

Ordinance No. 2017-07-03

An Ordinance
Amending the Camden County
Code of Ordinances

Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

Article II. Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined.

Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:

CHAPTER 151: UNIFIED DEVELOPMENT

§ 151.347 SPECIFIC STANDARDS.

(V) The following standards shall apply to all solar farms located in Camden County:

- (1) The minimum lot size for all solar farms shall be five acres.
- (2) All structures related to the solar equipment (excluding fence) shall meet a minimum of 100-foot setback as measured from all property lines.
- (3) There shall be a 50-foot buffer ~~prior to the perimeter fence~~ starting at property lines that shields solar farm from routine view from public rights of way or adjacent residentially zoned property.
- (4) A Landscaping Plan shall be provided for the buffer area which ~~The buffer~~ shall consist of at least 2 canopy trees (minimum height at planting 8 feet), 4 understory trees and 25 shrubs for every 100 feet; such that the buffer will provide an opaque screening of the perimeter fencing. Any ground cover within the buffer and inside the facility including all grassy areas ~~The Maintenance of the buffer~~ shall conform to current Camden County Code Chapter 94 ~~UDO~~ standards and shall be binding to all successive grantees. All plantings shall be of a native species.

- (5) Maintenance requirements may be modified upon receipt of letter from NC Division of Wildlife approving a planting plan for the buffer and solar facilities as a native pollinator habitat.
- (6) Solar farms located within FEMA's 100-year flood shall elevate all electrical connections one foot above the base flood elevation (BFE).
- (7) All collectors shall be surrounded by a lockable minimum height six-foot fence located at a minimum 50 feet from property line.
- (8) Solar power electric generation structures shall not exceed a height of 15 feet.
- (9) ~~The~~ All solar farm equipment shall conform to the NAICS 221114 description of a ground mounted solar power energy system as well as any future amendments to said code. No solar panels that are non-recyclable and affect the health and safety of the public/wildlife shall be utilized.
- (10) ~~A proposed decommissioning plan/obligation shall be part of the lease between property owner and developer. The obligation shall be reviewed by County staff for compliance with standard listed below prior to signatures to be signed by the party responsible for decommissioning and the landowner (if different) and recordation in the County's Registry of Deeds. addressing the following shall be submitted at permit application. Decommissioning Plan/Obligation shall include:~~
- a. Removal of solar panels, buildings, cabling, electrical components, roads, and any other associated facilities down to 36 inches below grade.
 - b. Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.
 - c. Description of any agreement (e.g. lease) with landowner regarding decommissioning and acknowledgment by land owner, land owner shall be held ultimately responsible for decommissioning.
 - d. List the type of panels and material specifications being utilized- actually installed at the site.
 - e. The identification of the party currently responsible for decommissioning.
 - f. Estimated cost of decommissioning removal prepared by a third party engineer.
 - g. Prior to issuance of the Building Permit, approved decommissioning plan obligation shall be recorded in the Camden County Registry of Deeds and shall run with the land until decommissioning is completed.
 - h. ~~Decommissioning Plan and estimated cost of removal shall be updated every 5 years or upon change of ownership and re-recorded in the County's Registry of Deeds.~~
- (11) ~~Prior to approval of building permits applicant shall provide an automatically renewable guarantee in the form of a bond, cash escrow deposit, or an irrevocable letter of credit issued by a Federally chartered bank with a branch office in northeastern North Carolina, in favor of the county, which shall be drawn and paid in full in immediately available funds for an amount equal to the estimated removal cost of the solar facility in the event the owner fails to decommission the solar facility pursuant to the requirements of this section. The institution issuing the guarantee shall provide to the county a notice no less than 90 days in advance of any renewal, cancellation, termination or expiration of the guarantee. Decommissioning Obligation shall be updated every 5 years or upon change of ownership of the solar facilities or of land ownership, and re-recorded in the County's Registry of Deeds.~~

- (12) The County shall periodically ~~request~~ require proof of the continuous operation of the solar farm from the applicant/owner. The nature of required evidence shall be determined as a condition of the special use permit.
- (13) If no electricity is generated for a continuous period of 12 months the solar farm shall have 12 months to complete decommissioning of the solar facility ~~if no electricity is generated for a continuous period of 12 months~~. For the purpose of this section this 12-month period shall not include delay resulting from force majeure. Failure to timely decommission the site in accordance with the obligation shall result in all actions available at law or in equity, including, but not limited to: Breach of contract, specific performance, mandatory injunctions, fines, abatement, nuisance, liens, assessments and judicial sale of the property.

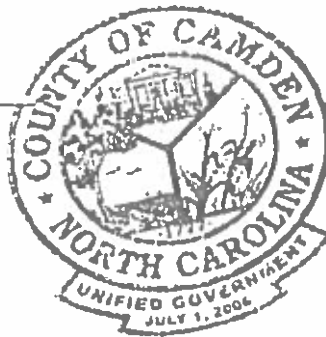
Adopted by the Board of Commissioners for the County of Camden this 3 day of OCT, 2017.

County of Camden

Clayton D. Riggs
Clayton Riggs, Chairman
Board of Commissioners

ATTEST:

Karen Davis
Karen Davis
Clerk to the Board



**STAFF FINDINGS OF FACTS
SPECIAL USE PERMIT
UDO-2017-10-01
CAMDEN SOLAR LLC**

PROJECT INFORMATION

File Reference:	UDO 2017-10-01	7/19/2017	Planning Board
Project Name;	Camden Solar, LLC	Application Received:	6/7/17
PIN:	02-8944-00-02-2843 02-8944-00-12-6886	By:	David Parks, Permit Officer
Applicant:	CAMDEN SOLAR, LLC	Application Fee paid:	\$400
Address:	2035 Sunset Lake Rd Newark, DE 19702	Completeness of Application:	Application is generally complete
Phone:	(303) 202-3600	Documents received upon filing of application or otherwise included:	
Email:		A.	Land Use/Development Application
Agent for Applicant:	Jared Schoch, Heath McLaughlin, Mark Pearson	B.	Camden Solar Site Plan
Phone:		C.	Project Summary Letter
Email:		D.	Documentation of all requirements from NC State Utilities Commission
Current Owner of Record:	James L. Cartwright, Douglas Cartwright, and Martha Jackson	E.	Technical Review comments
Meeting Dates:		F.	Drainage Plan (approved by County Engineer)

REQUEST: Construction of a 20 MW AC Solar Facility. Camden County Code Article 151.334 Table of Permissible Uses (Use # 17.400); Specific Standards – Article 151.347(V).

PROJECT LOCATION:

Street Address: Two parcels at South Highway 343 and Sand Hills Road
Location Description: Courthouse Township

SITE DATA

Lot size: Two parcels - approximately 215 acres in size
Flood Zone: X/AE
Zoning District(s): Basic Residential (R3-2)
Existing Land Uses: Farmland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	R3-2	R3-2	GUD	R3-2
Use & size	Farmland	Farmland – Some Residential	Farmland – Some Residential	Woodland - One residential

Proposed Use(s): 20MW AC Solar Facility

Description of property:

Property is active farmland

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Arnuse Creek to the South.

Distance & description of nearest outfall: ½ mile to Arnuse Creek

INFRASTRUCTURE

10" water line along 343 and a 4" line on Sand Hills Road.

Traffic: During construction phase there will be increased traffic along Highway 343 and Sand Hills.

1. Utilities:

- A. Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Applicant requesting use of portable toilet during construction phase.
- B. Does the applicant propose the use of public sewage systems?** No
- C. Does the applicant propose the use of public water systems?** No.
- D. Distance from existing public water supply system:** Adjacent to property on Highway 343 and Sand Hills Road.

- E. Is the area within a five-year proposal for the provision of public water? Existing
- F. Is the area within a five-year proposal for the provision of public sewage? No

2. Landscaping

- A. Is any buffer required? Yes. Indicated on site plan.
- B. Is any landscaping described in application: Yes. Indicated on site plan

3. Findings Regarding Additional Requirements:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

Property zoned for proposed use. Comprehensive Plan Future Land Use Map has property identified as Rural Residential.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will not impact schools.

Yes No

Fire and rescue: Request training after completed.

Yes No

Law Enforcement: Request training after completed.

Staff recommends approval of the Special Use Permit for Camden Solar, LLC with the following conditions:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved plans contained in the file titled UDO 2017-10-01.
3. There shall be no land disturbing activity until County receives approved DENR E & S Control Plan and Stormwater Permit.
4. Applicant shall provide Camden County Planning Office proof of the continuous operation annually (no later than January 30th) or upon request of the county which shall not be unreasonable in the form a letter from the facility owner stating the facility has been operational during the previous year.
5. Upon completion of the installation of the solar farm, Camden Solar LLC shall provide training to Fire Marshall, South Camden Volunteer Fire Department and Sheriff's Office personnel as to the potential risks involved in case of an emergency inside the facility.
6. Applicant shall provide the Sheriff's Office with a key or combination to the entrance into the facility in case of an emergency. Sheriff's office shall contact owner prior to entry to ensure all power has been secured.
7. Hours of operations during construction phase shall be Monday – Saturday, dawn to dusk.
8. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.



Land Use/Development Application
County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of the application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

Please consult the Planning Office, (252) 338-1919, with any questions about your application.

Office Use Only	
PIN:	02-8944-00-02-2843 02-8944-00-12-6886
UDO#	2017-10-01
Date Received:	10 / 2 / 17
Received by:	PP
Zoning District:	R3-2
Fee Paid \$	400.00 ⁰⁰ / _{xx}
Please Do Not Write In This Box	

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1200
OP

PLEASE PRINT OR TYPE

Applicant's Name: CAMDEN SOLAR, LLC

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement / letter with this Application.

Jared Schoch, Managing Member - (303) 913-2478

Applicant's Mailing Address: 2035 Sunset Lake Road, Suite B-2
Newark, Delaware 19702

Daytime Phone Number Heath McLaughlin - (321) 202-3600

Street Address Location of Property: (299 & 345) NC Hwy 343 S, Camden, NC 27921

General Description Of Proposal Special Use Permit Application for Solar Farm

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed: Jared Schoch

Dated: September 5, 2017

Flood Zone? X
 A
 AE
 AEFW

Located in Watershed Protection Area? Yes
 No

Taxes Paid? Yes
 No

Application for Special Use Permit Request

CAMDEN SOLAR, LLC

Owner's Authorization for Agent

NOTE: IF THE APPLICANT REQUESTING DEVELOPMENT APPROVALS OR PERMITS FOR A PARTICULAR PIECE OF PROPERTY IS NOT THE ACTUAL OWNER OF THE PROPERTY, THE ACTUAL OWNER MUST COMPLETE THIS FORM. IF THE PERSON WHO IS REQUESTING THE APPLICATION IS THE OWNER, PLEASE DISREGARD THIS FORM.

James & Ann Cartwright - 919 Selby Road
I am (We are) the owner(s) of the property located at Elizabeth City, NC 27909

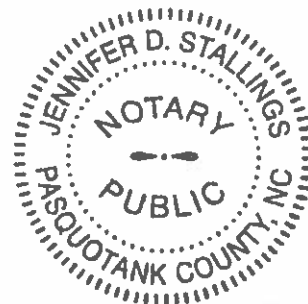
I (WE) HEREBY AUTHORIZE Camden Solar, LLC TO ACT ON MY/OUR BEHALF to appear with my consent before the Camden County Board of Commissioners and Planning Board in order to request approval(s) for development and/or use of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, or other action pursuant to one or more of the following:

- [] Rezoning Request
[] Conditional Use District Rezoning
[] Zoning Variance
Parcel 028944000228430000
[] Administrative Appeal
[x] Special Use Permit
[] Non-Zoning Variance

I authorize you to advertise and present this matter in my name as the owner of the property. If there are any questions, you may contact me at address 919 Selby Road, Elizabeth City, NC 27909 or by telephone at (252) 331-5130.

BY: [Signature]
Signature of Owner
James Cartwright (252) 331-5130
Print Name Telephone Number
[Signature] Ann Cartwright
Signature of Owner
Ann Cartwright
Print Name Telephone Number

Sworn to and subscribed before me, this the 25th day of October, 2017.
Notary Public Jennifer Stallings County of Pasquotank
State of North Carolina
My commission expires: 10/14/22

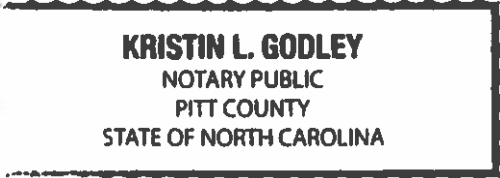


I authorize you to advertise and present this matter in my name as the owner of the property. If there are any questions, you may contact me at address 360 Cooper Street, Winterville NC 28590 or by telephone at (252) 756-6697.

BY: Martha Jackson
Signature of Owner
Martha Jackson (252) 756-6697
Print Name Telephone Number

Douglas Jackson
Signature of Owner
Douglas Jackson
Print Name Telephone Number

Sworn to and subscribed before me, this the 18th day of October, 2017.
Notary Public Kristin L. Godley County of Pitt
State of NC
My commission expires: June 23, 2019



Application for Use Permit Request
CAMDEN SOLAR, LLC
Owner's Authorization for Agent

NOTE: IF THE APPLICANT REQUESTING DEVELOPMENT APPROVALS OR PERMITS FOR A PARTICULAR PIECE OF PROPERTY IS NOT THE ACTUAL OWNER OF THE PROPERTY, THE ACTUAL OWNER MUST COMPLETE THIS FORM. IF THE PERSON WHO IS REQUESTING THE APPLICATION IS THE OWNER, PLEASE DISREGARD THIS FORM.

James & Ann Cartwright - 919 Selby Road
I am (We are) the owner(s) of the property located at Elizabeth City, NC 27909.

I (WE) HEREBY AUTHORIZE Camden Solar, LLC TO ACT ON MY/OUR BEHALF to appear with my consent before the _____ County Board of Commissioners and Planning Board in order to request approval(s) for development and/or use of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, or other action pursuant to one or more of the following:

- | | |
|--|--|
| <input type="checkbox"/> Rezoning Request | <input type="checkbox"/> Administrative Appeal |
| <input type="checkbox"/> Conditional Use District Rezoning | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Non-Zoning Variance |
- Parcel 028944000228430000

I authorize you to advertise and present this matter in my name as the owner of the property. If there are any questions, you may contact me at address 919 Selby Road, Elizabeth City, NC 27909 or

Application for Special Use Permit Request

CAMDEN SOLAR, LLC

Owner's Authorization for Agent

NOTE: IF THE APPLICANT REQUESTING DEVELOPMENT APPROVALS OR PERMITS FOR A PARTICULAR PIECE OF PROPERTY IS NOT THE ACTUAL OWNER OF THE PROPERTY, THE ACTUAL OWNER MUST COMPLETE THIS FORM. IF THE PERSON WHO IS REQUESTING THE APPLICATION IS THE OWNER, PLEASE DISREGARD THIS FORM.

Douglas & Kathryn Cartwright - 347 South Highway 343

I am (We are) the owner(s) of the property located at Camden, NC 27921.

I (WE) HEREBY AUTHORIZE Camden Solar, LLC TO ACT ON MY/OUR BEHALF to appear with my consent before the Camden County Board of Commissioners and Planning Board in order to request approval(s) for development and/or use of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, or other action pursuant to one or more of the following:

Rezoning Request

Conditional Use District Rezoning

Zoning Variance

Parcel # 028944001268860000

Administrative Appeal

Special Use Permit

Non-Zoning Variance

I authorize you to advertise and present this matter in my name as the owner of the property. If there are any questions, you may contact me at address 347 South Highway 343, Camden NC 27921 or by telephone at (252) 335-2027.

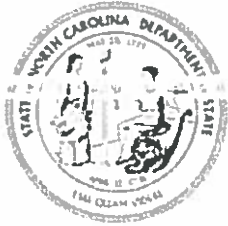
BY: Douglas Cartwright
Signature of Owner
Douglas Cartwright (252) 335-2027
Print Name Telephone Number

Kathryn Cartwright
Signature of Owner
Kathryn Cartwright
Print Name Telephone Number
same as above

Sworn to and subscribed before me, this the 12th day of October, 2017.
Notary Public Amy D. Barnett County of Camden
State of North Carolina

My commission expires: Oct 17, 2017
Amy D. Barnett
Notary Signature

Amy D. Barnett
NOTARY PUBLIC
Pasquotank County, NC



Elaine F. Marshall
Secretary

North Carolina
DEPARTMENT OF THE
SECRETARY OF STATE

PO Box 29622 Raleigh, NC 27626-0622 (919)814-5400

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Corporate Names

Legal: CAMDEN SOLAR LLC

Limited Liability Company Information

SosId: 1630822
Status: Current-Active
Annual Report Status: Current
Citizenship: Foreign
Date Formed: 10/13/2017
Fiscal Month: January
State of Incorporation: DE
Registered Agent: NC Corporate Connection, Inc.

Corporate Addresses

Reg Office: 176 Mine Lake Court, Ste. 100
Raleigh, NC 27615
Reg Mailing: 176 Mine Lake Court, Ste. 100
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. SP-8831, SUB 0

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of
Application of Camden Solar, LLC, for a)
Certificate of Public Convenience and) ORDER ISSUING CERTIFICATE
Necessity to Construct a 20-MW Solar)
Facility in Camden County, North Carolina)

BY THE COMMISSION: On December 16, 2016, Camden Solar, LLC (Applicant), filed an application seeking a certificate of public convenience and necessity pursuant to G.S. 62-110.1(a) for construction of a 20-MW_{AC} solar generating facility to be located at the southwest corner of the intersection of NC Highway 343 South and Sand Hills Road (Route 1132), Camden, Camden County, North Carolina. The Applicant plans to sell the electricity to Dominion Energy North Carolina (DENC).

Contemporaneously with the application, the Applicant filed a registration statement for a new renewable energy facility. The registration statement included certified attestations that: (1) the facility is in substantial compliance with all federal and state laws, regulations, and rules for the protection of the environment and conservation of natural resources; (2) the facility will be operated as a new renewable energy facility; (3) the Applicant will not remarket or otherwise resell any renewable energy certificates sold to an electric power supplier to comply with G.S. 62-133.8; and (4) the Applicant will consent to the auditing of its books and records by the Public Staff insofar as those records relate to transactions with North Carolina electric power suppliers.

On January 4, 2017, the Commission issued an Order Requiring Publication of Notice.

On February 17, 2017, the State Clearinghouse filed comments. Because of the nature of the comments, the cover letter indicated that no further State Clearinghouse review action by the Commission was required for compliance with the North Carolina Environmental Policy Act.

On March 17, 2017, the Applicant filed a certificate of service stating that a copy of the Application and the related public notice were provided to DENC on January 18, 2017.

Also on March 17, 2017, the Applicant filed an affidavit of publication from the Daily Advance (Elizabeth City, North Carolina) stating that the publication of notice was completed on February 11, 2017. No complaints have been received.

On May 25, 2017, the Applicant filed a letter stating that it intends to use the North Carolina Renewable Energy Tracking System to track RECs or use a tracking system in another state that participates in PJM Interconnection, LLC.

On July 17, 2017, the Applicant withdrew its registration statement.

The Public Staff presented this matter to the Commission at its Regular Staff Conference on July 31, 2017. The Public Staff stated that it had reviewed the application and determined it to be in compliance with the requirements of G.S. 62-110.1(a) and Commission Rule R8-64.

After careful consideration, the Commission finds good cause to approve the application and issue the attached certificate for the proposed solar photovoltaic electric generating facility.

IT IS, THEREFORE, ORDERED as follows:

1. That the application of Camden Solar, LLC, for a certificate of public convenience and necessity shall be, and is hereby, approved;

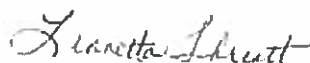
2. That Appendix A shall constitute the certificate of public convenience and necessity issued to Camden Solar, LLC, for the 20-MW_{AC} solar generating facility to be located at the southwest corner of the intersection of NC Highway 343 South and Sand Hills Road (Route 1132), Camden, Camden County, North Carolina; and

3. That withdrawal of the registration statement is hereby accepted.

ISSUED BY ORDER OF THE COMMISSION.

This the 1st day of August, 2017.

NORTH CAROLINA UTILITIES COMMISSION



Linnetta Threatt, Acting Deputy Clerk

Chairman Edward S. Finley, Jr., and Commissioner Daniel G. Clodfelter did not participate in this decision.

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. SP-8831, SUB 0

Camden Solar, LLC
7131 Gateway Court
Manassas, Virginia 20109

is hereby issued this

**CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY
PURSUANT TO G.S. 62-110.1**

for a 20-MW_{AC} solar photovoltaic electric generating facility

located

at the southwest corner of the intersection of NC Highway 343 South and
Sand Hills Road (Route 1132), Camden, Camden County, North Carolina,

subject to all orders, rules, regulations and conditions
as are now or may hereafter be lawfully made
by the North Carolina Utilities Commission.

ISSUED BY ORDER OF THE COMMISSION.

This the 1st day of August, 2017.

NORTH CAROLINA UTILITIES COMMISSION



Linnetta Threatt, Acting Deputy Clerk

CAMDEN SOLAR, LLC

Special Use Permit Application Camden County, NC

Project Overview:

Camden Solar, LLC is the Applicant for a 20 mega-watt solar farm proposed for construction on two farm parcels zoned Residential 3-2 and currently in use for agricultural crop harvesting. In aggregate the two farm parcels under lease option represent approximately +/- 219 acres in total size. The eastern parcel is approx. +/- 108 acres and is owned by Douglas V. Cartwright and Martha C. Jackson identified by PIN #: 028944001268860000 with 911 address (345 Hwy 343 South) near the intersection of Hwy 343 South and Sand Hills Road. The adjacent parcel to the west represents approx. +/- 111 acres and is owned by James L. Cartwright and identified by PIN #: 028944000228430000 with 911 address (299 Hwy 343 South).

The 20 mega-watt (AC) solar power facility is designed to operate as a ground-mount solar photovoltaic system utilizing a single-axis tracker rack or fixed-tilt racking and piling system optimized for clean energy power generation during daylight hours. Depending on final solar module procurement with a target name plate output of 340 Watts per panel, the projected number of solar photovoltaic modules would be approximately 82,500. For the purpose of security a 6' high chain link fence with 1' of three strand barbed wire would encircle the solar photovoltaic system and site access would be limited during construction and system operations and maintenance on site.

All construction materials and equipment will meet federal, state, and county code requirements and electrical power generation equipment will be UL certified. The two parcels identified will also be surveyed for environmental conditions and any major improvements approved by NC DEQ and US Army Corp. of Engineers as required prior to start of construction. In addition to site development, construction, and operations, the Applicant is committed to satisfy and adhere to Camden County UDO Ordinance No. 2017-05-01 and UDO Amendment Ordinance 2017-07-03 as approved by the Board of Commissioners with specific standards adopted to control and regulate solar farm construction and operation in Camden County, North Carolina.

CHAPTER 151 UNIFIED DEVELOPMENT

§ 151.310 GENERAL.

Site plans shall be required from applicants prior to issuance of any permit (building, zoning, conditional use permit, floodplain development permit, special use permit, variance) by the county.

- **20 Mega-Watt Camden Solar, LLC - Site Plan enclosed:**
 - **See Albemarle & Associates Exhibits: A, B, & C**

Camden Solar, LLC Decommissioning Plan

Introduction

Camden County Ordinance No 2017-07-03 Chapter 151 contains decommissioning obligations for solar projects. The Applicant/Owner shall have 12 months to complete decommissioning of the solar facility if no electricity is generated for a continuous period of 12 months (not including delay resulting from force majeure). This facility decommissioning plan outlines the process and major activities required to decommission the facility in compliance with the Camden County Ordinance.

Decommissioning process and major activities

Camden Solar, LLC shall be responsible for the solar project decommissioning. At the solar facility end of useful life, or as required by Camden County ordinances, Camden Solar, LLC will obtain the necessary permits and secure an appropriately licensed contractor to decommission the facility. Decommissioning will include the major activities below in compliance with Camden County requirements:

- 1.1 Removal of solar panels, buildings, cabling, electrical components, roads, and any other associated facilities down to 36 inches below grade. ✓
- 1.2 Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored. ✓
- 1.3 Description of any agreement (e.g. lease) with landowner regarding decommissioning and acknowledgement by land owner, land owner may be held ultimately responsible for decommissioning.
- 1.4 List the type of panels and material specifications being utilized at the site. Material specifications will be provided with Construction Plan prior to start of construction
- 1.5 The identification of the party currently responsible for decommissioning.
- 1.6 Prior to issuance of the Building Permit, approved decommissioning plan obligation shall be recorded in the Camden County Registry of Deeds and shall run with the land until decommissioning is completed.

An appropriately licensed contractor will be secured for decommissioning activities. Erosion and sediment control best management practices shall be installed as required by the authority having jurisdiction. The facility shall be de-energized and disconnected from the grid in coordination with the interconnecting utility. System components shall be disassembled and removed in the appropriate procedure to maintain personnel safety as solar panels remain energized when exposed to sun light. Fencing shall be maintained until the end of decommissioning for security and safety. Materials shall be staged on site and removed from the site by the appropriately licensed contractors as necessary. All materials shall be taken to or disposed of by approved recyclers in compliance with all local, state, or federal regulations.

Recycled and Salvaged materials

The vast majority of system components consists of recyclable materials. Solar panels have a thirty to fifty-year useful life and may be re-used or resold for other projects. Where solar panel manufacturers offer recycling programs, the solar panels shall be disposed removed in coordination with the manufacturers program. Solar panels consist mainly of glass, silicone, and aluminum and may be recycled if dysfunctional or no manufacturer program exists.

Trackers and foundation steel, copper and aluminum conductors, and all other respective recyclable materials will be recycled by an approved recycler.

Inverter stations, combiner boxes, foundation concrete and other miscellaneous materials may not be recycled or may not have disposal programs in place. Any hazardous or non-recyclable materials will be disposed of by appropriately licensed contractors in compliance with local, state, and federal rules and regulations.

Site restoration

The site shall be restored in compliance with Camden County ordinances and the site lease. Coordination with the land owner may require some site improvements to remain, as outlined in the county ordinances. All other improvements will be removed and the site will be restored and re-seeded in compliance with Camden County ordinances.

Schedule

The decommissioning process in its entirety is expected to take 6 – 12 months maximum. Approximately 3 – 6 months will be spent planning, securing the necessary permits, identifying recycling facilities and appropriate disposal facilities for non-recyclable materials, and contracting with the appropriately licensed contractors. Activities on site are expected to take 3 – 6 months maximum.

Memorandum

To: Dan Porter, Planning Director
From: Greg Johnson, Drainage Engineer
Date: October 15, 2017
Re: Camden Solar
Plan and Calculations Review



I received a drainage submittal package from Mike Morway with Albemarle & Associates dated October 13, 2017. This is a revised submittal based upon a phone conversation with Mr. Morway on Oct 9. I also inspected the site on Oct 7 and photographs taken then are attached. The boundary of the project extends to the natural ridge line. The upstream end of ditches begins at the edge of the project and flow toward Sand Hill Road and Highway 343. I have little concern about increases in the design stormwater elevation because of the ridge. Additionally, Mr. Morway demonstrated that the probable runoff from the project will decrease because the existing crop field has a SCS curve number of 85 and the proposed condition will emulate meadow/grassland with a curve number of 71. This reduction also complies with the County criteria to reduce the curve number by 4 after development.

Mr. Morway provided a hydraulic analysis of the proposed culverts on the project. The proposed culverts are under maintenance roads throughout the project. His calculations show a reasonable flow rate based upon SCS peak flow rate calculation methods. These flow rates are coordinated with NCDOT which proposes to upgrade road culverts under Sand Hill Road. There is some hydraulic loss through the culverts but because of the proposed culvert sizes the loss is minor, a couple of tenths of a foot of loss. This is a reasonable loss, nothing excessive.

Based upon the review and the factors cited I recommend that the project be accepted with a condition. I ask that the culvert lengths be noted on the plans. If you have any questions concerning these comments, please call me.

Respectively submitted

A handwritten signature in black ink that reads "C. Gregory Johnson".

C. Gregory Johnson, P.E.
(757) 353-8695
3536 W. Coral Key
Virginia Beach, VA 23452-4404

Dave Parks

From: Kirk Jennings <kirkjennings@centurylink.net>
Sent: Thursday, October 19, 2017 8:37 PM
To: Dave Parks
Subject: Re: Proposed Solar Farm

Dave

Just like with the other solar farms, the only thing that we ask is for a brief training on the facility so we know how to respond in the event of an emergency situation.

Thanks
Kirk

Sent from my iPhone

On Oct 18, 2017, at 4:15 PM, Dave Parks <dparks@camdencountync.gov> wrote:

Attached is the proposed site plan for a 20 MW Solar Farm (approximately 200 acres) located at South 343 and Sand Hills Road. Please provide any inputs as soon as possible.

Sincerely,

David Parks, CFM
Permit Officer
Camden County

<08270A - C201 Site Plan 2017-10-09 s.pdf>

Dave Parks

From: Chris Carver <ccarver@cityofec.com>
Sent: Monday, October 23, 2017 11:29 AM
To: Dave Parks
Subject: Re: Proposed Solar Farm

Dave,

I don't see any issues with this site.

*Chris Carver
Deputy Chief of Administration/Fire Marshal
Elizabeth City Fire Department
PO Box 347
Elizabeth City, NC 27907
252-338-3913 Office
252-340-0343 Cell*

On Wed, Oct 18, 2017 at 4:15 PM, Dave Parks <dparks@camdencountync.gov> wrote:

Attached is the proposed site plan for a 20 MW Solar Farm (approximately 200 acres) located at South 343 and Sand Hills Road. Please provide any inputs as soon as possible.

Sincerely,

David Parks, CFM

Permit Officer

Camden County

Dave Parks

From: Tony Perry <tperry@camdencountync.gov>
Sent: Friday, October 20, 2017 3:00 PM
To: 'Dave Parks'
Subject: RE: Proposed Solar Farm

No comments.

Sheriff Tony Perry

Camden County Sheriff's Office
PO Box 57, 117 North NC343,
Camden, NC 27921
Office: 252-338-5046
Fax: 252-335-4300

"The only thing necessary for the triumph of evil is for good men to do nothing."
Edmund Burke

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Wednesday, October 18, 2017 4:16 PM
To: 'Tony Perry'; ccarver@cityofec.com; kirkjennings@centurylink.net
Cc: Dan Porter
Subject: Proposed Solar Farm

Attached is the proposed site plan for a 20 MW Solar Farm (approximately 200 acres) located at South 343 and Sand Hills Road. Please provide any inputs as soon as possible.

Sincerely,

David Parks, CFM
Permit Officer
Camden County