



To: Board of Commissioners

From: Joshua Grant, Planner

Date: September 9, 2022

Re: SUP #420A
Hornet Solar, LLC, applicant

Parcel ID# 29536, 33495, 33572, 33949, 34232, 54666, 55956, 57984, 57985 and 88482

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on October 3, 2022.

Request

Hornet Solar, LLC, is requesting an amendment to CUP 420 an approved solar farm facility to add two access points for safer ingress and egress to the facility. **The solar facility was approved in 2020. This request is only for the modification of adding two new site access points (Old Plank Rd. / Hines Cir.).** A site plan showing the full solar farm and the two new access points is provided as part of this request. As required by Article 9.11.10.B.7 *Modifications to Approved Special Use Permit*, changes in vehicular access is considered a substantial change requiring approval of the Board of Commissioners.

Site Area and Description

The 708-acre Lincoln County portion (Parcel ID# 29536, 33495, 33572, 33949, 34232, 54666, 55956, 57984, 57985 and 88482) of the proposed site, which also includes 791 acres in Gaston County, is located south of Old Plank Road, on both sides of June Dellinger Road and about 2,000 feet west of N.C. 16 Business (see enclosed map). Land uses in this area are primarily residential and agricultural. This subject property is part of an area designated by the Land Use Plan as Large Lot Residential.



Special Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name J qtpgvUqmt.'NNE

Applicant Address 377"Hgf gtcn'U0Dquqp.'O C'24332

Applicant Phone Number 839/64; /6697

Property Owner Name Ugg'cwcej gf "cdrg

Property Owner Address _____

Property Owner Phone Number _____

PART II

Property Location Ugg'cwcej gf "cdrg

Property ID (10 digits) _____ Property size _____

Parcel # (5 digits) _____ Deed Book(s) _____ Page(s) _____

PART III

Existing Zoning District Ugg'cwcej gf "cdrg

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

Vj g'r tqr gt'kgu'ctg'ewttgpn' wugf 'r tko kctn' 'hqt'r cuwtg.'ci tlewnwtg'cpf 'hqtgut {0

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

Vj g'cr r kccpv'ku'uggn'pi "cp"co gpf o gpv'q"cp"cr r tqxgf 'Eqpf kkpccn'Wug'Rgto kx'i tcvpf ": B942'hqt'vj g" r wtr qugu'qh'f gxgnr kpi ."eqputwv'kpi "cpf "qr gtcv'kpi "c"wkx' /uecrg'uqmt'i gpgtcv'kpi 'hcekk' {0Vj ku" cr r kccv'kpi "ku"q'cmqy 'hqt'vy q'cf f kkpccn'ceeguu'r qkpw."qpg'qh'qh'Qrf 'Rccpm'Tf "cpf "vj g'qy gt'qh'qh" J kpgu'Ek0cmqy kpi 'hqt'uchgt'kpi tguu'Tgi tguu'q'vj g'hcekk' {0

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.

Kimberly Cupicha
Applicant's Signature

08/23/2022

Date

Hornet Solar Site Control Verification Table

Owner	Manager (if applicable)	Phone Number	Parcel #	PIN	Acreage	Deed Book	Page	County	Type of Site	Term of Contract	Date of Contract	Site Address	Current Use	Proposed Use	Current Zoning
TMSMJ Properties LLC	Tony Jones	704-622-9223	57984	3691102082	31	1885	518	Lincoln	Lease	4 Years	11/25/2019	Hines Circle Rd	Agriculture / Pasture	Solar Farm	R-T
TMSMJ Properties LLC	Tony Jones	704-622-9223	55956	3690185898	21	1885	518	Lincoln	Lease	4 Years	11/25/2019	2608 June Dellinger Rd	Rental Home	Solar Farm	R-T
TMSMJ Properties LLC	Tony Jones	704-622-9223	33495	3690199220	1	1885	518	Lincoln	Lease	4 Years	11/25/2019	June Dellinger Rd	Agriculture / Pasture	Solar Farm	R-T
LSMJ Properties LLC	Tony Jones	704-622-9223	57985	3691006601	20	5363	668	Lincoln	Lease	4 Years	11/25/2019	Hines Circle Rd	Agriculture / Pasture	Solar Farm	R-T
LTI Properties LLC	Tony Jones	704-622-9223	33949	3691305051	278	2363	672	Lincoln	Lease	4 Years	11/25/2019	2358 June Dellinger Rd	Agriculture / Pasture	Solar Farm	R-T
LTI Properties LLC	Tony Jones	704-622-9223	88482	3691616295	124	1885	514	Lincoln	Lease	4 Years	11/25/2019	Old Plank Rd	Agriculture / Pasture	Solar Farm	ELDD R-T
LTI Properties LLC	Tony Jones	704-622-9223	33572	3691425135	32	1885	514	Lincoln	Lease	4 Years	11/25/2019	2053 June Dellinger Rd	Agriculture / Pasture	Solar Farm	ELDD R-T
LTI Properties LLC	Tony Jones	704-622-9223	34232	3691801812	30	2831	485	Lincoln	Lease	4 Years	11/25/2019	6313 McIntosh Rd	Agriculture / Pasture	Solar Farm	R-T
WEMALD LLC	Todd Holthorst		54666	3690792473	63	1990	227	Lincoln	Lease	4 Years	2/6/2020	McIntosh Rd	Forestry	Solar Farm	R-T
Thomas & Randall Beatty		704-408-2231	29536	3690685980	108	2867	216	Lincoln	Lease	4 Years	12/17/2019	Old Beatty Rd	Forestry	Solar Farm	R-T
Annie L. Moore		704-675-2853	34243	3691834023q	1.305	2557	326-328	Lincoln	Easement	6mo	8/17/2022	7604 Old Plank Rd	Residential	Access	R-T

Application # 11-0000-00-00-36127 Date 8/23/22

Applicant's Name Hornet Solar, LLC

Applicant's Address _____

Property Location _____ Existing Zoning _____

Proposed Special Use Amendment to approved site plan for a solar farm

PROPOSED 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 X NO _____

FACTUAL REASONS CITED:

According to the Institute of Transportation Engineers, solar farms create approximately one vehicle trip per month, far less than what is the daily vehicle trips created by single family homes or traditional commercial uses. In addition, these locations offer safer, more direct access to the facility, utilizing less residential areas than what is already approved. All of the other factual evidence and expert testimony previously presented affirming that the Hornet Solar facility will not endanger the public health or safety remain true and unchanged.

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

FACTUAL REASONS CITED:

The originally approved site plan was conceptual in nature as made clear by the engineering notes that were an integral part of the plan. Upon more comprehensive engineering design, the previously noted driveway locations were found to be insufficient. To facilitate safer construction and more efficient maintenance access to the site, we believe two additional driveways are necessary and in the best interest of both the project, and the community. All driveways will be permitted by NC Department of Transportation to ensure they meet all State and County design requirements.

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

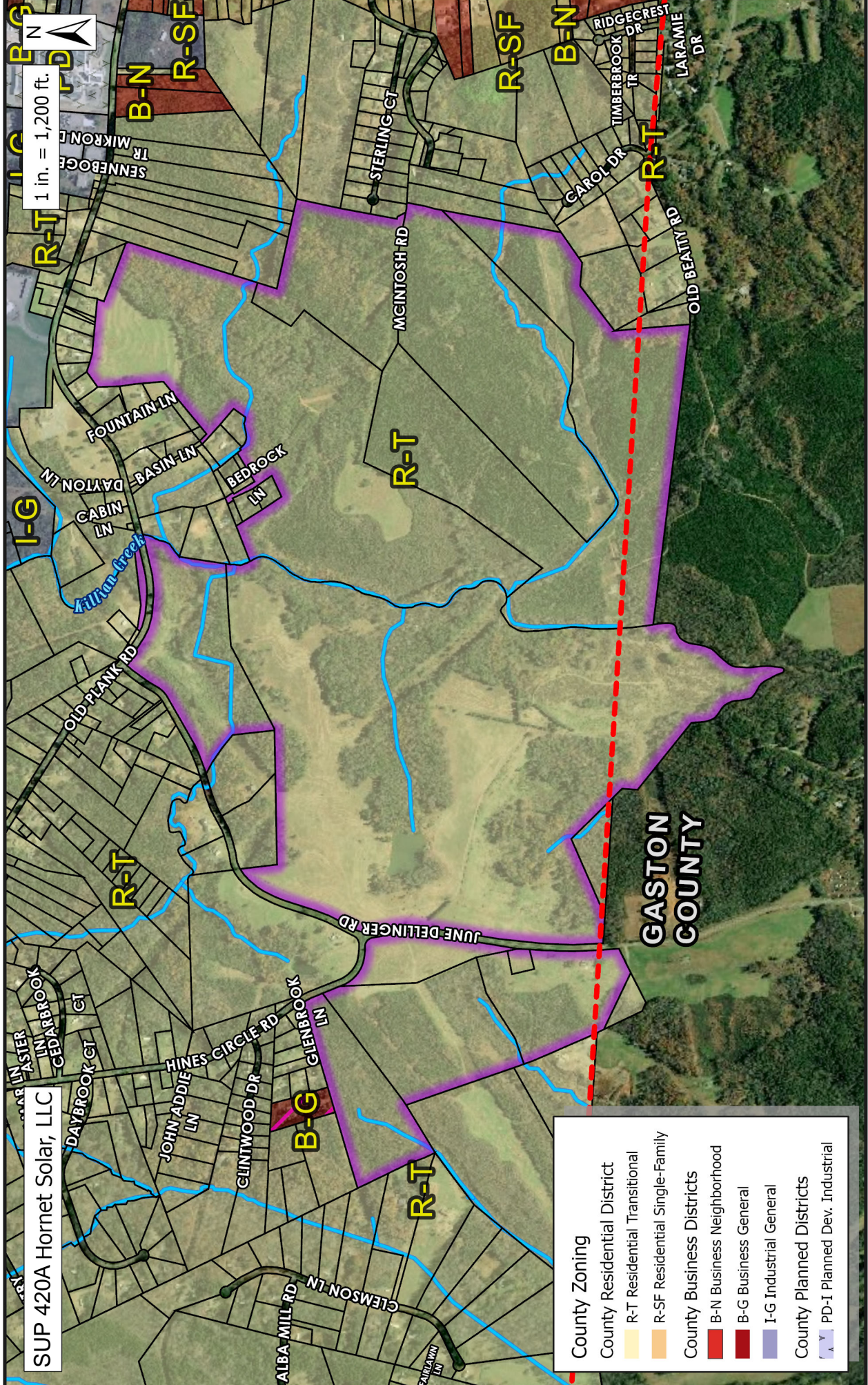
FACTUAL REASONS CITED:

Following the completion on construction, each new driveway/access point will only be used lightly, approximately once per month for maintenance and inspections. This infrequent usage ensures each new driveway will not create a nuisance for neighbors sufficient to injure property values. Nothing about the addition of the new points of access would change the significant evidence and expert testimony previously presented that established that the Hornet Solar project would not substantially injure the value of adjoining property; all the previous evidence and testimony remains true.

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 X NO _____

FACTUAL REASONS CITED:

Hornet Solar already established that the project, once developed with the inclusion of all County-mandated setbacks and buffers, will be in harmony with the area and be in conformity with the Land Use Plan. The addition of the two new driveway location will not change that harmony nor consistency. The new access points will have no impact on character and nature of the development, which is how harmony and conformity is typically measured.



SUP 420A Hornet Solar, LLC

1 in. = 1,200 ft.

- County Zoning**
- County Residential District
 - R-T Residential Transitional
 - R-SF Residential Single-Family
 - County Business Districts
 - B-N Business Neighborhood
 - B-G Business General
 - I-G Industrial General
 - County Planned Districts
 - PD-I Planned Dev. Industrial



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

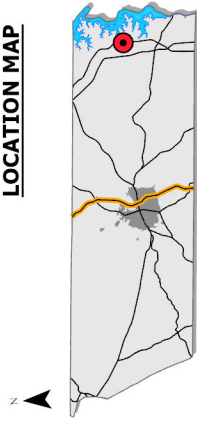
Parcel ID# 29536, 33495, 33572, 33949,
34232, 54666, 55956, 57984, 57985 & 88482

□ - Property Location(s)

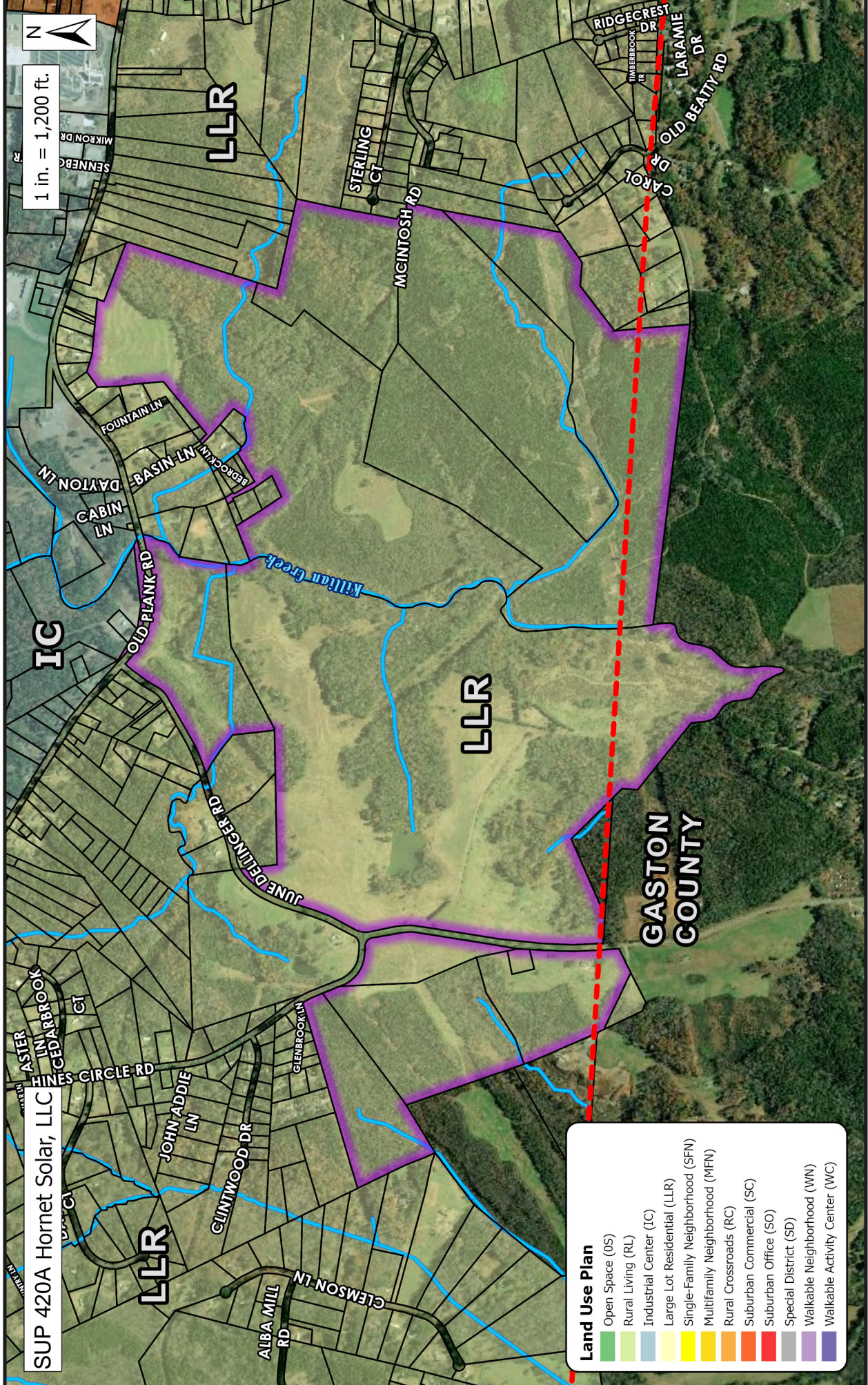
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



● Property Location(s)



1 in. = 1,200 ft.

SUP 420A Hornet Solar, LLC

- Land Use Plan**
- Open Space (OS)
 - Rural Living (RL)
 - Industrial Center (IC)
 - Large Lot Residential (LLR)
 - Single-Family Neighborhood (SFN)
 - Multifamily Neighborhood (MFN)
 - Rural Crossroads (RC)
 - Suburban Commercial (SC)
 - Suburban Office (SO)
 - Special District (SD)
 - Walkable Neighborhood (WN)
 - Walkable Activity Center (WC)



Lincoln County
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115 W. Main St
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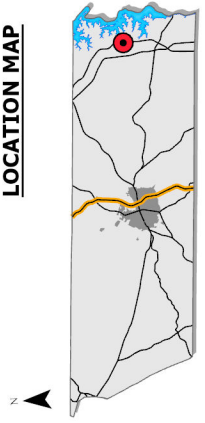
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□ - Property Location(s)

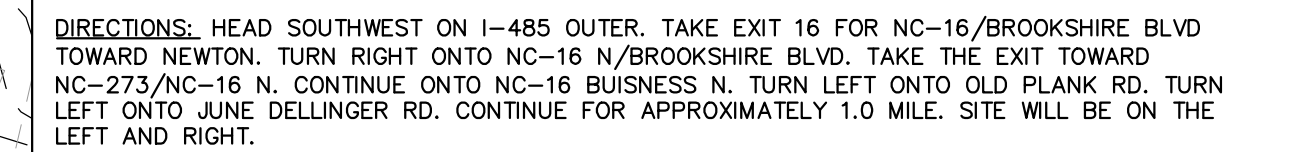
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Property Location(s) Outlined in Purple.

LOCATION MAP

















● Property Location(s)



SCALE: 1" = 3000'

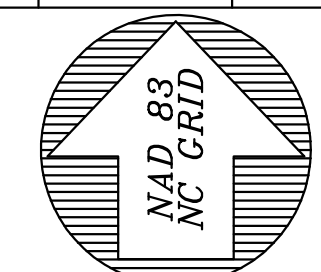
DRAWING 1

SYMBOL/ABBREVIATION

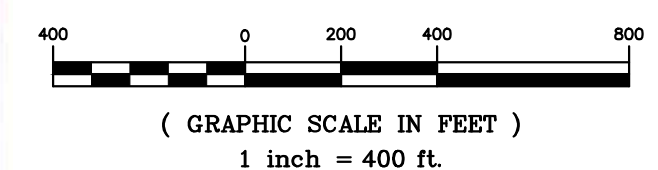
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY
		ADJOINING PROPERTY BOUNDARY
		RIGHT-OF-WAY LINE
		EASEMENT LINE
		PROPERTY SETBACK
		COUNTY LINE
		LEASE LIMITS
		PERMANENT FENCE LINE
		LANDSCAPE BUFFER
		PERENNIAL STREAM CENTERLINE
		INTERMITTENT STREAM CENTERLINE
		WETLAND
		SEDIMENT BASIN AREA
		100-YEAR FLOODPLAIN
		OVERHEAD ELECTRIC LINE/POLE/GUY WIRE

SITE PARCEL DATA

LABEL #	OWNER	PARCEL #	ZONING	DB./PG.	PARCEL ACREAGE	COUNTY
1	TMSMJ PROPERTIES	207155	R-1	4283/2232	55.21	GASTON
2	LSMJ PROPERTIES LLC	57985	R-T	2363/668	20.03	LINCOLN
3	TMSMJ PROPERTIES	57984	R-T	1885/518	31.12	LINCOLN
4	TMSMJ PROPERTIES	57985	R-T	1885/518	1.00	LINCOLN
5	TMSMJ PROPERTIES	55956	R-T	1885/518	20.64	LINCOLN
6	TMSMJ PROPERTIES	211893	R-1	LINC/CNTY	2.57	GASTON
7	L TJ PROPERTIES LLC	33572	ELDD R-T	1885/514	32.32	LINCOLN
8	L TJ PROPERTIES LLC	33949	R-T	2363/672	278.00	LINCOLN
9	PAUL STEVEN ABERNATHY	222964	R-1	2186/552	41.09	GASTON
10	L TJ PROPERTIES LLC	88482	ELDD R-T	1885/514	124.34	LINCOLN
11	L TJ PROPERTIES LLC	34232	R-T	2831/485	29.46	LINCOLN
12	WEMALD LLC	54666	R-T	1990/277	63.14	LINCOLN
13	THOMAS CALVIN BEATTY	29536	R-T	2867/216	107.98	LINCOLN
14	N W JONES	211896	R-1	-	25.00	GASTON
15	THOMAS BEATTY, CALVIN BEATTY, & RANDAL GRIFFIN	211897	R-1	309/186	19.47	GASTON
16	THOMAS BEATTY, CALVIN BEATTY, & RANDAL GRIFFIN	173020	R-1	5086/1976	155.84	GASTON



SITE PLAN OVERVIEW - NORTH



**REVIEW DRAWING
NOT FOR CONSTRUCTION**

[illegible]

OWNER INFORMATION
RENEWABLE ENERGY SERVICES
 18 COBBLE RIDGE DRIVE
 HILLSBORO, NC 27312

OWNERS REPRESENTATIVE:
 MATTHEW DELAFIELD
 T. (919) 637-1139
 FAX
 E-MAIL mdeffield@re-e-services.com

TO DATE	
TO RES	25 FEB 20
TO RES	03 MAR 20

HORNET SOLAR, LLC
SOLAR ENERGY SYSTEM
LINCOLN COUNTY, NORTH CAROLINA

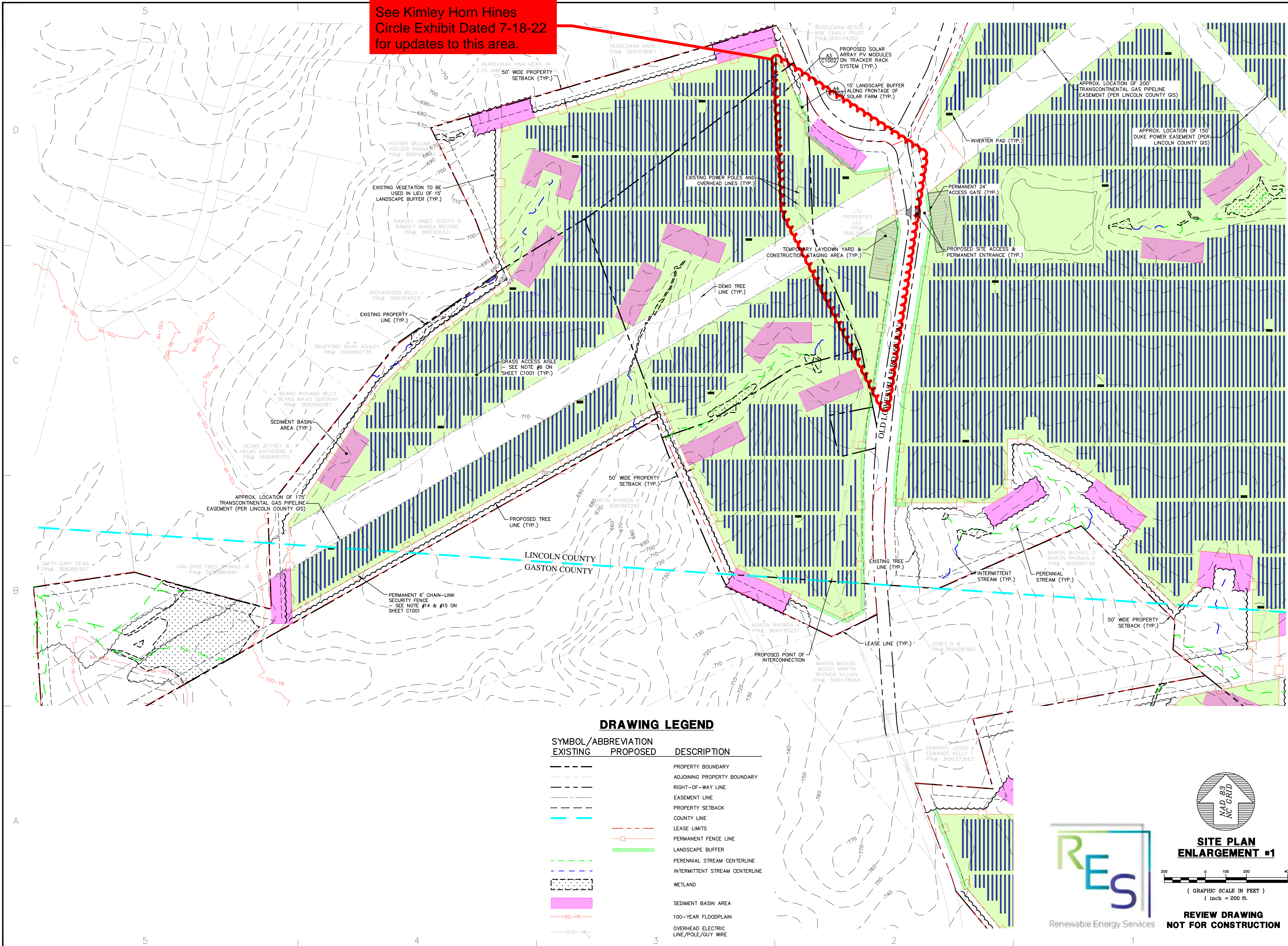
SITE PLAN DRAWINGS

CP NUMBER: 118036.09
DATE: 25 FEB 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: A.R.S.

SHEET
C1001

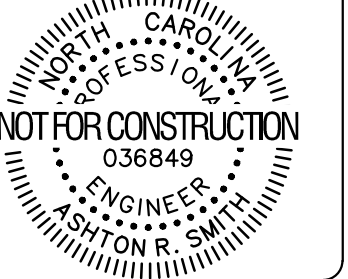
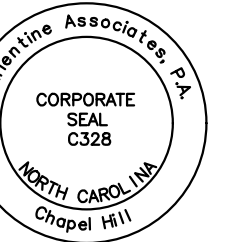
N:\Projects\118036.xx RES Solar\118036.09 Hornet\1__Dwg\BA Model Files\C1001 Site Plan-Hornet (Lincoln).dwg, 3/3/2020 12:20:15 PM, johnm

See Kimley Horn Hines
Circle Exhibit Dated 7-18-22
for updates to this area.



BALENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4789

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OWNERS REPRESENTATIVE:
MATTHEW DELAFIELD
Ph. (919) 637-1139
Fax
Email: mdelofield@e-services.com

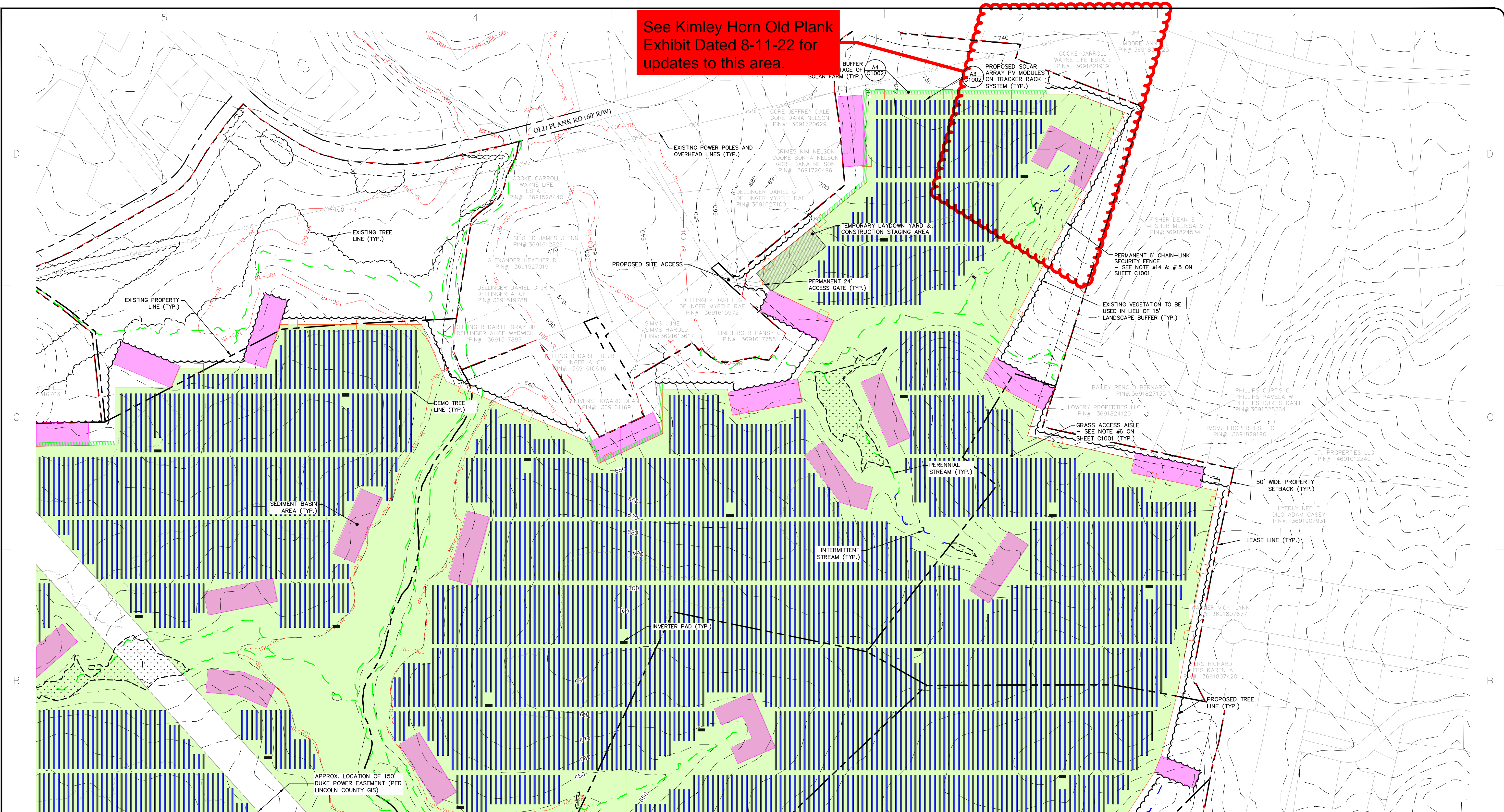
TO RES	DATE
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HORNET SOLAR, LLC
SOLAR ENERGY SYSTEM
 LINCOLN COUNTY, NORTH CAROLINA
SITE PLAN DRAWINGS
















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VIEWED BY: A.R.S.

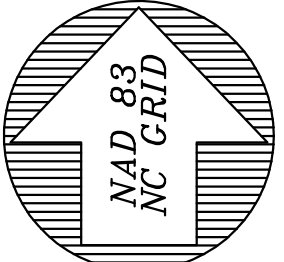
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See Kimley Horn Old Plank Exhibit Dated 8-11-22 for updates to this area.

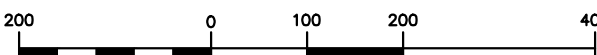


DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
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			WETLAND
			SEDIMENT BASIN AREA
			100-YEAR FLOODPLAIN
			OVERHEAD ELECTRIC LINE/POLE/GUY WIRE



SITE PLAN **ENLARGEMENT #2**

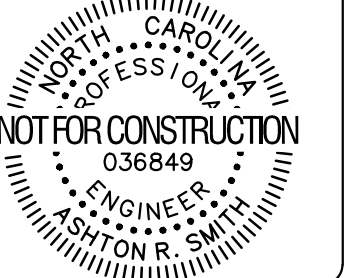
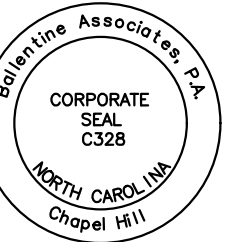


(GRAPHIC SCALE IN FEET
1 inch = 200 ft.

**REVIEW DRAWING
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BALLENTINE ASSOCIATES, P.A.
1221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4789

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DRAWN BY: J.B.M.
REVIEWED BY: A.R.S.

SHEET
C1004

