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-End of Proposed Conditional Use Permit No. CUP-17-01  
to be recorded by Blue Green Energy, LLC-

for

**Large scale, ground-mounted Solar Power Energy System  
located west of 708 Ocean Hwy South (US Hwy 17)**

CHANGES MADE

- 1) May 1, 2017 BCC amendment offered by Commissioner Wallace Nelson and unanimously approved by the whole Board. Amend condition (I) to add the language, "Vegetative buffer must be completed and approved prior to commercial operation date."
- 2) Site Location on page 1 --- changed "~~West of 708 Ocean Highway South~~" to "at 728 Ocean Highway South"

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**BUDGET WORK SESSION & REGULAR WORK SESSION**

May 15, 2017

7:00 p.m.

The Perquimans County Board of Commissioners met in a Budget Work Session and Regular Work Session on Monday, May 15, 2017, at 7:00 p.m. in the Commissioners Room located on the first floor of the Perquimans County Courthouse Annex.

MEMBERS PRESENT:	Kyle Jones, Chairman	Fondella Leigh, Vice Chair
	Joseph W. Hoffer	Edward R. Muzzulin
	Wallace E. Nelson	Charles Woodard

MEMBERS ABSENT: None

OTHERS PRESENT:	Frank Heath, County Manager	Mary Hunnicutt, Clerk to the Board
	Tracy Mathews, Finance Officer	

After the Chairman called the meeting to order, Commissioner Nelson gave the invocation and the Chairman led the Pledge of Allegiance.

**BUDGET PRESENTATION: SOCIAL SERVICES**

At 7:00 p.m., Susan Chaney, Social Services Director, presented the FY 2017-18 Budget for Board consideration.

**COLLEGE OF THE ALBEMARLE BOARD OF TRUSTEES APPOINTMENT**

While waiting for the Board of Education budget presentation at 8:00 p.m., Chairman Jones opened up the discussion of the replacement for Charlie Lacefield who has decided not to continue to serve on the COA Board of Trustees once his term expires on June 30, 2017. After the discussion, it was the consensus of the Board to recommend the appointment of Wallace E. Nelson to the COA Board under Consent Agenda for the June 5, 2017 meeting.

**BUDGET PRESENTATION: BOARD OF EDUCATION**

At 8:00 p.m., Chairman Jones recognized Superintendent Matthew Cheeseman who introduced Jason Griffin, NC Principal of the year. Mr. Griffin made a few comments. Mr. Cheeseman then turned the presentation over to Candy Tilley, Finance Officer, who presented the FY 2017-18 Budget to the Board. Superintendent Cheeseman thanked the Board for their continued support of the School System and asked that they consider this proposed budget request for FY 2017-18.

**PROPOSED CHANGES TO ZONING ORDINANCE REGARDING LARGE SCALE SOLAR ENERGY FACILITIES**

County Manager Heath distributed copies of the following proposed changes for the Zoning Ordinance regarding Large Scale Solar Energy Facilities:

**907.28 Solar Farm (Large scale, ground-mounted Solar Power Energy System)**

- A. Zoning Districts: RA (Conditional Use)  
IL and IH (Permitted Use)
- B. Preamble: A large scale Solar Farm containing ground-mounted solar power electric generation structures, may be permitted in districts as designated in the Table of Permitted and Conditional Uses, subject to the following requirements:
  - (1) Site Considerations:
    - (a) Height: Solar energy system structures and related equipment shall not exceed fifteen (15) feet in height.
    - (b) Setback: Solar energy system structures and related equipment must meet the minimum zoning setback for the zoning district in which it is located, or 100 feet, whichever is strictest. A 150 foot setback shall be required from wetlands identified by State or Federal Agencies.
    - (c) The setback for any building or parking area proposed to serve the Solar Farm shall fifty (50) feet or as otherwise required, whichever is strictest, from any street right-of-way and any continuous property line that is used or zoned for residential purposes or located within the Highway Corridor Overlay District .
    - (d) The setback for any building and parking area proposed to serve the Solar Farm shall be in keeping with that required by the zoning district as it applies to any street right-of-way and any contiguous property line that is used or zoned for nonresidential purposes.
    - (e) Maximum allowed power generation for any approved project shall not exceed 20 MW.
    - (f) By mowing or other means, grass or weeds on the project site shall not exceed 12 inches in height.
    - (g) A drainage study, in conjunction with Perquimans County Soil and Water, shall be performed on each site, and results provided to the Planning Board and Board of County Commissioners.
  - (2) Lighting: The project shall utilize minimal lighting. No lighting other than normal security lighting and that required by government agencies shall be permitted.
  - (3) Screening:
    - (a) General: Solar energy system structures and related equipment and buildings shall be screened from routine view from public rights-of-way, existing residential uses and adjacent properties zoned Residential Agriculture, Historic Agriculture, Rural Agricultural, or Commercial Zoning Districts using the County's Buffers and Screening standards currently found in Article XVIII, Sections 1802 and 1803. Included in these screening options are berms which create an attractive blind barrier as dictated in Section 1803.

- (b) Highway Corridor Overlay Districts: When located adjacent to the Highway Corridor Overlay District, screening is required which completely screens from view the solar energy system panels and related equipment. Such screening shall be a durable wall or fence and access gate(s) at least seven (7) feet high in addition to a minimum fifteen (15) foot wide vegetated strip along any property line adjacent to or within five hundred (500) feet of the Highway Corridor Overlay District. This vegetated strip shall consist of a naturally wooded area or planted with a mix of evergreens and deciduous trees and shrubs to simulate a naturally wooded area within three (3) years..
- (c) To ensure proper maintenance of vegetative and other screening methods, a cash bond equal to the initial cost of installing buffers will be required to be held by Perquimans County until project decommissioning.
- (4) Operational Considerations: Any access gate which affords views from an existing residence or from within the Highway Corridor Overlay District must be kept closed and locked at any time the Solar Farm is not occupied by the operator for preventive maintenance, repair and similar activities, etc.
- (5) Application Requirements:
  - (a) Submit Site Plan prepared in accordance with current Site Plan Requirements of Section 509 and denoting the dimensions of the subject property, proposed solar farm location, including the arrangement of solar panels, distance from the proposed site improvements to all property lines, and location of proposed driveway(s). No portion of the Solar Farm may encroach into the required setbacks or any buffer area.
  - (b) The Site Plan should also show the location of any required buffers as outlined in Sections 1803 and 1804.
  - (c) Submit horizontal and vertical (elevation) to-scale drawings with dimensions. The drawings must show the location of the system on the property.
  - (d) State and local stormwater permits may be required subject to Article V Site Plan and other requirements as applicable.
  - (e) If applicable, the applicant must apply to and receive from the North Carolina Department of Transportation (NCDOT) a driveway permit, or submit documentation from NCDOT that the existing site access is acceptable for the proposed use prior to final project approval.
- (6) Approved Solar Components: Solar energy system components must have a UL listing and must be designed with anti-reflective coating(s).
- (7) Compliance with Building Code: All active solar energy systems shall meet all requirements of the North Carolina State Building Code and shall be inspected by a Perquimans County Building Inspector.
- (8) Compliance with National Electric Code: All photovoltaic systems shall comply with the National Electrical Code, current edition.
- (9) Decommissioning: Following a six month period in which no electricity is generated, the permit holder will have six (6) months to complete decommissioning of the large scale solar energy facility. Decommissioning includes removal of solar panels, support columns, fences, buffers, buildings, cabling, electrical components, and any other associated facilities down to 36 inches below grad. A decommissioning study showing the total cost, not include salvage value, shall be provided an updated every five (5) years. A cash bond equal to this amount will be required to be held by Perquimans County until project decommissioning.
- (10) Transfer of Ownership:

Any solar farm permitted under the rules and regulations identified in this section that is sold or transferred to another entity is still bound to the rules and regulations as stated in this section, any state or federal regulations as well as any additional regulations imposed during the Conditional Use Permit process, Technical Review Committee process, or the Building Permit process.

It was the consensus of the Board to discuss this item further at the June Work Session with action to be taken at the July 3<sup>rd</sup> Regular Meeting.

OTHER BUDGET INFORMATION

County Manager Heath reminded the Board of the Budget Work Session on May 17, 2017 at 7:00 p.m. at the EMS Building. He further provided some insight into some areas that the Board will need to discuss in detail during the Budget Work Sessions.

ADJOURNMENT

There being no further business to discuss, the Chairman adjourned the meeting at 9:00 p.m.

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T. Kyle Jones, Chairman

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Clerk to the Board

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