

# CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

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**Camden County Planning Board  
Regular Meeting  
November 15, 2017 7:00 PM  
Historic Courtroom, Courthouse Complex  
Camden, North Carolina**

## MINUTES

*The regular meeting of the Camden County Planning Board was held on November 15, 2017 in the Historic Courtroom, Camden, North Carolina. The following members were present:*

### **CALL TO ORDER & WELCOME**

Chairman Calvin Leary called the November 15, 2017 meeting to order at 7:00 PM and introduced Ms. Cathleen Saunders, the newest member of the Planning Board.

Planning Board Members Present:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice Chairman	Present	6:50 PM
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Present	6:50 PM
Cathleen Saunders	Board Member	Present	6:50 PM

Staff Members Present:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Dave Parks	Permit Officer	Present	6:30 PM
Amy Barnett	Planning Clerk	Present	6:30 PM

Others Present:

<b>Attendee Name</b>	<b>Title</b>	<b>Company</b>	<b>Address</b>	<b>Section</b>
Heath McLaughlin	Agent for Applicant	Camden Solar LLC	2035 Sunset Lake Road, Newark, DE	NB #A
Mike Moroway	Agent for Applicant	Camden Solar LLC	2035 Sunset Lake Road, Newark, DE	NB # A
Wilton B. McPherson	Adjacent Property Owner	N/A	Sand Hills Road, Camden, NC	NB #A, Public Comments

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 15, 2017

---

**CONSIDERATION OF AGENDA**

**Motion to Approve Agenda as Amended**

Dave Parks asked to amend the agenda to swap items 1 and 2 such that the rezoning for Glen A. Carey Jr. be considered last as he was not yet present.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Ray Albertson, Board Member
<b>SECONDER:</b>	Fletcher Harris, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Albertson, Bradshaw, Saunders
<b>ABSENT:</b>	McCall

**CONSIDERATION OF MINUTES**

***Motion to Approve Minutes from August 16, 2017 As Written***

Cathleen Saunders was not a board member at the time of the August 16, 2017 meeting, therefore she abstained and did not vote on the approval of those minutes.

<b>RESULT:</b>	<b>PASSED [5 TO 0]</b>
<b>MOVER:</b>	Ray Albertson, Board Member
<b>SECONDER:</b>	Patricia Delano, Vice Chairman
<b>AYES:</b>	Leary, Harris, Delano, Albertson, Bradshaw
<b>ABSTAIN:</b>	Saunders
<b>ABSENT:</b>	McCall

***Motion to Approve Minutes from September 20, 2017 As Written***

Cathleen Saunders was not a board member at the time of the September 20, 2017 meeting, therefore she abstained and did not vote on the approval of those minutes.

<b>RESULT:</b>	<b>PASSED [5 TO 0]</b>
<b>MOVER:</b>	Fletcher Harris, Board Member
<b>SECONDER:</b>	Patricia Delano, Vice Chairman
<b>AYES:</b>	Leary, Harris, Delano, Albertson, Bradshaw
<b>ABSTAIN:</b>	Saunders
<b>ABSENT:</b>	McCall

**COMMENTS FROM PUBLIC**

NONE

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 15, 2017

---

**OLD BUSINESS**

NONE

**NEW BUSINESS**

*A. UDO 2017-10-01 Camden Solar LLC*

Dave Parks described this application for Special Use Permit as incorporated herein below:

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

**PROJECT INFORMATION**

**File Reference:** UDO 2017-10-01  
**Project Name:** Camden Solar, LLC  
**PIN:** 02-8944-00-02-2843-0000 and  
02-8944-00-12-6886-0000  
**Applicant:** Camden Solar, LLC  
**Address:** 2035 Sunset Lake Road  
Newark, DE 19702  
**Phone:** (302) 202-3600  
**Email:**  
  
**Agent for Applicant:** Jared Schoch, Heath McLaughlin, Mark  
Pearson  
**Phone:**  
**Email:**  
  
**Current Owner of Record:** James L. Cartwright, Douglas Cartwright,  
and Martha Jackson  
  
**Meeting Dates:**  
07/19/2017 Planning Board  
  
**Application Received:** 06/07/2017  
**By:** Dave Parks, Permit Officer  
  
**Application Fee Paid:** \$400.00  
  
**Completeness of Application:** Application is generally complete

# CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

---

**Documents received upon filing of application or otherwise included:**

- A. Land Use / Development Application
- B. Camden Solar Site Plan
- C. Project Summary Letter
- D. Documentation of all requirements from NC State Utilities Commission
- E. Technical Review comments
- 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).

**Vicinity Map:** Approximately 215 Acres spanning 2 parcels at corner of NC 343 S and Sand Hills Road.

**PROJECT LOCATION**

**Street Address:** Two parcels at South Hwy 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 (R-3-2)  
**Existing Land Uses:** Farmland

**Adjacent Zoning & Uses:**

	North	South	East	West
Zoning	R-3-2	R-3-2	GUD	R-3-2
Use & Size	Farmland	Farmland - Some Residential	Farmland - Some Residential	Woodland - One Residential

**Proposed Use(s):** 20 MW 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:** 1/2 mile to Arnuse Creek

**INFRASTRUCTURE**

**Water:** 10" water line along NC Hwy 343 and 4" water line on Sand Hills Rd

**Traffic:** During construction phase there will be increased traffic along Hwy 343 and Sand Hills Rd

# CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

---

**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 Hwy 343 and Sand Hills Rd.
- 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:**

**Endangering the public health and safety?** No; Staff's opinion is that application does not appear to endanger the public health and safety.

**Injure the value of adjoining or abutting property?** No; Without any evidence to the contrary, staff's opinion is that application does not appear to injure the value of adjoining or abutting property.

**Harmony with the area in which it is located?** Yes AND No; Property is zoned for proposed use. Comprehensive Plan Future Land Use Map has property identified as Rural Preservation.

**EXCEED PUBLIC FACILITIES:**

**Schools:** No; Proposed development will not impact schools.

**Fire & Rescue:** Request training after completed.

**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.

## CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

---

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 of 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.
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At this time, Dave Parks introduced Mr. Heath McLaughlin who spoke briefly.

Heath McLaughlin, BlueGreen Energy, 1800 Pembroke Drive, Ste 300, Orlando FL

- Mark Pearson has been working with the owners on the local level to get this project permitted and all conditions satisfied
- Mike Morway of Albemarle Associates out of Kill Devil Hills NC helped with the site plan and watershed planning and can answer any questions the board may have
- Quick Overview of Project:
  - 20 Mega-watt facility
  - 2 parcels which are adjacent to each other
    - Owned by the Cartwright family
  - Parcel size allows for what is referred to as a QF (qualifying facility) which is 20MW
  - There is capacity at the local substation, which is the reason for choosing this location
  - Working with Dominion Power to get the connections to the grid
  - All regulatory issues have been satisfied
- Mr. McLaughlin stated that he has been involved in the development of 15 solar farms in this region many of which are east of I-95, from Rocky Mount, Roanoke Rapids, Perquimans County, and other points east.

Steve Bradshaw asked what the voltage for this project is. Mr. McLaughlin responded that it is 34.5 KB with lines going to several transformers to feed that voltage into the grid.

## **CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 15, 2017

---

Mr. Bradshaw further asked where the voltage transfers down to be used. Mr. McLaughlin responded that whatever Dominion Power has in place for stepping down to homes is what is utilized. The facility doesn't get involved with that. The power is fed into the grid and then it's up to the power company to distribute that power in their system as they normally do.

Dave Parks asked if they were part of the Dominion improvement down on South 343. Mr. McLaughlin responded they were not.

Ray Albertson asked if the proposed solar farm is a pivot system. Mr. McLaughlin responded that it was and it is an east to west tracking system. He added that the equipment rotates east to west tracking with the position of the sun.

Fletcher Harris asked how long it will take to install. Mr. McLaughlin responded that on the active level it will take about 6 months to get to the 80% complete mark. With cleanup and at 100% complete will take about 12 months.

Chairman Calvin Leary asked if there would be any permanent employees. Mr. McLaughlin responded that for installation, no, they would be temporary. He added that there may be permanent employees down the line that would manage multiple projects. Carolina Solar Services is a company they use to manage projects after completion of installation of a solar facility, so the permanent positions would be with them.

At this time, Dave Parks read through the standards listed in §151.347 of the Camden County Unified Development Ordinance pertaining to solar farms (approved by Board of Commissioners October 2017). Mr. Parks then went over the staff report as incorporated herein above.

After Mr. Parks finished going over the staff report, Chairman Calvin Leary asked if the Sheriff's Office would have an entry key to the facility. Mr. Parks replied that after they had undergone training for response to emergencies within the facility, that they would be provided a key. Entry to the facility by the Sheriff's Office or the Fire Department would be only after the owner had secured the power.

## **CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 15, 2017

---

At this time, Dave Parks opened the floor to public comment. Mr. Parks reminded the public present that at the Planning Board stage, opinions may be expressed, but when the application goes before the Board of Commissioners, since this is a Special Use Permit, the proceedings there would be of a Quasi Judicial nature, and only facts may be presented at that stage. Assertions at the Board of Commissioners hearing must be backed up by proof. Opinions are not allowed at that point.

### Wilton B. McPherson, Sand Hills Road, Camden, NC

- Owns land on Sand Hills Road directly across from proposed location
- Against the idea of a solar farm, just doesn't like it
- Concerned about:
  - Upkeep of property
  - Property and tax values
  - Drainage, ditches, and flooding
- His land is inherited family land and thinks farmland should remain farmland
- His property is in the flood zone, worried this might increase flooding
- Concerned about the use of the land after the solar farm is decommissioned many years down the road.

Dave Parks explained that if the facility fails to produce power for a continuous period of one year, the requirements are that it be decommissioned and the land restored to its pre-installation condition. If it was farmland prior to installation, it must be restored so it can once again be used as farmland.

Chairman Calvin Leary added that it is the owner's responsibility to ensure proper decommissioning if and when that becomes necessary. Chairman Leary added that both the land owner and developer will sign a contract which will require this. That contract runs with the land such that any and all future owners of the land / solar farm will also be bound by it.

Cathleen Saunders asked why the panels are not considered ground coverage, only the posts and apparatus that go in the ground. Mike Morway of Albemarle Associates responded that the solar panels are not considered as ground coverage because water runs off of them and gets absorbed in the ground. The panels do not prevent drainage of the water that runs off of them. Ms. Saunders further asked if the stormwater permit addresses that. Mr. Morway responded that it did.

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 15, 2017

---

At this time, Chairman Calvin Leary called for a motion.

***Motion to Approve UDO 2017-10-01 Camden Solar LLC 20 MW AC Solar Facility with Conditions as stated in Staff Report***

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Steven Bradshaw, Board Member
<b>SECONDER:</b>	Ray Albertson, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Albertson, Bradshaw, Saunders
<b>ABSENT:</b>	McCall

**B. UDO 2017-10-02 Rezoning Glen A. Carey Jr.**

Applicant Glen A. Carey Jr. was absent from the meeting, therefore his application was pulled from the agenda.

**INFO FROM BOARD AND STAFF**

Dave Parks gave the following information:

- Grand Opening and Ribbon Cutting Ceremony for Camden Towne Center will be Thursday, November 16, 2017 at 10:00 AM.
- Introduced and welcomed newest board member, Cathleen Saunders.
- Wished everyone a Happy Thanksgiving.

**CONSIDER DATE OF NEXT MEETING - DECEMBER 20, 2017**

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 15, 2017

---

**ADJOURN**

***Motion to Adjourn November 15, 2017 Meeting***

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Ray Albertson, Board Member
<b>SECONDER:</b>	Fletcher Harris, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Albertson, Bradshaw, Saunders
<b>ABSENT:</b>	McCall

The meeting adjourned at 7:40 PM.

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*Chairman Calvin Leary  
Camden County Planning Board*

*ATTEST:*

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*Amy Barnett  
Planning Clerk*