



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 16, 2018

Re: CUP #376
Siemens Energy, Inc., applicant
Parcel ID# 52075

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 2, 2018.

REQUEST

The applicant is requesting a conditional use permit to expand a Duke Energy combustion-turbine power plant by adding a combustion turbine and associated facilities in the I-G (General Industrial) district. Under the Unified Development Ordinance, an electrical generation plant is classified as a major utility and is a conditional use in the I-G district.

SITE AREA AND DESCRIPTION

The request involves a 638-acre tract located at 6760 Old Plank Road in Catawba Springs Township. The subject property is adjoined by property zoned I-G, R-T (Transitional Residential) and PD-R (Planned Development Residential). Land uses in this area include industrial, residential and agricultural. The subject property is part of an area designated by the Lincoln County Land Use Plan as industrial.



County Of Lincoln, North Carolina

Planning Board

Applicant **Siemens Energy, Inc.**

Application No. **CUP #376**

Parcel ID# **52075**

Zoning District **I-G**

Proposed Conditional Use **expansion of combustion-turbine power plant**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Siemens Energy, Incorporated Attention: Mike Higgins (Project Manager)

Applicant Address 11950 Corporate Boulevard, Orlando, Florida 32826

Applicant Phone Number 407-736-6501

Property Owner Name Duke Energy Carolina, LLC

Property Owner Address 526 South Church Street, Charlotte, NC 28242

Property Owner Phone Number Ben Loveland (704) 998-1246

PART II

Property Location 6769 Old Plank Road, Stanley, NC 28164 (Lincoln County
Combustion Turbine Station, LCCT)

Property ID (10 digits) 3691-37-2976 Property size 59.42 acres

Parcel # (5 digits) 52075 Deed Book(s) 727 Page(s) 570

PART III

Existing Zoning District 52075

Briefly describe how the property is being used and any existing structures.

Duke Energy's existing LCCT is a natural gas-fired facility, which has operated as a simple cycle facility with 16 natural gas-fired combustion turbines that use fuel oil as a secondary fuel source since 1995. Siemens Energy is currently planning for the addition of a new 400-MW Class HL dual fuel simple cycle combustion turbine at the existing site of the LCCT.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

new dual fuel simple cycle combustion turbine facility and associated buildings for testing and operations

APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)
MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge

Lawrence Allen
Applicant's Signature for Siemens Energy

2/8/18
Date



February 9, 2018

Mr. Randy Hawkins, Zoning Director
Lincoln County Planning and Inspection Department
302 N. Academy Street
Lincolnton, NC 28092

Via email: rhawkins@lincolncounty.org

Subject: Conditional Use Permit Request – Siemens Energy, Inc.
Duke Energy Lincoln County Combustion Turbine CT Addition

Dear Mr. Hawkins,

On behalf of Siemens Energy, Inc. (SEI), please accept this letter as the finding of fact for the proposed combustion turbine addition at Duke Energy's Lincoln County Combustion Turbine (LCCT) site at 6769 Old Plank Road, Stanley, NC 28164, Parcel No. 52075.

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

In compliance with the Duke Energy and SEI's environmental compliance standards, the proposed use will not materially endanger the public health or safety, if located and developed according to the plan submitted. The proposed use will have virtually no impact on traffic conditions in the vicinity as construction traffic will be phased and remain onsite. The proposed use will have little impact on the provisions of services and utilities; it will utilize the existing LCCT water, sewer, and garbage collection services. In particular, for LCCT normal operating conditions, water is withdrawn from Killian Creek into the raw water storage pond located on site north of the LCCT facility where it is used as make-up water to the clarifier system. During low stream flow conditions, water is supplied by the Lincoln County municipal water system to filtered Water Tank B, used for make-up water to the demineralized water system, the fire protection system, and miscellaneous service water uses. The proposed facility will be covered by the NPDES Construction Stormwater General Permit NCG010000 and comply with the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66). The proposed use will have virtually no adverse impact on the protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater. Finally, the improved power generation service provided from this site will provide better, and more reliable electricity to users in this area of Lincoln County and the greater Duke Energy service area, improving public health and safety. Thus, the proposed development will not materially endanger the public safety and, in fact, will improve the public health and safety of the community.

2. The use meets all required conditions and specifications.

Duke Energy's existing LCCT is a 1,200-megawatt (MW) natural gas-fired facility located in Lincoln County, North Carolina. The LCCT has operated as a simple cycle facility with 16 natural gas-fired combustion turbines that use fuel oil as a secondary fuel source since 1995. SEI is currently planning for the addition of a new 400-MW Class HL dual fuel simple cycle combustion turbine at the existing site of the LCCT. The turbine, or CT Addition, will be tested for five years post-construction prior to being turned over to Duke Energy. The LCCT property is zoned I-G for Industrial-General, however, the CT Addition will expand the current facility footprint by 59.42 acres. Access to the CT Addition will be within the existing LCCT property with exclusive ingress/egress and perimeter fencing. The site is mostly forested and surrounded by agricultural, maintained open areas, residential properties, and forested undeveloped lands. Landscaping will be provided as required.

3. The use will not substantially injure the value of adjoining or abutting property; the use is a public necessity.

SEI and Duke Energy are sensitive to the placement of facility and selected this existing power generation site in an effort to minimize the visual impact on the surrounding area and be consistent with the existing land use. The proposed facility will be situated on a larger parcel of land and will be well screened with existing vegetation to minimize its visibility from neighboring parcels. The CT Addition avoids all streams and wetlands under the jurisdiction of the USACE and concurrence was obtained from NC SHPO for avoidance of cultural resources in the siting of the facility. Duke Energy has obtained an approved Certificate of Public Convenience and Necessity (CPCN) as issued by the North Carolina Utilities Commission for the CT Addition facility.

4. The location and character or use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

The location and character of the proposed use will be in harmony with the scale, bulk, coverage, density, and character of the area in which it is located. The proposed facility will comply with all local and environmental regulations, including the stipulations listed within the CPCN. Furthermore, the proposed facility will be visually buffered as described above. Moreover, the proposed power generation facility will be consistent with the current use in the I-G zoning district. The tower will enhance the power service within the County resulting in better public safety and improved opportunities for economic development. Therefore, the proposed development will be in harmony with the area in which it is located.

If you have any questions or need further information, please contact me at (704) 338-6847.

Thank you for your assistance with this submission.

Sincerely,
HDR Engineering, Inc. of the Carolinas

A handwritten signature in blue ink, appearing to read "Brooke Ahrens".

Brooke Ahrens, P.E.
Environmental Engineering Team Leader

cc: Mike Higgins, Siemens
Jeremy Puzycki, HDR

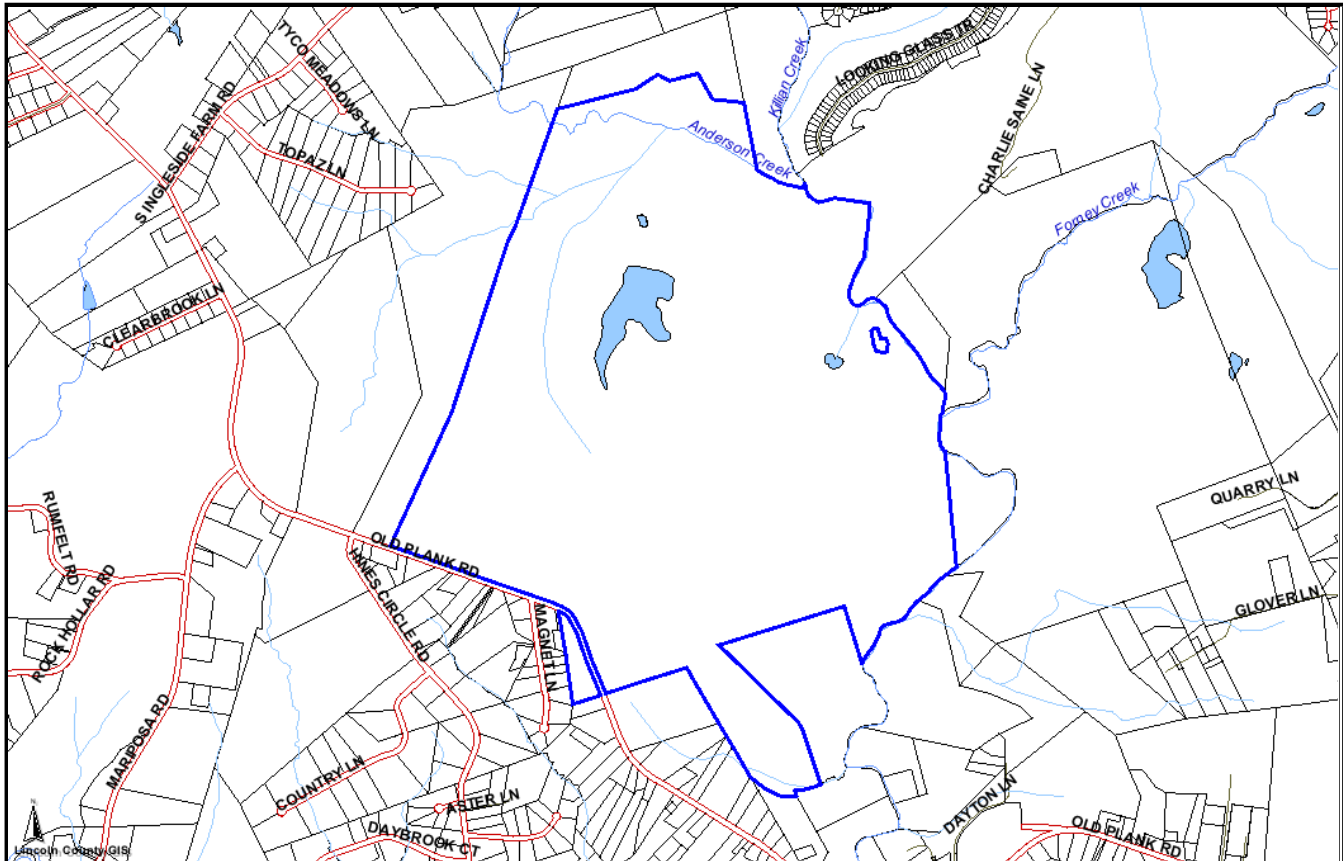
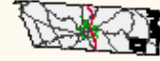


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

Date: 2/19/2018 Scale: 1 Inch = 2000 Feet



PHOTOS



52075



52075

PARCEL INFORMATION FOR 3691-37-2976

Parcel ID	52075	Owner	DUKE POWER CO	
Map	3691-00	Mailing	ATTN W WALLACE GREGORY JR	
Account	30902	Address	P O BOX 33189 CHARLOTTE NC 28242	
Deed	727-570	Last Transaction Date	9/13/1989	Sale Price 0
Value	Work in Progress			Previous Parcel
----- All values are for tax year 2017. -----				
Description	DUKE POWER LAND		Deed Acres	0
Address	6769 OLD PLANK RD		Tax Acres	637.75
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
Improvement		No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
I-G	611.36	LOWESVILLE (LW31)	2.62	
R-T	26.39	LOWESVILLE WEST (LW18)	635.13	
Watershed Class		Sewer District		
Not in a watershed	637.75	Not in the sewer district	637.67	
		In the sewer District	0.08	
2000 Census County		Tract	Block	
37109		071000	1000	24.8
37109		071000	1021	6.09
37109		071000	1022	604.2
37109		071100	3016	2.56
37109		071100	3017	0
37109		071100	3022	0.1
FloodZone Description			Panel	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION			3710369100 49.05



	DETERMINED - 100 YEAR	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION	3710369200 67.63
	DETERMINED - 100 YEAR	
AEFW	FLOODWAY AREA - 100 YEAR FLOOD HAZARD	3710369100 0.01
X	NO FLOOD HAZARD	3710369100494.15
X	NO FLOOD HAZARD	3710369200 26.91

Conditional Use Permit #376
subject property is outlined in blue

