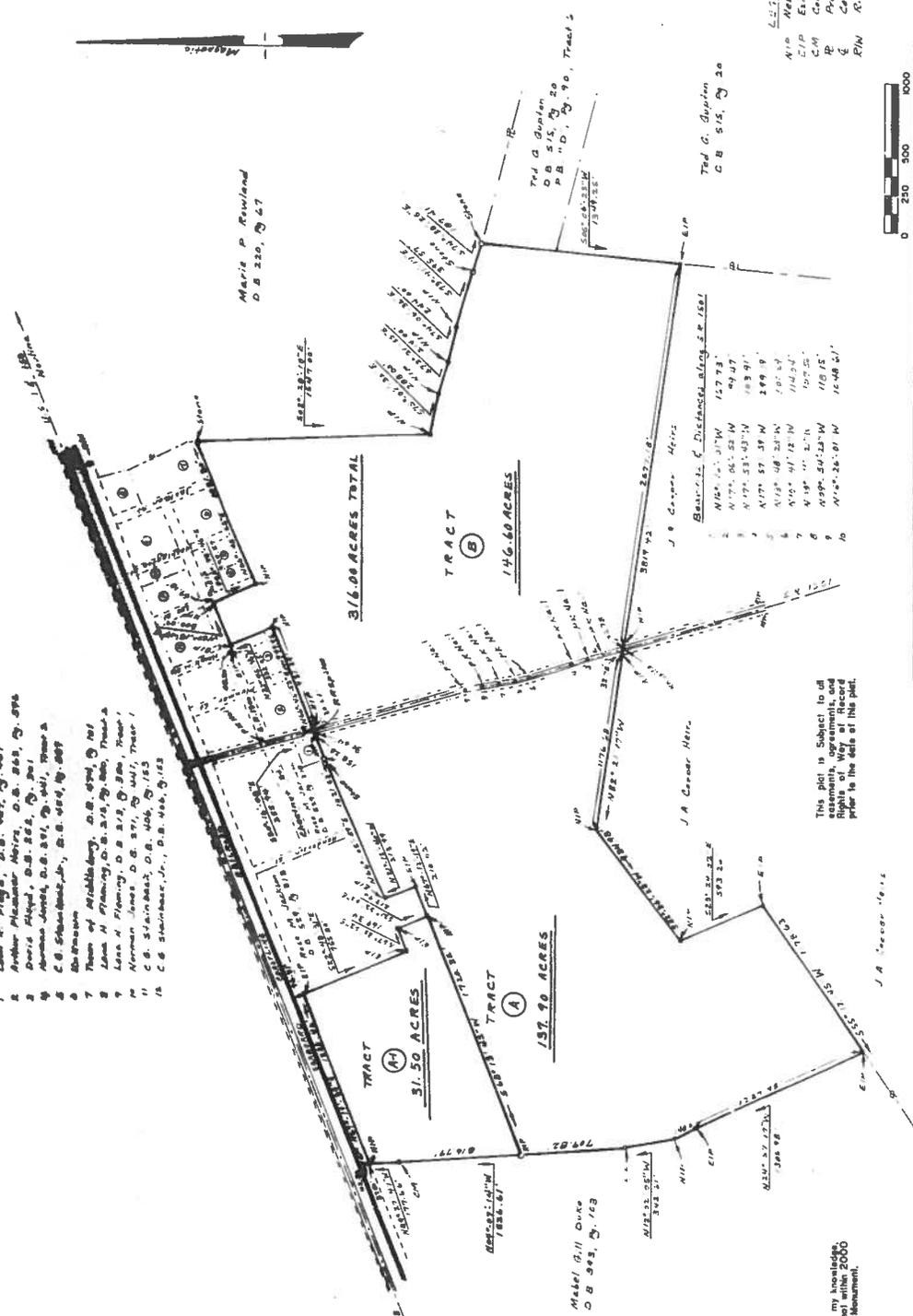
[Signature]
Solar.

Date 4-21-2015

Please sign in blue or black ink



- Adjacent Property Owners**
1. Lora A. King, D.B. 1087, P. 469
 2. Arthur McArthur Meitz, D.B. 268, P. 376
 3. Davis Lloyd, D.B. 522, P. 201
 4. Herman Jones, D.B. 391, P. 401, Tract 2
 5. C. B. Stainback, Jr., D.B. 420, P. 207
 6. Ed Weaver
 7. Thos. W. McMillan, D.B. 474, P. 101
 8. Lora H. Fleming, D.B. 318, P. 300, Tract 2
 9. Lora H. Fleming, D.B. 318, P. 300, Tract 1
 10. Norman Jones, D.B. 371, P. 401, Tract 1
 11. C. B. Stainback, Jr., D.B. 406, P. 163
 12. C. B. Stainback, Jr., D.B. 416, P. 163



This plot is subject to all
 rights of way of record
 prior to the date of this plat.

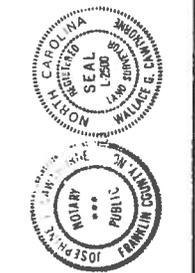
To the best of my knowledge
 and belief there are no
 other claims or interests
 in the land shown on this
 plat.

- EXEMPT**
- 1. New Iron Pipe
 - 2. Existing Iron Pipe
 - 3. Concrete Monument
 - 4. Part of Line
 - 5. Corner Line
 - 6. Right of Way



I, Wallace B. Cawthorne, County Clerk of the County of Middleburg, North Carolina, do hereby certify that the foregoing is a true and correct copy of the original plat of the above described land as the same appears on the records of the County of Middleburg, North Carolina, and that the same is a true and correct copy of the original plat of the above described land as the same appears on the records of the County of Middleburg, North Carolina.

W. B. Cawthorne, County Clerk



STATE OF NORTH CAROLINA, COUNTY OF MIDDLEBURG

I, Wallace B. Cawthorne, County Clerk of the County of Middleburg, North Carolina, do hereby certify that the foregoing is a true and correct copy of the original plat of the above described land as the same appears on the records of the County of Middleburg, North Carolina, and that the same is a true and correct copy of the original plat of the above described land as the same appears on the records of the County of Middleburg, North Carolina.

W. B. Cawthorne, County Clerk

CANTHORNE AND BOBBITT
 REGISTERED LAND SURVEYORS, P.A.
 MIDDLEBURG, NORTH CAROLINA

SURVEY FOR
RONALD E. STAINBACK
 MIDDLEBURG TOWNSHIP
 VANCE COUNTY, NORTH CAROLINA
 SCALE 1" = 800' AUGUST 9, 1983

891-83-1703



Vance County Planning Department
156 Church Street, Suite 003
Henderson, NC 27536
Attn: Jordan McMillen
Re: Entropy Stainback Solar Site Description

The proposed solar site is located in Vance County, North Carolina south of Middleburg and is east of Interstate 85 and west of the intersection of Chestnut St. and S. Carol St. The site is currently used for agriculture. There is one pond present on-site which will be undisturbed. The site generally drains to the southeast.

The amount of disturbed acreage permitted for the project site, 32 acres. It is not proposed to perform any clearing and grubbing onsite. The actual disturbed area will be much less and limited to the areas required to install the solar panel posts in the ground by mechanical methods, installation of the panels on the posts, and trenching to install electrical conduit. Access to the internal portions of the site will be around the perimeter of the site and through temporary access drives. If any rutting or land disturbance occurs on these access drives, it will be stabilized. It is proposed that the site will have a temporary rock construction entrance and perimeter silt fencing with silt fence outlets placed at the low points for possible discharges. No drainage patterns are being changed with this project. The disturbed area will be limited to the areas shown on the approved erosion control plan during the construction process.



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

August 11, 2015

LETTER OF APPROVAL WITH MODIFICATIONS

Entropy Solar

14120 Ballantyne Corp. Pl Suite 400
Charlotte, NC 28277

RE: Project Name: STAINBACK SOLAR FARM
Acres Approved: 32
Project ID: VANCE-2016-001
County: Vance, City: Middleburg
Address: Us 1-158 Hwy. N
River Basin: Tar-Pamlico
Stream Classification: Other
Submitted By: Josh Crumpler
Date Received by LQS: August 11, 2015
Plan Type: Utilities

Dear Sir or Madam:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

Please be aware that your project will be covered by the enclosed NPDES Construction Stormwater General Permit NCG010000. Please become familiar with all the requirements and conditions of this permit in order to achieve compliance.

Title 15A NCAC 4B .0118(a) requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

Division of Energy, Mineral, and Land Resources
Energy Section • Geological Survey Section • Land Quality Section
1628 Mail Service Center Raleigh, NC 27699 • Phone: 919-791-4200 • FAX: 919-571-4718
Internet: <http://portal.ncdenr.org/web/lr/>
An Equal Opportunity \ Affirmative Action Employer – 50% Recycled \ 10% Post Consumer Paper

**NORTH CAROLINA
INTERCONNECTION AGREEMENT
Stainback Solar Farm LLC
IPP525**

Detailed Description of "Interconnection Facilities":

1. IPP#: IPP525
2. Location (address): TBD
3. Location (closest Duke Energy Progress location ID#): TBD
4. Maximum Physical Export Capability Requested: TBD MVA
5. Description of interconnection facilities to be installed by Duke Energy Progress:
Install a minimum of 2 spans of 3 - #477 SAC with a #1/0 AAAC neutral from DIS pole # EM961 (36.39374, -78.33353) to POD. Install G&W recloser one pole to Duke Energy Progress side of POD (will need to coordinate with recloser at the beginning of the double circuit at DIS pole #156L29
 - a. NOTE: Interconnection should refer to the Duke Energy Progress "White Book" for details on requirements for generating facilities.
6. Nominal voltage at point of demarcation of facilities:
TBD volts, 3-phase, 4-wire, AC
7. Nominal voltage at metering location:
TBD volts, 3-phase, 4-wire, AC

Item Description	Estimated Installed Cost
1. Construction cost for line extension from PEC grid to interconnection customer point of demarcation	\$62,000
2. Cost of metering	\$7,390.50
3. Standard Metering Cost	\$(TBD)
4. Total Cost of Additional Facilities	\$69,390.50
Facilities Charges	
5a. Customer's up-front payment (under the "Contributory Plan")	\$74,247.84
5b. Customer's "MFC" (0.5% Monthly Facilities Charge under the "Contributory Plan")	\$346.95
6. Customer's "MFC" (1.3% Monthly Facilities Charge under the "Non-contributory Plan")	\$902.08

Matthew Braswell

From: Winstead, Stephen D <stevewinstead@ncdot.gov>
Sent: Monday, July 27, 2015 11:07 AM
To: Matthew Braswell
Subject: FW: Stainback NCDOT Driveway Permit
Attachments: Stainback Site Plan (3).pdf

fyi

From: Winstead, Stephen D
Sent: Friday, April 24, 2015 6:54 AM
To: jmcmillen@vancecounty.org
Cc: Ellis, Spencer P (sellis@ncdot.gov); Goodwin, Mike K
Subject: FW: Stainback NCDOT Driveway Permit

Jordan, the proposed solar site attached doesn't connect to a NCDOT roadway (SR 1500) and the proposed development wouldn't cause any problems utilizing this roadway. There will be some increased traffic during the development of this site, but it shouldn't cause traffic concerns. No driveway permit will be required. If you need anything else please advise.

Stephen Winstead, PE
District Engineer
321 Gillburg Road
Henderson
252-492-0111 office

From: Ellis, Spencer P
Sent: Thursday, April 23, 2015 5:16 PM
To: Winstead, Stephen D
Subject: FW: Stainback NCDOT Driveway Permit

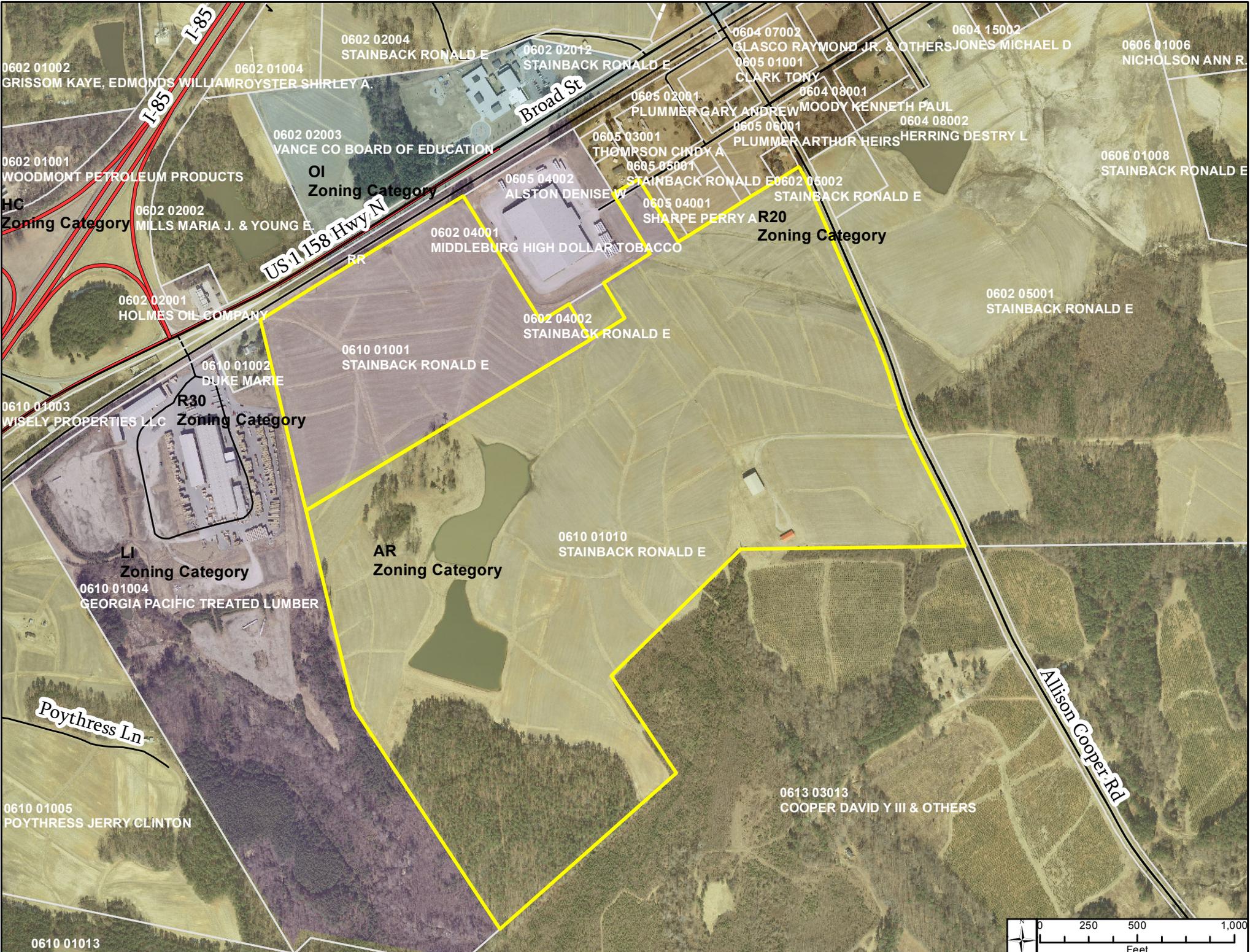
From: Rob Caudle [<mailto:rcaudle@kleinfelder.com>]
Sent: Thursday, April 23, 2015 3:03 PM
To: Ellis, Spencer P
Cc: Joshua Crumpler
Subject: RE: Stainback NCDOT Driveway Permit

Hey Spencer,

I spoke with Vance County today about our solar site. They want us to provide them with a written statement saying NCDOT will not require a driveway permit. Could you please provide us with one?

Thank you,

Rob Caudle, EI
Staff Professional I
3500 Gateway Centre Blvd, Suite 200
Morrisville, NC 27560



0602 01002
GRISSOM KAYE, EDMONDS WILLIAM
0602 01004
WILLIAM ROYSTER SHIRLEY A.

0602 01001
WOODMONT PETROLEUM PRODUCTS
HC Zoning Category

0602 02002
MILLS MARIA J. & YOUNG E.

0602 02001
HOLMES OIL COMPANY

0610 01003
WISELY PROPERTIES LLC
R30 Zoning Category

0610 01004
GEORGIA PACIFIC TREATED LUMBER
LI Zoning Category

0610 01005
POYTHRESS JERRY CLINTON

0610 01013

0602 02004
STAINBACK RONALD E.

0602 02003
VANCE CO BOARD OF EDUCATION
OI Zoning Category

0610 01001
STAINBACK RONALD E.

0610 01010
STAINBACK RONALD E.
AR Zoning Category

0602 02012
STAINBACK RONALD E.

0605 04002
ALSTON DENISE W.

0602 04002
STAINBACK RONALD E.

0610 01010
STAINBACK RONALD E.

0604 07002
GLASCO RAYMOND JR. & OTHERS
0605 01001
CLARK TONY

0605 02001
PLUMMER GARY ANDREW

0605 03001
THOMSON CINDY A.

0605 05001
STAINBACK RONALD E.

0605 04001
SHARPE PERRY A.

0604 15002
JONES MICHAEL D.

0604 08001
MOODY KENNETH PAUL

0605 06001
PLUMMER ARTHUR HEIRS

0602 05002
STAINBACK RONALD E.

0602 04001
MIDDLEBURG HIGH DOLLAR TOBACCO

0606 01006
NICHOLSON ANN R.

0604 08002
HERRING DESTRY L.

0606 01008
STAINBACK RONALD E.

0602 05001
STAINBACK RONALD E.

0602 05001
STAINBACK RONALD E.

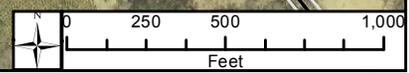
0613 03013
COOPER DAVID Y III & OTHERS

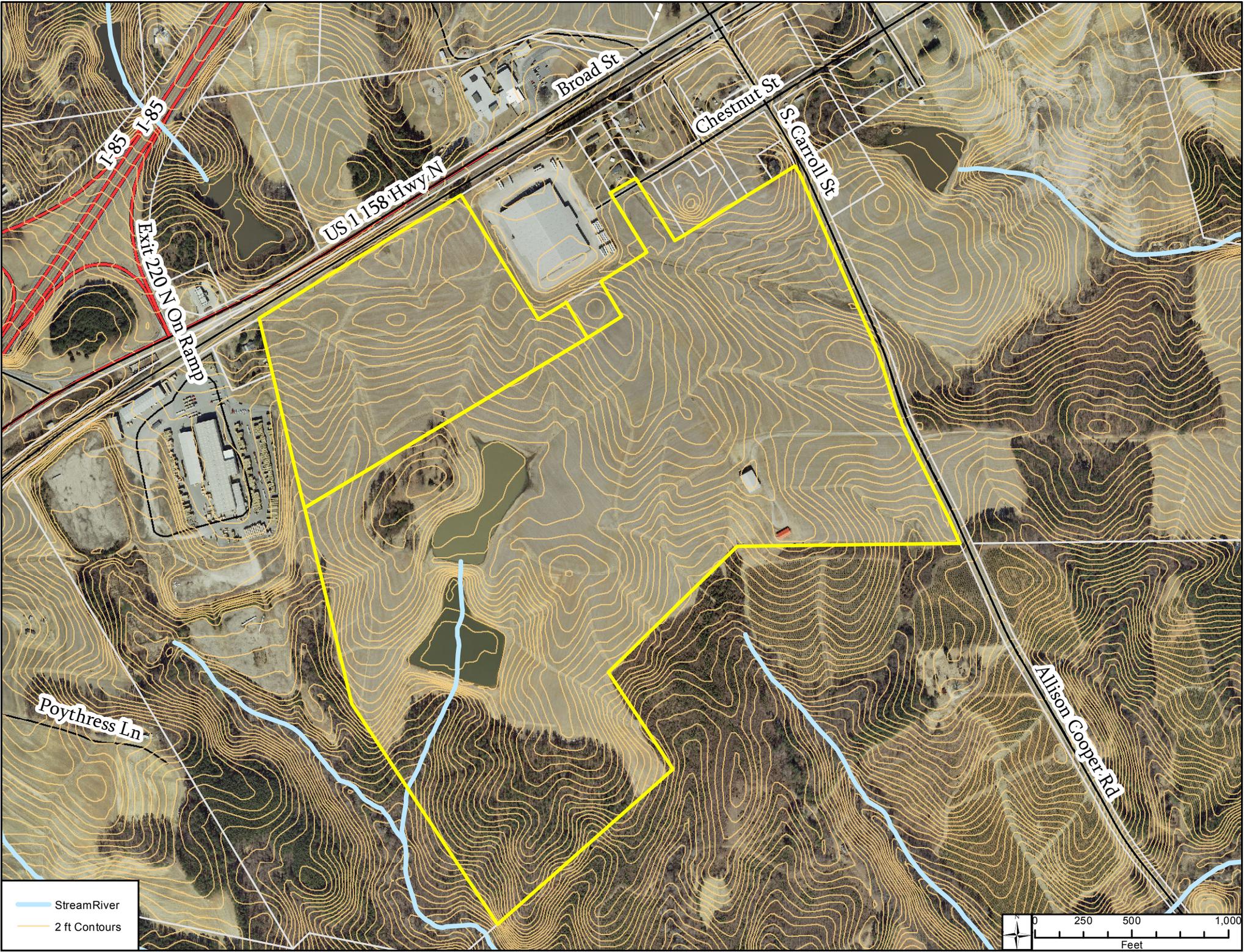
Broad St

US 158 Hwy N

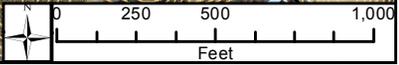
Poythress Ln

Allison Cooper Rd





Stream/River
2 ft Contours



Use Type	AR	R30	R20	R10	RMHC	HC	GC1	LI	IM	EIA	OI	OS	WOZ	Parking-Loading
Adult Establishments	X	X	X	X	X	CU	CU	CU	X	X	X	X	X	Parking: 4 per 1,000 SF Loading: N/A
Airports	CU	X	X	X	X	X	CU	CU	CU	CU	CU	X	X	Special Study Required***
Commercial Communications Towers (Cell Towers)	CU	X	X	X	X	CU	CU	CU	CU	CU	CU	CU	CU	Parking: 2 per tower Loading: 1
Cemetery (Church, Family)	P	P	P	CU	X	X	X	X	X	X	X	P	CU	N/A
Cemetery (Commercial)	P	CU	X	X	X	X	X	X	X	X	X	CU	CU	Parking: 6 per 1,000 SF of office-building Loading: 1
Shooting Ranges	CU	X	X	X	X	X	X	X	X	X	X	CU	CU	Parking: 1.5 per shooting station Loading: 1
Solar Collector (Accessory)	P	P	P	P	P	P	P	P	P	P	P	P	P	N/A
Solar Energy Systems, Large Scale (Solar Farms)	CU	X	X	X	X	X	X	CU	CU	CU	CU	X	X	Parking: 1/every 2 employees on shift of greatest employment
TEMPORARY USES														
Commercial (temporary-see Definitions) Outdoor Sales	P	P	X	X	X	P	P	P	P	P	P	P	P	Parking: staff review Loading: N/A
Concrete/Asphalt Operations	X	X	X	X	X	X	X	CU	P	X	X	X	X	Parking: staff review Loading: 1 per vehicle
Contractor's Office (located at project site for duration of project)	CU	CU	X	X	X	CU	CU	CU	P	CU	CU	X	CU	Parking: 1 per 200 SF Loading: N/A
Farmstand	P	P	X	X	X	P	P	P	X	X	X	P	P	Parking: 8 spaces Loading: N/A
Manufactured Housing Unit for Office and/or Exhibition	CU	CU	CU	CU	P	P	P	P	X	X	CU	CU	CU	Parking: 1 per vehicle Loading: N/A
Manufactured Home for Hardship	CU	CU	CU	CU	P	X	X	X	X	X	X	X	CU	Parking: 2 per dwelling unit Loading: N/A
Public Interest Event and/or Special Event	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	Parking: 1/patron Loading: 1 per vehicle
Temporary Miscellaneous Sales (see Definitions)	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	Parking: 1 per vehicle Loading: N/A
***See Section 6.10.L														

- c. *Warning signs.* Warning signs meeting National Rifle Association (NRA) guidelines for shooting ranges shall be posted at one hundred-foot intervals along the entire perimeter of the shooting range facility and along the entire perimeter of the property lines in the same intervals.
 - d. *Distance from occupied dwelling.* All shooting stations, targets, and firing lines shall be located at least one-half (1/2) mile from any existing, occupied dwelling.
 - e. *Access to facility.* Access to the facility and shooting range shall be secured and controlled, with ingress and egress permitted only during operating hours as established below. Prior to issuance of a permit, a valid driveway permit must be obtained from North Carolina Department of Transportation.
 - f. *Written variance.* The distance requirements of this section may be varied with written permission in the form of an affidavit from all adjoining property owners and all rightful leaseholders of dwellings located within the ½ mile surrounding area affected thereby, except that written approval is not needed for any adjoining land owned by the State of North Carolina.
5. Operational Requirements:
- a. *Maintenance.* Where not otherwise specified within this ordinance, shooting range facilities shall be operated and maintained in a manner that shall meet or exceed the guidelines as specified by the Range Technical Team Advisor upon inspection going by the guidelines in the NRA's Range Source Book: A Guide to Planning and Construction, current edition.
 - b. *Best Management Practices.* Outdoor Shooting Ranges shall provide a plan outlining its Best Management Practices (BMPs) relating to lead management. Said plan shall meet or exceed the guidelines as specified by the Environmental Protection Agency's (EPA) Best Management Practices for Lead at Outdoor Shooting Ranges, current edition.
 - c. *Hours of operation.* Shooting Ranges shall be allowed to operate between sunrise and sunset Monday through Saturday, except that the hours may be extended after sunset for purposes of subdued-lighting certification of law enforcement officers, or may be extended for other purposes only when a permit allowing such activity is issued in advance by the Sheriff's Office.
 - d. *Liability insurance.* The permittee shall be required to carry a minimum of three million dollars (\$3,000,000.00) per occurrence of liability insurance. Such insurance shall name Vance County as an additional insured party and shall save and hold Vance County, its elected and appointed officials, and employees acting within the scope of their duties harmless from and against all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or group's members or employees or third parties on account of any property damage arising out of the acts or omissions of the permittee, his/her group, club, or its agents or representatives. The County shall be notified of any policy changes or lapses in coverage.

N. Solar Energy Systems, Large Scale (Solar Farms)

1. Height: Systems, equipment and structures shall not exceed twenty-five (25) feet in height when ground mounted. Excluded from this height requirement, however, are

electric transmission lines and utility poles. Roof mounted systems shall not exceed the maximum height for the applicable zoning district.

2. Setback: Active solar system structures must meet the following setbacks:
 - a. Ground mounted– Ground mounted solar energy systems as part of a solar farm shall meet the minimum zoning setback for the zoning district in which it is located.
3. Screening and Fencing: Adequate fencing shall be provided along the perimeter of the area (with all entrances gated) to prevent trespassing on the property.
4. Lighting: All lighting shall be arranged and shaded so as to reflect the light away from adjoining properties and streets.
5. Noise: Noise levels measured at the property line shall not exceed fifty (50) decibels when located adjacent to an existing residence or residential district.
6. Power Transmission Lines: To the extent practical, all new power transmissions lines to any building, structure or utility connection shall be located underground. Existing above ground utility lines shall be allowed to remain in their current location.
7. Approved Solar Components: Electric solar system components must have a UL listing.
8. Compliance with Building and Electrical Codes: All solar farms shall be in conformance with the requirements of the State Building and Electrical Codes (current addition), the State of North Carolina and Vance County. All active solar systems shall be inspected by a Vance County building inspector.
9. Utility Notification: No grid tied photovoltaic system shall be installed until evidence has been given to the Planning and Development Department that the owner has been approved by the utility company to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
10. Abandonment: It is the responsibility of the owner to notify the County and to remove all obsolete or unused systems within twelve (12) months of cessation of operations. Reusable components are to be recycled whenever possible.

O. WIRELESS COMMUNICATIONS TOWERS (“CELL TOWERS”)

1. The purpose of the following requirements is to promote and to protect the public health, welfare, and safety by regulating existing and proposed communication towers. The requirements are intended to protect property values, create a more attractive economic and business climate, and enhance and protect the scenic and natural beauty of designated areas.
2. *General Requirements.* When allowed, such towers and associated equipment shall be subject to the following additional requirements:
 - a. Towers shall not interfere with normal radio and television reception in the vicinity. Commercial messages shall not be displayed on any tower. Violations shall be considered zoning violations and shall be corrected under the enforcement provisions.
 - b. Lighting shall not exceed the Federal Aviation Administration (FAA) minimum if lighting is required by the FAA. The lights shall be oriented so as not to project directly onto surrounding residential property, consistent with FAA requirements. Prior to issuance of a building permit, the applicant shall be required to submit documentation from the FAA that the lighting is the minimum lighting required by the FAA.
 - c. Towers shall be constructed and maintained in conformance with all applicable building code requirements.
 - d. In order to protect the public from unnecessary exposure to electromagnetic radiation, the tower owner shall provide appropriate

Conditional Use Permit Check Sheet

1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located.

	True	False		True	False		True	False	TOTAL
Brummitt:	<input type="checkbox"/>	<input type="checkbox"/>	Johnson:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 1:	<input type="checkbox"/>	<input type="checkbox"/>	
Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	
Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>				

2. The use or development is located, designed and proposed to be operated so as to maintain or promote the public health or safety.

	True	False		True	False		True	False	TOTAL
Brummitt:	<input type="checkbox"/>	<input type="checkbox"/>	Johnson:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 1:	<input type="checkbox"/>	<input type="checkbox"/>	
Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	
Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>				

3. The use or development complies with all required regulations of the Zoning Ordinance and all applicable specific conditions and specifications.

	True	False		True	False		True	False	TOTAL
Brummitt:	<input type="checkbox"/>	<input type="checkbox"/>	Johnson:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 1:	<input type="checkbox"/>	<input type="checkbox"/>	
Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	
Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>				

4. The use or development is located, designed and proposed to be operated so as to maintain or enhance the value of adjoining or abutting property, or that the use is a public necessity;

	True	False		True	False		True	False	TOTAL
Brummitt:	<input type="checkbox"/>	<input type="checkbox"/>	Johnson:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 1:	<input type="checkbox"/>	<input type="checkbox"/>	
Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	
Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>				

5. The use or development will be in harmony with the area in which it is to be located and will be in general conformity with the plan of development of the County.

	True	False		True	False		True	False	TOTAL
Brummitt:	<input type="checkbox"/>	<input type="checkbox"/>	Johnson:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 1:	<input type="checkbox"/>	<input type="checkbox"/>	
Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	
Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>				