



## Stanly County Planning Board June 8, 2015 - Meeting Minutes

### **Call to Order**

Vice Chairman Robert Loflin, Jr. called the meeting to order on June 8, 2015, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

### **Stanly County Planning Board Members Attending**

Robert Loflin, Jr.  
Robert Davis  
Billy Franklin Lee  
Ned Stallings

### **Planning Board Members Absent:**

Marvin Smith  
Joseph Burleson  
Terry Smith

### **Stanly County Planning Staff Attending**

Michael Sandy, Planning Director  
Linda Evans, Planner II

**Others Present:** List filed with the June 8, 2015, minutes.

Vice Chairman Loflin asked the Board to note the minutes of May 11, 2015. He asked if there were any corrections to the May 11, 2015, minutes. Hearing none, he asked for a motion.

**Motion:** Robert Davis made a motion to approve the May 11, 2015, minutes as amended.

**Second:** Billy Franklin Lee seconded the motion.

**Action:** The Board unanimously approved this motion.

Vice Chairman Loflin called on Michael Sandy to present the first case.

**ZA 15-03 Strata Solar, LLC on behalf of Jed and Bonnie Brooks and Randy D. Sells, requests rezoning from RA to RA-SEPGS Overlay District.** Michael Sandy stated that applicant requests to rezone portions of adjacent properties as follows: (A) 19.87 acre portion of a 44.25 acre tract, Tax Record Number 26819, from RA to RA-SEPGS Overlay District. (B) 11.60 portion of a 49.79 acre tract, Tax Record Number 26822, from RA to RA-SEPGS Overlay District. These properties are located on the north side of NC 49 Hwy, near the intersection of NC 49 Hwy and Pauls Crossing. The purpose of this request is to use these

properties for a solar farm. The properties to the west, south, and north are in Stanly County zoning jurisdiction and are zoned RA Residential Agricultural. The property to the east is in Village of Misenheimer zoning jurisdiction and is zoned RA Residential Agricultural. A small portion of this property is located in a regulated floodplain but is not located in a WS-IV Water Supply Watershed. Traffic on this section of NC 49 Hwy has been studied by NCDOT is approximately 5000 cars per day. Planning staff recommends this request due to the fact that overlay district rezoning typically allows additional uses that are compatible with the underlying zoning district's permitted uses, and the requested change is in accordance with the Stanly County Land Use Plan.

Vice Chairman Loflin asked applicant to come forward and present his case.

Frankie T. Jones, Jr., Attorney for Strata Solar, LLC, came forward and made a power point presentation to the Board, a copy of which is made a part of these minutes. He stated that Strata Solar had held a special meeting with the surrounding property owners in May and answered their questions regarding the proposed solar site.

Vice Chairman Loflin asked if there had been any negative comments at the May meeting. Sam Judd, with Strata, stated that there had been a few negative comments and concerns. Specifically, Mr. Ward was concerned about the view from his property and the influence the solar farm will have on wildlife, specifically deer. Mr. Judd stated that an extra buffer has been planted to take care of the view and no studies have shown that solar farms have any negative influence on wildlife. Mr. Judd stated that some property owners expressed concern about property tax value. He stated that studies have shown that property tax value is not influenced by solar farms.

Robert Davis stated that the packet of information the Board had received from Strata at the meeting was late in coming and it left the Board little time to review and study the material. Mr. Sandy stated that the only additional information in the packet handed out was the appraisal and that had not been available when the Planning Board packets were sent out. Mr. Sandy stated that staff was aware, from research of solar projects in other counties, that no negative impacts on property values were typical. The Board Members had previously received all the other material in their packet, except the appraisal.

Billy Franklin Lee asked about the life of solar panels. Mr. Judd answered 30 years. Mr. Lee also asked about storm and hail damage. Mr. Niemann stated that it is unlikely the panels can be damaged by hail.

Michael Sandy asked when they plan to begin installation of the project and Mr. Judd stated tentatively late fall.

Vice Chairman Loflin asked if anyone wished to speak against the request and no one came forward.

Hearing no other questions or comments, Vice Chairman Loflin asked for a motion.

**Motion:** Billy Franklin Lee made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 15-03.

**Second:** Ned Huneycutt seconded the motion.

**Action:** Four Board members were present, three members voted in favor of the motion with Robert Davis voting against the motion. Motion passed with a majority vote of Board members present. The case is sent to the BOCC with a recommendation to approve.

**Adjournment**

Vice Chairman Loflin asked for a motion to adjourn. A motion to adjourn was made by Billy Franklin Lee and seconded by Ned Huneycutt. The meeting was adjourned at 7:45 p.m.

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Robert Loflin, Jr. Vice Chairman

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Linda Evans, Clerk