



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: May 18, 2012

Re: CUP #314
Strata Solar, LLC, applicant
Parcel ID# 10383

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 4, 2012.

REQUEST

The applicant is requesting a conditional use permit to establish a solar power generation facility in the R-R (Rural Residential) district. A site plan is included as part of the application. Under the Unified Development Ordinance, an electrical generation facility is classified as a major utility, and a major utility is a conditional use in the R-R district.

SITE AREA AND DESCRIPTION

The proposed 48-acre site is located at 5531 W. NC 27 Hwy., about 2,000 feet south of the intersection of N.C. 27 and Hebron Church Road, in North Brook Township. It is surrounded by property zoned R-R. Land uses in this area are primarily residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses and limited commercial and/or industrial uses that are suited for and blend in well with rural environments.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # CUP #314 Date June 4, 2012

Applicant Name Strata Solar, LLC

Applicant Address 1119 US 15/501 Highway South, Chapel Hill, NC 27577

Property Location 5531 W. NC 27 Hwy. (PID# 10383) Zoning District R-R

Proposed Conditional Use solar power generation facility (major utility)

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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____
FACTUAL REASON 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 REASON 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 REASON 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 Permit, 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 Strata Solar, LLC

Applicant Address 1119 US 15/501 Highway South, Chapel Hill, NC 27577

Applicant Phone Number 919-960-6015

Property Owner Name Carroll Dean and Wayne Edward Mitchem

Property Owner Address 5531 West NC Highway 27, North Brook, NC

Property Owner Phone Number _____

PART II

Property Location South Hebron Church Road and NC Highway 27

Property ID (10 digits) 2655-73-1951 Property size 46.1 ac

Parcel # (5 digits) 10383 Deed Book(s) 1690 Page(s) 688

PART III

Existing Zoning District RR

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

The property is currently agricultural land with vacant residential
structures on the property.

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

The proposed use is a ground mounted solar power generation facility.

\$750 APPLICATION FEE 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.

Strata Solar, LLC by James W. Allen 4/19/2012
Applicant's Signature Date

Project Overview

Strata Solar plans to develop a 6.25-megawatt photovoltaic ("PV") solar facility in western Lincoln County. The real property is being leased on a 20-year lease with two, 5-year options (at the lessee's option). The power generated is being sold to Duke Energy through a Power Purchase Agreement ("PPA").

The solar facility is made up of approximately 26,000, 240-watt+- solar panels. The panels are generally rated to degrade at no more than 0.3% per year and have a useful life of at least 30 years. The panels are warranted to produce at 90% output at year 10 and 80% at year 25.

Strata Solar completed a similar project in Kings Mountain, Cleveland County, in December 2012. A number of similar projects are planned or are being constructed now by Strata Solar in North Carolina.

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. CUP #314

Applicant **Strata Solar, LLC**

Applicant's Address **1119 US 15/501 Hwy. South, Chapel Hill, NC 27577**

Property Location **5531 W. NC 27 Hwy. (Parcel ID# 10383)** Zoning District **R-R**

Proposed Conditional Use **solar power generation facility (major utility)**

PROPOSED FINDINGS

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

The site will be remotely located away from public rights of way. The facility will be designed and built to code. All components will be fenced in with chain link fencing. The facility will not produce any emissions or contain any hazardous materials.

2. The use meets all required conditions and specifications.

A solar power generation facility is a conditional use in the R-R district. The plan meets the setback and streamside buffer requirements of the Lincoln County Unified Development Ordinance.

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

The facility will not produce any emissions or odors. It will not contain any hazardous materials. It will not generate significant noise or traffic.

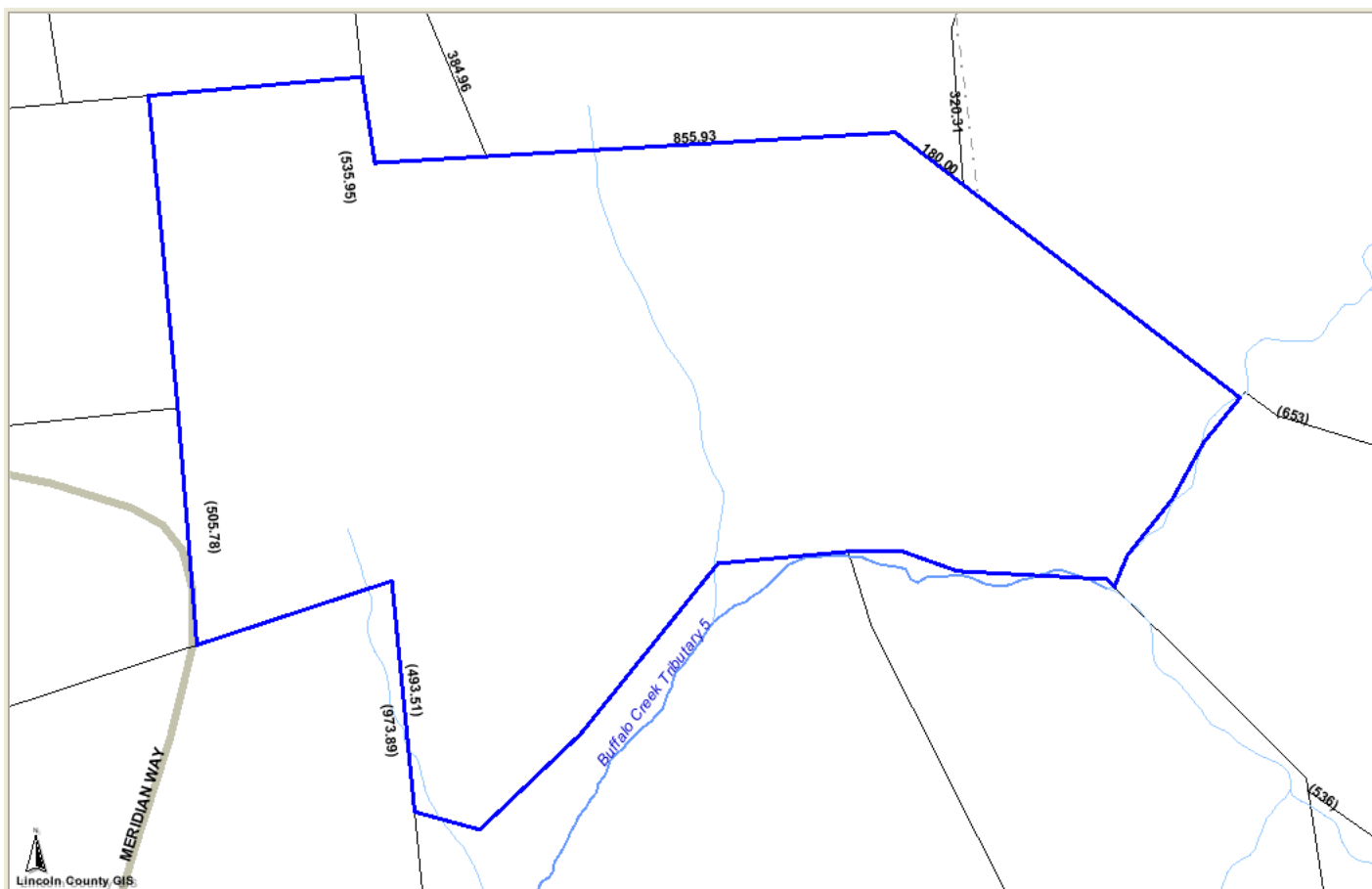
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

The site is remotely located away the public highway. The passive nature of this use fits in with this rural, agricultural area. The Land Use Plan designates this area as Rural Preservation and encourages limited commercial uses that are suited for and blend in well with rural environments.



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: 4/20/2012 Scale: 1 Inch = 400 Feet



PHOTOS



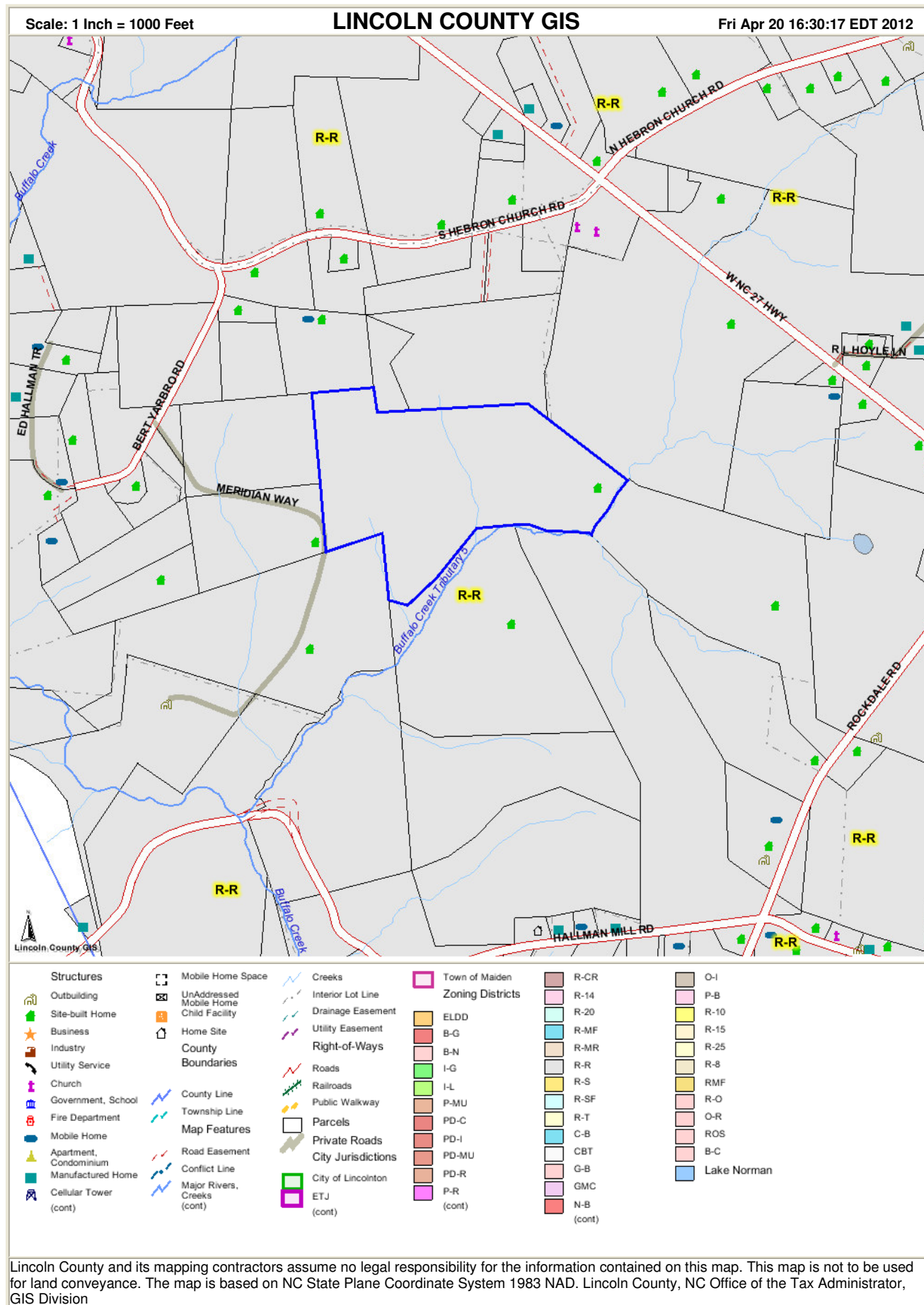
10383

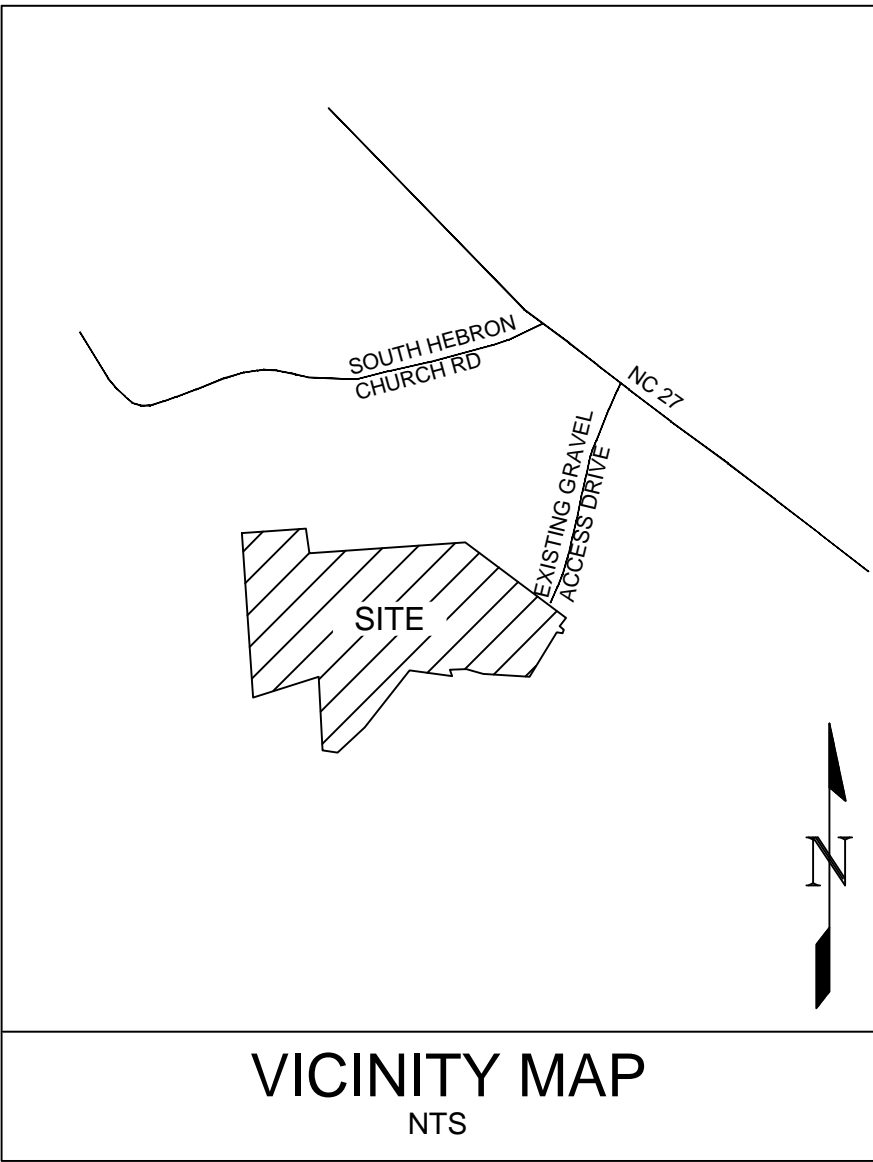


10383

PARCEL INFORMATION FOR 2655-73-1951

Parcel ID	10383	Owner	MITCHEM CARROLL DEAN MITCHEM WAYNE EDWARD		
Map	2655-00	Mailing	7868 HALLMAN MILL RD		
Account	0143867	Address	VALE NC 28168-9378		
Deed	1690-688	Recorded	4/19/2005	Sale Price	0
Land Value	\$135,945	Total Value	\$146,335	Previous Parcel	
----- All values are for tax year 2012. -----					
Description	MITCHEM RD 1134			Deed Acres	46.1
Address	5531 W NC 27 HWY			Tax Acres	48.99
Township	NORTH BROOK			Tax/Fire District	NORTH BROOK
Main Improvement				Value	\$4,153
Main Sq Feet	1508	Stories	0	Year Built	1960
Zoning		Calculated Acres		Voting Precinct	Calculated Acres
District				NORTH BROOK (NB01)	49
R-R		49			
Watershed Class				Sewer District	
WS-IIIP		49		Not in the sewer district	49
2000 Census County				Tract	Block
37109				070500	3003 1.42
37109				070500	3004 46.9
37109				070500	3013 0.68
FloodZone Description					Panel
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100				3710264400 0.01
X	NO FLOOD HAZARD				3710264400 48.99

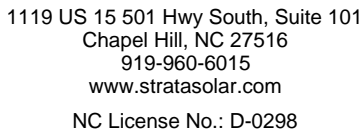





NOTES:

1. TOPOGRAPHY AND BOUNDARY BASED ON ALTA SURVEY PROVIDED BY DEDMON SURVEYS ON APRIL 3, 2012.
2. LAYOUT DEPICTED IS NOT FINAL. LAYOUT OF PANELS SUBJECT TO CHANGE.
3. A MAXIMUM OF 26,600 MODULES TO BE INSTALLED.

- PROPOSED FENCE
- EXISTING FENCE
- EXISTING BOUNDARY
- PROPERTY LINE SETBACK
- WETLANDS



 **KLEINFELDER**
Bright People. Right Solutions.
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PROJ. NO. 126748
ACAD FILE: Vale Farm_Base.dwg

VALE FARM SOLAR SITE
VALE FARM, LLC
LINCOLN COUNTY, NORTH CAROLINA

1