

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 16, 2016

Camden County Planning Board
Regular Meeting
November 16, 2016 7:00 PM
Historic Courtroom, Courthouse Complex
Camden, North Carolina

MINUTES

The regular meeting of the Camden County Planning Board was held on November 16, 2016 in the Historic Courtroom, Camden, North Carolina. The following members were present:

I. CALL TO ORDER AND ROLL CALL

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:45 PM
Fletcher Harris	Board Member	Present	6:45 PM
Patricia Delano	Vice Chairman	Present	6:45 PM
Michael Etheridge	Board Member	Present	6:45 PM
Rick McCall	Board Member	Present	6:45 PM
Ray Albertson	Board Member	Present	6:45 PM

Also Present List

Also present for the purpose of either representing themselves for an agenda item or speaking in relation to an agenda item were the following persons:

Garry Meiggs - Applicant, B & M Investments, Special Use Permit Application for a Mining Operation

Steven Bradshaw - Applicant, Sandy Hook Crossing Major Subdivision

Linda Nwadike - Applicant, Sun Energy, Shiloh Hwy 1108 Solar LLC, Solar Farm

Neil Williams - Representative Sun Energy

Brian Kennedy - Representative Sun Energy

Public Commenters regarding Solar Farm:

John Barker - Sassafras Lane, Shiloh NC

Faye Perry - Sandy Hook Road, Shiloh NC

Kevin Corbell - South Sandy Hook Road, Shiloh NC

Christina Barker - Sassafras Lane, Shiloh NC

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II. CONSIDERATION OF AGENDA

1. Motion to Approve Agenda: As Presented

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Etheridge, Board Member
SECONDER:	Patricia Delano, Vice Chairman
AYES:	Leary, Harris, Delano, Etheridge, McCall
ABSENT:	Albertson

III. CONSIDERATION OF MINUTES

1. Minutes 10-19-16

2. Motion to Approve Minutes: As Written

RESULT:	PASSED [UNANIMOUS]
MOVER:	Patricia Delano, Vice Chairman
SECONDER:	Michael Etheridge, Board Member
AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

IV. PUBLIC COMMENTS

There were no public comments other than what was on the agenda under New Business.

V. OLD BUSINESS

A. Special Use Permit: UDO 2016-8-10 Mining Operations B & M Investments of NC

Chairman Calvin Leary informed the public that there would not be any further public comments on this item, that the time for public comment was at the October 19, 2016 meeting of the Camden County Planning Board wherein this agenda item was presented.

Planning Director Dan Porter provided a brief recap of this agenda item noting that this item was presented at the October 19, 2016 Planning Board meeting, and that it was tabled until this meeting.

Due to a conflict of interest, Planning Board Member Ray Albertson requested to be recused from voting on this agenda item.

Michael Etheridge made a motion to recuse Ray Albertson from voting on this agenda item.

Vice Chairman Patricia Delano seconded the motion.

The motion passed with Chairman Calvin Leary, Vice Chairman Patricia Delano, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and Rick McCall voting aye; None voting no; None absent; None not voting.

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Motion to Approve Special Use Permit: UDO 2016-8-10 Mining Operations B & M Investments of NC:

(For the purpose of this vote, Ray Albertson was recused, and stepped into the audience for the duration of the consideration of this item.)

RESULT:	PASSED [5 TO 0]
MOVER:	Rick McCall, Board Member
SECONDER:	Fletcher Harris, Board Member
AYES:	Leary, Harris, Delano, Etheridge, McCall
RECUSED:	Albertson

VI. NEW BUSINESS

A. UDO 2012-05-01 Final Plat Phase 1B North River Crossing

Dave Parks described this agenda item and went over the Findings of Facts (listed herein below).

FINAL PLAT PHASE 1B
NORTH RIVER CROSSING
UDO 2012-05-01

- 1. Agent for Applicant:** Seaboard Development Alliance, LLC
- 2. Address of Agent:** 1073 Bullard Court, Raleigh, NC 27615
- 3. PIN:** 03-8965-00-35-1198-0000
- 4. Name(s) of Current Owner(s) of Record:** Seaboard Development Alliance, LLC
- 5. Street Address of Property:** See Final Plat
- 6. Location of Property:** Off Trotman Road Shiloh Township
- 7. Flood Zone:** X
- 8. Zoning District(s):** Mixed Single Family Residential (R2)
- 9. General Description of the Proposal:** Final Plat Phase 1B North River Crossing
Major Subdivision - 10 lots this phase
- 10. Date Application Received by County:** September 27, 2016
- 11. Received by:** Dave Parks, Permit Officer
- 12. Application Fee Paid:** Yes, \$500.00, Check # 2329
- 13. Completeness of Application:** Application is generally complete.
- 14. Documentation received:**
 - A.** Ten (10) copies (18x24) of Phase 1B Final Plat
 - B.** Application Fee
 - C.** As Builts - 2 copies signed
 - D.** Letter of Credit for Bonding of Paving of roads (\$56,543) for this phase
 - E.** Fee in lieu of Recreational Improvements (Phase 1B portion \$10,830)
 - F.** Check for \$3,000 for the bonding of the required landscaping for this phase.

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15. Compliance with preliminary Plat Special Use Permit: All requirements of the Special Use Permit issued for this development have been met or guaranteed (i.e. bonded)

16. Recommendation: Staff recommends approval of Final Plat for Phase 1B North River Crossing

Chairman Calvin Leary asked if there was any discussion from the Board. Hearing none, he called for a motion.

Motion to Approve UDO 2012-05-01 Final Plat Phase 1B North River Crossing:

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Etheridge, Board Member
SECONDER:	Rick McCall, Board Member
AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

B. UDO 2016-09-14 Sketch Plan Sandy Hook Crossing Major Subdivision

Dave Parks described this agenda item and went over the Staff Report (listed herein below).

STAFF REPORT

**UDO 2016-09-14
Sketch Plan Sandy Hook Crossing
Major Subdivision**

PROJECT INFORMATION:

File Reference: UDO 2016-09-14
Project Name: Sandy Hook Crossing
PIN: 03-8964-00-94-3691-0000
Applicant: Steve Bradshaw
Address: 102 Avery Drive
Shiloh, NC 27974
Phone: (252) 455-1028
Email:
Agent for Applicant:
Address:
Phone:
Email:

Current Owner of Record: See Attached Deed

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Meeting Dates:

10/25/2016 Neighborhood Meeting
11/02/2016 Technical Review Committee
11/16/2016 Planning Board

Application Received: 9/26/2016
By: Dave Parks, Permit Officer

Application Fee Paid: \$2,400 Check #231

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Land Use Application
- B. Sketch Plan
- C. Deeds
- D. Perc Tests (2) from Albemarle Regional Health Services

PROJECT LOCATION:

Street Address: Property fronted by Sandy Hook and Bartlett Roads
Location Description: Shiloh Township

REQUEST: Sketch Plan Sandy Hook Crossing Major Subdivision - 16 lots - **Article 151.230 of the Code of Ordinances.**

SITE DATA:

Lot Size: Approximately 22 acres
Flood Zone: Zone X (Located outside the 100 & 500 year flood)
Zoning District(s): Basic Residential (R3-1)
Adjacent Property Uses: Predominantly agriculture with some residential
Streets: Shall be dedicated to public under control of NCDOT
Street/Subdivision Name: Approved by (Central Communications)
Open Space: Provided
Landscaping: Landscaping Plan required at Preliminary Plat
Buffering: Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses
Recreational Land: N/A

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:
Distance & description of nearest outfall:

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Camden Water:** Approved as is.
2. **Albemarle Regional Health Department:** Perc test completed on 2 lots (10% of lots required to be perc tested)
3. **South Camden Fire Department:** No Response
4. **Pasquotank EMS (Central Communications):** No Response
5. **Sheriff's Office:** Approved as is
6. **Postmaster Elizabeth City:** No Response
7. **Superintendent / Transportation Director of Schools:** No Response
8. **Camden Soil & Water Conservationist:** No Response
9. **NCDOT:** No Response
10. **Mediacom:** No Response
11. **Central Communications 911:** Approved as is.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives: Both Consistent & Inconsistent

CAMA Land Suitability Map has land designated as Moderate Suitability and Future Land Use Maps has land designated as Low Density Residential.

2035 Comprehensive Plan: Inconsistent

Property zoned R3-1 (Basic Residential) prior to adoption of Comprehensive Plan Future Land Use Maps which has area designated as Rural Preservation.

Comprehensive Transportation Plan: Consistent

Property abuts Sandy Hook (SR 1107) and Bartlett (SR 1118) Roads

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Endangering the public health & safety? No. In Staff's opinion, application does not appear to endanger public health & safety.

Injure value of adjoining or abutting property? No. In Staff's opinion, application does not appear to injure the value of adjoining or abutting property. Current zoning allows for Modular and Site built homes, consistent with the area.

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EXCEED PUBLIC FACILITIES:

Schools: Yes, Proposed development will generate 7 students (.44 per household x 16 lots). High School over capacity: 2016/2017 capacity: 570, Enrollment: 607.

Fire & Rescue: No

Law Enforcement: No

Staff's Recommendation:

Staff recommends approval of Sketch Plan Sandy Hook Crossing Major Subdivision with the following recommendations:

1. Need to look at obtaining drainage easements from adjacent property owners to the outfalls.
2. When preparing drainage plans, consult with Health Department for any ditching requirements related to the septic system.

Chairman Calvin Leary asked if there was any discussion from the Board. Hearing none, he called for a motion.

Motion to Approve UDO 2016-09-14 Sketch Plan Sandy Hook Crossing Major Subdivision:

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Etheridge, Board Member
SECONDER:	Ray Albertson, Board Member
AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

Planning Director Dan Porter spoke briefly about the process of setting public hearings and public meetings.

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C. Special Use Permit: UDO 2016-10-03 Solar Farm, Shiloh Hwy 1108 Solar LLC

Dan Porter described this agenda item and went over the Findings of Facts / Staff Report (listed herein below).

**UDO 2016-10-03
Special Use Permit
Findings of Facts**

PROJECT INFORMATION

File Reference: UDO 2016-10-03
Project Name: Solar Farm
PIN: 03-8973-00-40-4337-0000
Applicant: Shiloh Hwy 1108 Solar LLC
Address: 192 Raceway Drive
Mooresville, NC 28117
Phone: (704) 662-0375
Email:

Agent for Applicant: Linda Nwadike
Address:
Phone:
Email:

Current Owner of Record: Michael / Stacey Riggs

Meeting Dates:
11/16/2016 Planning Board

Application Received: 10/19/2016
By: David Parks, Permit Officer

Application Fee Paid: \$400, Check# 16843

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Land Use/Development Application
- B. Commercial Site Plan
- C. Project Summary Letter
- D. Deed & Lease Agreement
- E. Documentation of all requirements from NC State Utilities Commission (not in packet)
- F. Technical Review comments
- G. Drainage Report (not in packet)

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PROJECT LOCATION:

Street Address: Intersections of Sandy Hook and Sassafras Lane

Location Description: Shiloh Township

Request: Construction of a 5MW AC Solar Facility. Camden County Code Article 151.334 Table of Permissible Uses (Use#17.400); Specific Standards - Article 151.347(V).

SITE DATA

Lot size: Approximately 90 acres in size

Flood Zone: X

Zoning District(s): Mixed Single Family Residential (R2)

Existing Land Uses: Farmland / Woodland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	R2/GUD/CC	R2/GUD	R2	R2
Use & size	Woodland/Farmland 41 acres	Farmland over 88 acres / 4 residential Lots - 4 acres	Woodland - approx. 32 acres; 1 residential lot	7 residential lots will be adjacent to the solar farm

Proposed Use(s): Solar Farm

Description of property:

Property has approximately 36 acres of woodland and 54 acres under farm use.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall:

INFRASTRUCTURE

There are currently no utilities servicing the property.

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Traffic: During construction phase there will be increased traffic along Sandy Hook Road and Sassafra Lane.

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.
- 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:** Approximately 2,500 feet on Sandy Hook Road.
- E. Is the area within a five-year proposal for the provision of public water?**
No
- 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.

3. Findings Regarding Additional Requirements:

- A. Endangering the public health and safety:**
- B. Injure the value of adjoining or abutting property:**
- C. Harmony with the area in which it is located:** Yes. The property is zoned for the proposed use.
- D. Conformity with the Plans**
 - (1) Land Use Plan** - Area is consistent with County's Future Land Use Map for proposed use.
 - (2) Thoroughfare Plan** - Only access to site is off ponderosa Road (Private 30' easement).
 - (3) Other Plans officially adopted by the Board of Commissioners** - N/A
- E. Will not exceed the county's ability to provide public facilities**
 - (1) Schools** - No impact
 - (2) Fire & Rescue** - Minimal impact
 - (3) Law Enforcement** - Minimal impact
- F. Other County Facilities** - N/A

Planning Staff is recommending approval of the Special Use Permit for the installation of the requested Solar Farm 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 2016-10-03.

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3. 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 of a letter from the facility owner stating the facility has been operational during the previous year.
4. Upon completion of the installation of the solar farm, Sun Energy 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.
5. 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 prior to entry.
6. Place Type A-Opaque Landscape Buffer starting at the South East portion of the property from Sassafras Lane to a point 10 feet past the out building of the property that abuts the solar farm.
7. Hours of operations during construction phase shall be Monday - Saturday, dawn to dusk.
8. Property shall be maintained throughout the solar farms lifetime to include maintenance of the buffer area and grass. Grass shall not exceed 24' in height.
9. 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.

Additional possible conditions:

The property owner shall agree to sign the Special Use Permit and abide by all its conditions.

The applicant shall provide Camden County with a third party estimate of the salvage value of all equipment related to the project.

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At this time, Dan Porter introduced Linda Nwadike, representative of Sun Energy, who further described the project:

- Shiloh Hwy 1108 project is a 5 megawatt ac solar facility
- Located at South Sandy Hook Road & Sassafras Lane
- Approximately 50 acres, and will utilize approximately 21,000 solar panels
- Requires Federal/State/Local requirements that will have to be met or exceeded
- Have tried to meet or exceed all of Camden's Solar Ordinance
- Per Camden ordinance, a 50 foot setback is included on the diagrams
- Commercial Landscaping buffer - on the residential side, utilizing opaque type A buffer, on the other side is a semi-opaque type B.
- Commercial standards for spacing of the buffer are observed.
- Have submitted stormwater plan, which was a conditional approval as long as the build out is as stated in the plans and application
- Showed diagrams
 - When buffers are fully grown, panels will be obscured from view
- Will create approximately 100-300 new jobs and will employ local vendors to build the facility
- Kindly request approval

Chairman Calvin Leary asked about the jobs that this facility will create. He wanted to know if these would be full time positions or just for the construction. Ms. Nwadike stated that it would be for the construction. She added that after construction, there would be about 4-6 permanent full time employees for upkeep and maintenance.

Chairman Leary asked about the landscaping maintenance. Ms. Nwadike stated that the landscaping would be maintained. She added that the type of grass that would be grown on the property would be of the type that is short. She also stated that tall grass would have an adverse effect on the efficiency of the solar panels as it would create shade and so the grass would be short.

Dan Porter continued reading through the staff report and noted the following:

- In the packet are the application, the commercial site plan, deed and lease agreement with the property owner, documentation that all the requirements from the NC State Utilities Commission have been approved (not in packet but is in the files), a letter from the county's engineer approving the stormwater plan (also not in packet but is in the files).
 - The stormwater plan is a very simple plan... the applicant does not plan to dig any new ditches or have any impervious surfaces
 - The engineer was concerned about whether or not there will be interior roads. There will be access roads which will be entrances to the property but they won't be paved surfaces or gravel surfaces inside any part of the facility other than just the entrance ways.

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- In the staff recommendations there were a few changes between what was provided in the packet and what is recommended by staff at this meeting here tonight. (Mr. Porter provided a printout with those changes to the board, and those recommendations are reflected in the embedded staff report herein above).
- Staff is asking for two additional conditions:
 - Decommissioning Plan
 - Include estimated cost of decommissioning
 - Include agreement regarding salvage value and who receives such in addition to bond for cost of decommissioning minus the salvage value
 - Include estimated salvage value
 - Salvage value to be determined by independent entity
 - 3rd party appraisal
 - If the solar farm ceases operation and Sun Energy fails to decommission it, then property owner shall have the right to decommission it and salvage the property
 - Asking that the property owner who is leasing the property to Sun Energy be required to sign in agreement to the conditions required in the decommissioning plan.
 - Asking this so that if it ceases operation for 12 months, either the applicant will decommission it or the property owner will decommission it.

Rick McCall asked if there was anything to protect the county from the changing salvage values over time. Dan Porter responded that all the county is concerned with is that if it ceases operation that it is decommissioned and taken down.

Vice Chairman Patricia Delano asked if the documents and agreements were transferrable if the applicant or the property owner were to sell the facility sometime in the future. Dan Porter stated that the special use permit runs with the facility and the agreements run with the land.

Dan Porter added that the County Ordinances state that the owner of the facility has to provide a re-appraisal of the salvage value every 5 years. This is a standard within the County Ordinances, and is not a condition of the special use permit.

Ray Albertson asked what becomes of the panels when they are decommissioned. Ms. Nwadike responded saying that the panels are recycled at an appropriate facility located within the US.

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Michael Etheridge asked what the initial size of the buffer would be. Ms. Nwadike stated that the evergreen used as buffer is 4 feet in height and for the residential buffer they are spaced 10 feet apart. For highway buffers it is also 4 feet in height but is 20 feet apart. The height is the initial height of the tree when planted. Mr. Etheridge asked how long would it take for the grow of the buffer to reach the full buffering capacity. Ms. Nwadike said that it would take between 4 to 5 years for the trees to grow to maturity, at which point, the trees would be about 20 feet high and as the trees grow, their width also grows and so the space between trees will be reduced some.

Michael Etheridge then asked if the bond includes any soil testing for contaminants from the facility. Dan Porter stated that the County Ordinances do not require that and staff has not addressed that at this point. Ms. Nwadike added that the panels are made of silicon which is basically sand, which is used in various different types of construction, so there is no danger of contamination from it.

At this point, Chairman Calvin Leary asked if there were any further questions from the Board, hearing none, he opened the floor to public comments.

John Barker, of Sassafras Lane, Shiloh, NC

- Concerned about the potential for ground water contamination from the project, concerned about possibility of contamination from copper wire in the ground for the project and other metallic components of the project
- Area is not served by county water, is on wells
- Would like county to test the water quality periodically to make sure that there is no water contamination from this project.

Ms. Nwadike spoke about how the panels are constructed and installed. She stated that a steel post is driven into the ground and then the panel is placed on top of it. The steel post is about 6 feet in height and then the panel is on top of that.

Mr. Neil Williams of Sun Energy added the following:

- The copper wire is inside conduit
- The steel posts are about 5 to 6 feet in the ground, and they are not galvanized.

Mr. Barker asked about risk of lightening attraction due to the copper in the ground. Mr. Williams explained that copper wires that connect the panels can be both in the ground and above the ground, and where it is in the ground it is in protective conduit and not in direct contact with the ground.

Mr. Barker also questioned the method of disposal of the panels. Ms. Nwadike stated that there are no contaminants in any of the materials and that the panels and associated materials would be recycled. Mr. Barker asked if it would be safe at the point of decommissioning for the panels to be disposed of in a land fill. Ms. Nwadike stated that the technology involved would be recycled rather than simply disposed of due to the expense in creating such materials.

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Brian Kennedy, of Kenway Loop, Mooresville NC, Sun Energy Representative

- Panels to be used in this project are the same kind of panels that homeowners add to their houses to utilize renewable energy.
- They are silicon, glass, and aluminum
- Company is Required on an Engineering Construction and Procurement contract to provide an affidavit that there are no hazardous materials used on site.
- There are no hazardous materials used on a solar farm
- There are 3 inverters and transformers on site that convert DC to AC power
- The lubricant used in the transformers is vegetable oil with a containment system underneath

Patricia Delano asked if the technology would be changed out after about a 5-10 year time period. Mr. Kennedy responded that the panels proposed are the same technology that has been used for over 50 years, only more efficient. Mr. Kennedy added that there are some technologies that use materials such as cadmium tartrate which is referred to in the industry as thin film, but that Sun Energy does not use this kind of material. All of their panels are silicon based.

Mr. Barker reiterated his desire to have the county test the water periodically or to run county water lines down to properties along Sassafras Lane.

Dan Porter stated that in regards to the extension of waterlines, there are no plans to do so within the next 5 to 10 years, unless the property owners themselves were willing to fund such a project. But that the county does not have any plans for extending county water lines down Sassafras Lane.

Faye Perry, of Sandy Hook Road, Shiloh NC

- Questioned whether there would be a retention pond to handle stormwater runoff
- Is this project going to be part of Camden County's Economic Development Plan in the future.

To address Ms. Perry's first question, Mr. Parks explained that most of the residential development plans require the use of stormwater ponds to hold the runoff from a 100 year storm per the County Ordinances because of the development of impervious surfaces. Based on the drainage plan for this project, which was approved by the County's 3rd party engineer, a stormwater pond is not required for this project because there would not be enough impervious surfaces to warrant its need.

Mr. Porter added that the County's 3rd party engineer placed a condition on the approval of the drainage plan that if there were to be any additional impervious surfaces beyond that of a simple driveway that additional stormwater management would be required. The plans are to have a simple driveway in and out of the property. There won't be a paved roadway at all.

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To answer Ms. Perry's second question regarding whether solar farms would be part of the economic development plan for the future, Mr. Porter stated that the county does not address where, how, and how many solar farms there should be. There are areas in the county that have been zoned to allow solar farms. The county also allows solar panels on houses and small solar facilities in residential areas for people to power things in their houses, but the county is not targeting companies for recruitment of solar facilities to this area.

Ms. Perry asked if the 5-6 full time positions created by this facility would be filled with local personnel or if this would be people that the company would bring in. Ms. Nwadike responded saying that the company likes to employ local people in the facilities.

Ms. Perry added that she wished it wasn't in her back yard, that the buffer is not enough in her opinion. Trees as a buffer take too long to grow. She doesn't want to see the facility from her property while the buffer grows.

Kevin Corbell, of South Sandy Hook Road, Shiloh NC

- Questioned what this project will do to adjacent property values

Ms. Nwadike answered Mr. Corbell's concern stating that there have been major studies done in regards to what affects property values. Things that make property values go down are typically negative things that happen within neighborhoods such as drugs, crime, and so on. Projects like this are not known to cause a decrease in property values.

Mr. Corbell added that like Ms. Perry, he doesn't like the idea of having to look out his window and see the facility.

Mr. Corbell questioned the size of the facility. Ms. Nwadike answered saying that because of the setbacks, the facility would be about 50 acres for this 5 megawatt project.

Mr. Porter asked for clarification that 50 acres would be the footprint of the facility. Ms. Nwadike stated that the property boundaries include approximately 90 acres but the facility itself is only using 50 acres.

Mr. Corbell asked about the 3phase power running in the area and how is the power going to transfer to and from the facility. Ms. Nwadike stated that there are points of inter-connection for hook up to the lines and that run along Sassafras Lane, and that the facility would be hooked up to the existing transmission lines.

Christina Barker, of Sassafras Lane, Shiloh NC

- Questioned if there would be a backup buyer for the excess electricity generated by the facility in the event that Dominion Power pulls out of the project like Duke Energy pulled out of the Moyock project.

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Brian Kennedy of Sun Energy responded saying that Dominion Power would be the buyer for the excess electricity generated. Sun Energy owns the facility. Out of about 30 facilities that Sun Energy has built in the US, they have retained ownership of about 10 of them. The plan is for Sun Energy to keep this facility but they could sell it to someone else. The fact that someone is already lined up to buy the power, it wouldn't be hard to find someone to buy in that event.

Ms. Barker made mention of the system in Moyock, Mr. Kennedy stated that the Moyock facility is a much larger system and that for systems of the size proposed here Dominion Power is required to be the buyer. Mr. Kennedy added that Sun Energy would not start construction of the facility until there was either a buyer for the power or for Sun Energy to keep it for themselves. Mr. Kennedy also added that this project is going to cost between 10-12 Million Dollars just to build, and that it would not be built unless there was provision for the sale of the power.

At this time, Chairman Calvin Leary asked if there were any further public comments. Hearing none, he called for a motion.

Motion to Approve Special Use Permit: UDO 2016-10-03 Solar Farm, Shiloh Hwy 1108 Solar LLC:

RESULT:	PASSED [UNANIMOUS]
MOVER:	Fletcher Harris, Board Member
SECONDER:	Ray Albertson, Board Member
AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

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VII. ADJOURN

Motion to Adjourn

At 7:58 PM, the meeting adjourned.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ray Albertson, Board Member
SECONDER:	Michael Etheridge, Board Member
AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

*Chairman Calvin Leary
Camden County Planning Board*

ATTEST:

*Amy Barnett
Planning Clerk*