



Staff Report 10/15/2015

Owner: Robin Zinda

Applicant: Sunlight Partners, LLC; Jordan Solar, LLC

Parcel ID: 0549 01015

Location: 3876 Weldon's Mill Road

Current Zoning: (A-R) Agricultural Residential

Quasi-Judicial Hearing: 10/15/2015

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.** Project Narrative & Justifications
- Exhibit 3.** Owner's Consent Form
- Exhibit 4.** NCDOT driveway permit
- Exhibit 5.** NCDENR Erosion & Sedimentation Control Plan Approval
- Exhibit 6.** Interconnection Request
- Exhibit 7.** Aerial photography/surrounding Zoning map
- Exhibit 8.** Boundary Survey
- Exhibit 9.** Solar Farm regulations (as per zoning ordinance)
- Exhibit 10.** Conditional Use Permit Check List
- Exhibit 11.** Site plan

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.
2. The property is owned by Robin Zinda.
3. The property is located at 3876 Weldon's Mill Road or more specifically as tax parcel ID 0549-01015.
4. The property consists of 37 acres of which approximately 25 acres will be the array footprint.
5. The majority of the property is open with portions that have previously been cleared. The applicant plans to clear approximately 5 acres.
6. The application requesting a conditional use permit was filed on September 3, 2015.
7. The adjoining property owners were notified on September 25, 2015.
8. The property was posted on October 2, 2015.

Staff Comments

This application was submitted prior to the newly amended solar farm regulations and therefore the previous regulations will apply.

The applicant is requesting a conditional use permit to construct a 5 MW solar farm. As proposed, the solar farm project area would be leased from the current property owner and would cover approximately 37 acres, of which 25 acres would be the array footprint. The site plan calls for an 8 ft. fence with 3 strands of barbed wire.

The property is mostly gentle and rolling in terrain and is predominantly open land with some woodland in the southwestern corner. The applicant does intent to clear approximately 5 acres of the woodland which would be located within the fenced area. There are no known streams or wetlands located on the property. A 25 foot planted buffer is proposed along all sides of the farm with the exception of the southwestern corner and a small portion in the Northeast which will utilize existing vegetation. The buffer planting is proposed to consist of a staggered, double row of evergreen shrubs which are expected to reach a minimum height of 8 feet and a minimum spread of 6 feet within 3 years of plantings. Additionally a row of 10 evergreen understory trees per 100 feet will be planted at a minimum height of 4 feet tall and a row of 5 evergreen canopy trees per 100 feet will be planted at a minimum height of 8 feet tall.

The majority of the area surrounding this property is zoned A-R (Agricultural Residential), however there are a few residentially-zoned and occupied properties on the opposite side of Weldon's Mill Road to the east. Additionally there appears to be residential structures directly south of the property as well. Within the property there is also an existing residential structure located near the proposed entrance. The applicant does not plan to remove the structure.

An NCDOT driveway permit, E-911 address, and NC DENR Erosion and Sedimentation Control permit have all been obtained and submitted to staff. The applicant has applied for the interconnection agreement with Duke Energy Progress. The point of interconnection to electric grid is shown on the site plan, which is in the southeastern portion of the property. All other electric lines will be underground beyond the interconnection point.

The solar panels will have no moving parts and will have a relatively low profile with a height of 12 feet (ordinance requires less than 25 feet).

Staff Review Items

- In past solar farm reviews, the board has requested a minimum 30 foot buffer. This submittal includes a 25 foot buffer.
- No construction staging or materials storage area is shown on the site plan. Board should consider adding condition that all materials, vehicles and activity will be outside of the Right-of-way.
- The executed pages of the interconnection agreement with Duke Energy Progress need to be submitted prior to releasing conditional use permit – could be condition of approval.
- No tree or shrub species are mentioned – they must be evergreen as shown within USDA Plant Hardiness Zone 7B.



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 #	
Fee Paid	
BOA Date	

Property Owner Information

Property Owner: Ms. Robin Zinda

Mailing Address: 1304 Chaumont Circle

City: Andover State: KS Zip Code: 67002

Phone #: (316) 209 - 7693 Fax #: () -

E-mail Address: bmwlady101@aol.com

Applicant Information

Applicant: Sunlight Partners, LLC. - Michael Wallace - Jordan Solar, LLC.

Mailing Address: 27 Pearl Street FL 4

City: Portland State: ME Zip Code: 04101

Phone #: (207) 899 - 1123 Fax #: () -

E-mail Address: mwallace@catecapital.com

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

Property Address: Roughly 3967 Weldons Mill Rd. Henderson, NC (E911 not yet assigned)

Tax Map Number: _____ PIN (parcel identification #): 2901-17-9901

Type of Petition: CUP

Existing Zoning: A-R

Proposed Zoning: _____

Acreage: Gross = 37. Site = 24

Road Frontage: 900 Feet

Existing Use: Over grown Agricultural Farm Fields

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.*

Proposed 5 MW AC Solar Facility.

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:

A DNER Sedimentation and Erosion Control Plan. Stamped Survey. DNER wetland review, Duke Progress Interconnection Application and NCUC Status is provided

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 ☐

Proposed Solar Farm.

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 ☐

See attached project narrative



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 ☐

See attached project narrative.

- 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 ☐

See attached project narrative.

- 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 ☐

See Attached project narrative.

Property Owners Signature

John D. Zula
Please sign in blue or black ink

Date

8/18/15

Applicants' Signature

[Signature]
Please sign in blue or black ink

Date

9/8/15

2015

Project Narrative for Jordan Solar



Submitted by:
Sunlight Partners, LLC
8/10/2015

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INTRODUCTION

Sunlight Partners respectfully submits the following as supporting documentation for the affirmation that the Jordan Solar project meets the requirements for approval of a Conditional Use Permit (CUP) within the A-R zoning districts.

PROJECT DESCRIPTION

The proposed Jordan Solar project will consist of an unmanned, 5 Mega-watt (MW), fixed tilt, photovoltaic solar farm. The project is situated on Parcel No. 2901-17-9901 within Vance County.

Components of the project will consist of mounted photovoltaic solar panels, electrical power inverters, electrical transformers, and buried electrical conduit. The solar generating facility will interconnect to the existing utility grid. **Figure 1** shows a typical photovoltaic solar generating facility.



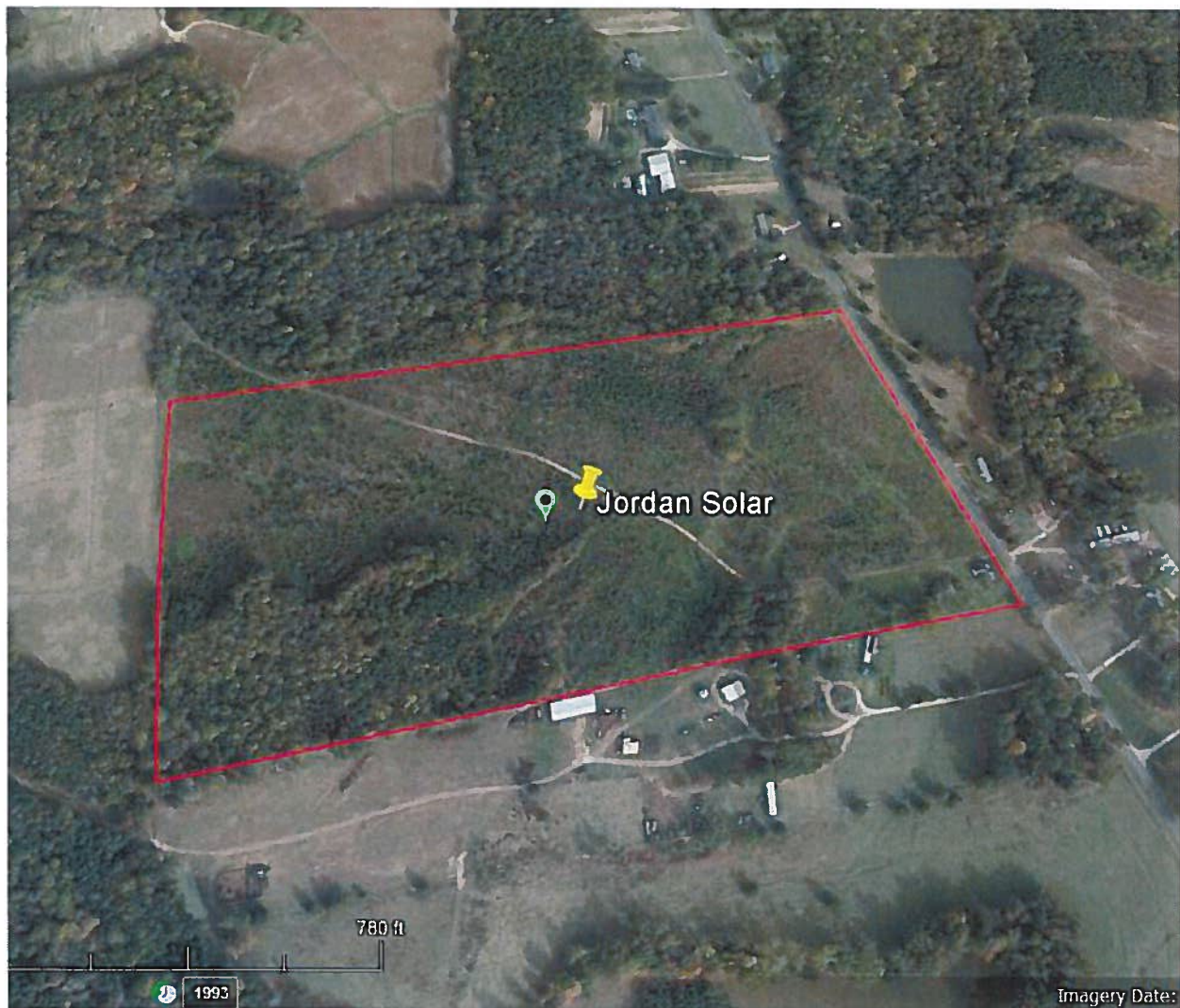
Figure 1 - Conceptual Site Rendering.

PROJECT LOCATION

The Jordan Solar project site is located at 3967 Weldons Mill Rd. Henderson, NC. A final E911 address has not yet been assigned.

Figure 2 depicts project location.

Figure 2 – Jordan Solar project site.



REQUIRED FINDING OF FACT

- 1. Explain how the use / development is located, designed and proposed to be operated so as to maintain / promote the public health, safety and general welfare;**

The Jordan Solar Project will not materially endanger the public health, safety, or general welfare if located where proposed and developed according to the plan as submitted and approved.

Public Health & Safety- *The Jordan Solar facility will not adversely affect public health and safety. The solar facility is an unmanned, infrequently visited project site. As such, the project will not increase the existing demand on public safety agencies (police and fire departments). The project site will be enclosed with a fence, preventing access to the general public.*

- 2. Explain how the development complies with all required use and intensity regulations of the Land Development Code, other ordinances and resolutions, and state and federal regulations.**

The Jordan Solar project will comply with all required regulations of the Unified Development Ordinance (UDO) and any specific conditions and specifications required for this project. The UDO was reviewed during the design phase of this project, as a good faith effort at compliance, prior to the submittal of the Conditional Use Permit application.

- 3. Explain how the use / development is located, designed and proposed to be operated so as to maintain / enhance the value of contiguous property, or that use / development is a public necessity:**

Because the Jordan Solar project will have landscaping and natural buffers shielding the project from view, the project will not adversely affect the use, physical attribute, or impact the value of adjoining or abutting property.

Rich Kirkland was commissioned to perform an analysis on solar farm impacts on adjacent property values within Vance County and all over the State of North Carolina. Mr. Kirkland is a State Certified General Real Estate Appraiser by the State of North Carolina and an MAI. Mr. Kirkland's practice consists of residential and commercial appraisals in Durham, Johnston, Raeford, Vance, Warren, Guilford, Alamance, Nash, Granville, Vance, Orange, Randolph, Chatham and Caswell Counties of North Carolina.

Mr. Kirkland's study was performed to address the impact on adjacent property values related to two similar sized solar projects that Sunlight Partners was permitting as well as this one in Vance County. A complete report will be issued at County Commissioners meeting, including testimony by Mr. Kirkland which concludes; "My professional and expert opinion is that this proposed Solar Farm will not be visible and will have no impact on the market values of the surrounding properties. Jordan Solar with the proposed landscaping buffers and natural buffers will not create a negative externality for the surrounding properties as they will not be visible."

4. Explain how the use / development conforms with general plans for the physical development of the County's planning jurisdiction as embodied in the Land Development Code, The counties strategic plan, or other development policies adopted by the board of commissioners.

The proposed location for the Jordan Solar project is designated as Residential-Agricultural District. The Jordan Solar project will be in harmony with the area and will be in compliance with the plan for the physical development of the Town due to the fact that project will not increase the population density within the Residential/Agricultural area, will not require urban services, will not decrease the level of service on existing roads, and views of the Jordan Solar project will be shielded by natural and landscape buffers.

CONCLUSION

The Jordan Solar project has been designed, in good faith, to meet all required conditions and specifications as set forth by Vance County including tripling the proposed landscape buffer. Sunlight Partners believes that the finding of facts has been adequately addressed, and that the Jordan Solar project meets the requirements for approval of a Conditional Use Permit (CUP) within the A-R zoning district.



4115 East Valley Auto Dr. #204
Mesa, AZ 85206
480-582-1540
<http://sunlightpartners.com>

OWNER'S CONSENT FORM

Name of Project: Jordan Solar, LLC

Submittal Date: 1/23/2015

OWNER'S AUTHORIZATION

I hereby give CONSENT to Keith Colson of Sunlight Partners to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have full knowledge of the property's anticipated use. I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town or County of jurisdiction to publish, copy or reproduce any copyrighted document submitted as part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

[Signature]
Signature of Owner

Keith D Zinda
Print Name

Feb 10/15
Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town or County of jurisdiction, and will not be returned.

[Signature]
Signature of Owner/Applicant

Keith Colson
Print Name

1/23/2015
Date



COPY



E-MAILED

3-26-15

CIF

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PAT McCrory
GOVERNOR

DIVISION OF HIGHWAYS
Division Five

ANTHONY J. TATA
SECRETARY

321 Gillburg Road
Henderson, North Carolina 27537
Telephone (252) 492-0111
Fax (252) 492-0123
3/20/2015

DRIVEWAY PERMIT: D53-91-15-003

COUNTY: Vance

✓ Ms. Robin Zinda
1304 Chaumont Circle
Andover, KS 67002

SUBJECT: Driveway Permit Onto SR1529 (From the intersection of SR1523 and SR1529 toward SR 1541)

Attached for your file is a copy of the Driveway Permit which you requested.

This permit is approved with the understanding the owner/agent is responsible for the proper construction of the above drive and subject to the attached Special Provisions.

Please refer to Permit D53-91-15-003 in all future correspondence with this office concerning this drive. Should you have any questions, please contact this office at (252) 492-0111.

Sincerely,

Stephen D. Winstead, P.E.
District Engineer

cc: ✓ J. R. Hopkins, P. E., Division Engineer
✓ County Maintenance Engineer

D53-91-15-003



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

August 31, 2015

LETTER OF APPROVAL

Sunlight Partners LLC
Michael Wallace
27 Pearl St Unit 4
Portland,

RE: Project Name: JORDAN SOLAR
Acres Approved: 25.06
Project ID: VANCE-2016-003
County: Vance, City: Henderson
Address: 3967 Weldon's Mill Rd.
River Basin: Tar-Pamlico
Stream Classification: Other
Submitted By: Randall Miller
Date Received by LQS: August 31, 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.

NORTH CAROLINA INTERCONNECTION REQUEST

Utility: Progress / Duke Energy Carolinas, Inc.

Designated Contact Person: Attention: Customer Owned Generation-Mail Code ST13A

Address: POBox 1010 Charlotte NC28201 Overnight Mailing: 400 South Tryon St. Charlotte NC28202

Telephone Number: 866.233.2290

Fax: 980.373.5244

E-Mail Address: customerownedgeneration@duke-energy.com

An Interconnection Request is considered complete when it provides all applicable and correct information required below.

Preamble and Instructions

An Interconnection Customer who requests a North Carolina Utilities Commission jurisdictional interconnection must submit this Interconnection Request by hand delivery, mail, e-mail, or fax to the Utility.

Request for: Fast Track Process ☐ Study Process ☒
(All Generating Facilities larger than 2 MW must use the Study Process.)

Processing Fee or Deposit

Fast Track Process – Non-Refundable Processing Fees

- If the Generating Facility is 20 kW or smaller, the fee is \$100.
- If the Generating Facility is larger than 20 kW but not larger than 100 kW, the fee is \$250.
- If the Generating Facility is larger than 100 kW but not larger than 2 MW, the fee is \$500.

Study Process – Deposit

If the Interconnection Request is submitted under the Study Process, whether a new submission or an Interconnection Request that did not pass the Fast Track Process, the Interconnection Customer shall submit to the Utility a deposit not to exceed \$1,000 towards study costs.

Change in Ownership – Non-Refundable Processing Fee

If the Interconnection Request is submitted solely due to a transfer of ownership of the Generating Facility, the fee is \$50.

Interconnection Customer Information

Legal Name of the Interconnection Customer (or, if an individual, individual's name)

Name: Jordan Solar, LLC

Contact Person: Keith Colson

Mailing Address: 4115E Valley Auto Dr. #204

City: Mesa

State: AZ

Zip: 85206

Facility Location (if different from above): 3967 Weldons Mill Rd. Henderson NC 27537

Telephone (Day): (480) 582-1540

Telephone (Evening): (801) 550-7150

Fax: (480) 582-1540

E-Mail Address: keith.colson@sunlightpartners.com

Alternative Contact Information (if different from the Interconnection Customer)

Contact Name: Michael R. Wallace, PE

Title: Managing Director, Project Management

Address: 27 Pearl Street, 4th Floor

Portland ME 04101

Telephone (Day): (480) 899-1123

Telephone (Evening): (480) 217-2216

Fax: 888-556-6451

E-Mail Address: mwallace@catecapital.com

Application is for: ☒ New Generating Facility

☐ Capacity Addition to Existing Generating Facility

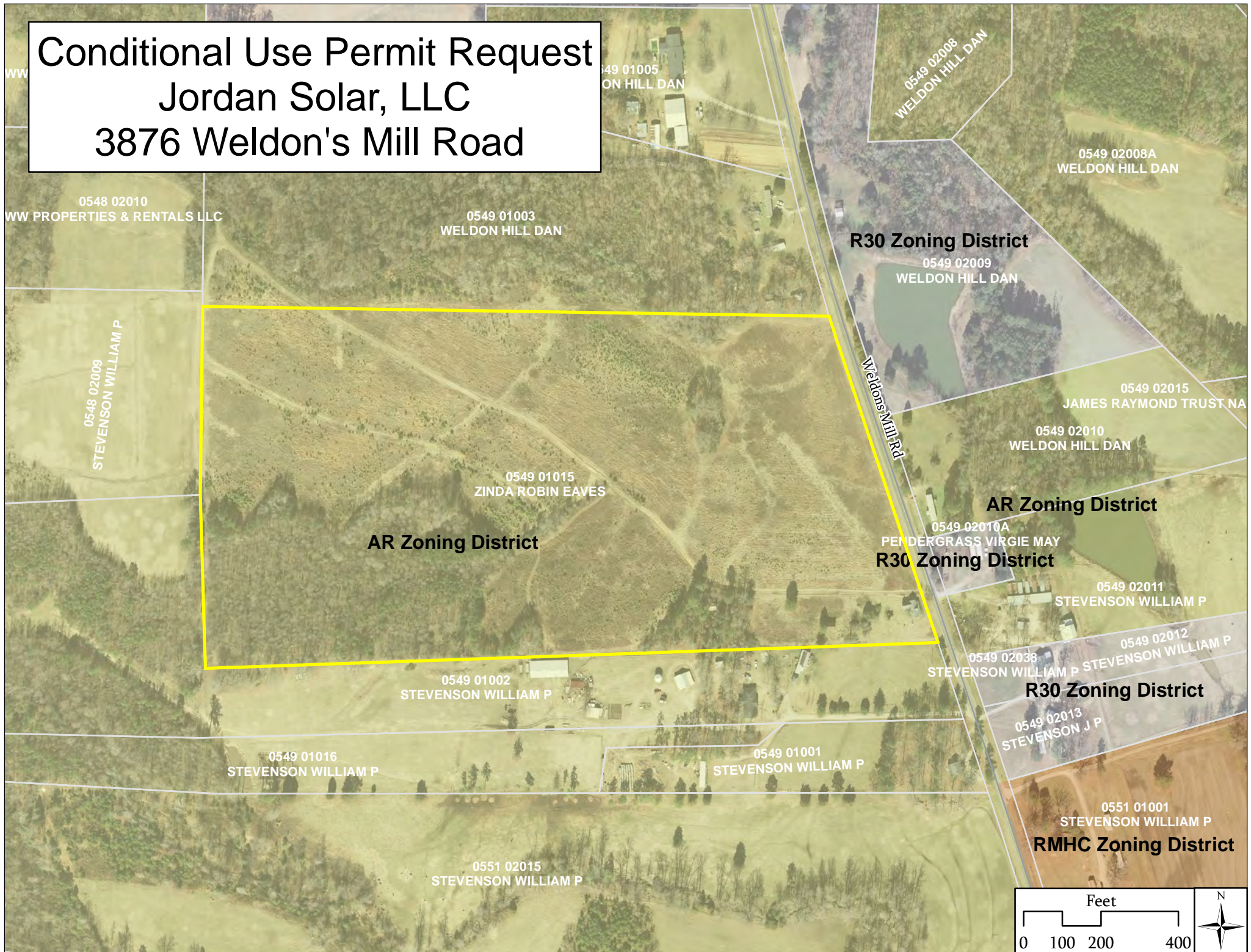
☐ Transfer of Ownership of Existing Generating Facility

If capacity addition to existing Generating Facility, please describe: _____

Conditional Use Permit Request

Jordan Solar, LLC

3876 Weldon's Mill Road



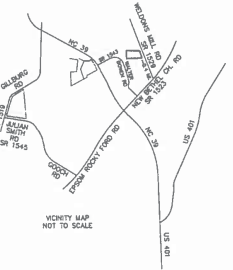
W.W. PROPERTIES & RENTALS, LLC
D.B. 1260, PG. 760
PIN 0548 02010

CAROLYN A. WELDON
D.B. 755, PG. 570
PIN 0549 01003

WILLIAM P. STEVENSON
D.B. 761, PG. 298
PIN 0548 02009

WILLIAM P. STEVENSON
D.B. 992, PG. 165
PIN 0549 01002

LEASE SITE
1,055,891 S.F.
24.238 AC.



LEGEND
• EP EXISTING IRON PIPE
• ECM EXISTING CONCRETE MONUMENT
• AXLE EXISTING AXLE
• PP POWER POLE

REFERENCES
DEED BOOK 1218, PAGE 11

NOTES
AREA BY COORDINATE CALCULATION.
ALL DISTANCES ARE HORIZONTAL GROUND
MEASUREMENTS, UNLESS NOTED OTHERWISE.
COORDINATES EXPRESSED IN U.S. SURVEY FEET.
HORIZONTAL DATUM IS NAD83, EPOCH 2011.
UNADJUSTED RATIO OF PRECISION: 1/66,330

TO FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS FIRST ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1-6, 8, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 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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"/>	<input type="text"/>
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"/>	<input type="text"/>
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"/>	<input type="text"/>
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"/>	<input type="text"/>
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"/>	<input type="text"/>
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"/>				