

APPLICATION FOR
NEW CUP OR A
REVISION TO AN
EXISTING CUP

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Strata Solar Development, LLC

MAILING ADDRESS OF APPLICANT: 1119 US 15 501 Hwy S., Chapel Hill, NC 27517

PHONE NUMBER/E-MAIL OF APPLICANT: 919-255-0002; Lwilliams@stratasolar.com

PROPERTY OWNER INFORMATION (If different from the applicant): ***Owner Authorization Signature Required; See end of application.**

Name(s) Ruth Dean Jones and Kay Dean Bray

Address: 3912 Corinth Road

Moncure, NC 27559 ZIP 27559

Telephone: 919-770-7177 FAX: _____

E-Mail Address: Ngshop@windstream.net

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 3905 Corinth Road, Moncure, NC

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 5767

CURRENT ZONING DISTRICT(S): R-5 PROPOSED ZONING DISTRICT(S): R-5

TOTAL SITE ACRES/SQUARE FEET: 28.32+ acres of 87.1+ acre parcel

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Solar Farm

It is important that the applicant provide information to explain how the permit request or revision satisfies the following required five findings. **All applications shall contain the following information.** Please use attachments if necessary. If there is a finding that you feel does not apply to this submittal, please mark with "N/A" for not applicable.

1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

Yes - use was approved in 2012

2. The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

Features include: increase in tax base, low impact development, clean renewable energy

3. The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

Rural character of project - no noise or emissions, little traffic, little impervious surface, landscape buffering where needed

4. The requested permit will be or remain consistent with the objectives of the Land Conservation and Development Plan.

Use is consistent with goals and characteristics of Agricultural & Rural Development areas

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

Use is in compliance with Chatham County ordinances and plans.

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.

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- (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in Section 5 of the zoning ordinance.
- (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
- If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - The Planning Department shall take no further action on the application until the applicant submits the required information.
 - Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
 - A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
- (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.
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Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
- Information showing the boundaries of the proposed property as follows:
 - If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 - If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
 - Legal Description of proposed conditional zoning district;
 - All existing and proposed easements, reservations, and rights-of-way;
 - Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
 - Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
 - All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; (**SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS**)
 - All existing and proposed points of access to public and/or private streets;
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- h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
 - i. Proposed phasing, if any;
 - j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
 - k. Proposed provision of utilities;
 - l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
 - m. The approximate location of any cemetery;
 - n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
 - o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
 - p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
 - q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable.

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

(2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:

- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Strata Solar / Lance S. Williams to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

Signature: Ruth D. Jones
Date: 7-31-2013

APPLICANT SIGNATURE: I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.

Signature: Strata Solar by Lance S. Williams
Date: 7/31/2013

OFFICE USE ONLY:

DATE RECD: PL 20130767 8/1/2013

BY: ABurichett

APPLICATION #: PL 20130767

FEE PAID \$: 1,225.00 CK # 008446

REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE

To: ANGELA BIRCHETT, ZONING ADMINISTRATOR

Date: 7-29-13

Application #: C

Proposed Zoning: No Change

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) 7-10-13. A copy of the written notice is also attached.

The meeting was held at the following time and place: 5:00 PM, 7-25-13
Strata Solar Farm, 2835 Farrington Point Rd, Chapel Hill

The persons in attendance at the meeting were: please see attached list

The following issues were discussed at the meeting: Design and function of solar farm, appearance, buffers, safety, property values

As a result of the meeting, the following changes were made to the rezoning petition: Added a buffer adjacent to cliff below property

Date: 7-29-13

Applicant: Strata Solar

By: Lance Williams
Lance Williams

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

Strata Solar
Moncure Solar Farm Community Meeting
July 25, 2013

Attendance List

Strata Solar:

Strata Solar, Site Development Manager
Louis Iannone, Site Development Staff

Community Members

Marion Poe
Susan Poe
Don Harrington
Joan Harrington
W. Bruce Harrington
Douglas E. Utley
Cliff Behm
Edwin Utley

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Signature: Kay D Spill

Date: 8-2-13

APPLICANT SIGNATURE: I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.

Signature: Stata Solar by Lance S. Williams

Date: 7/31/2013

OFFICE USE ONLY:

DATE RECD: _____	<div data-bbox="662 1176 989 1404" data-label="Image"> </div>
BY: _____	
APPLICATION #: C _____	
FEE PAID \$: _____	

Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

Legal notices are mailed to these owners so please type or write neatly

- | | |
|--|---|
| (1) 65761 James E. Lee Jr.

1878 NC HWY 42

Moncure NC 27559
_____ | (2) 5183 Christopher Strickland

3745 Corinth Rd

Moncure NC 27559
_____ |
| (3) 69354 Ruth and Neil Jones

3912 Corinth Rd

Moncure, NC 27559
_____ | (4) 5761 Edwin E Utley

8821 Cypress Lakes Dr. Apt. 209

Raleigh, NC 27615
_____ |
| (5) 63233 Clifford Behm

3956 Corinth Rd

Moncure, NC 27559
_____ | (6) 65328 Carol Beasley

4471 Corinth Rd

Moncure, NC 27559
_____ |
| (7) 67642 Edwin E Utley

8821 Cypress Lakes Dr. Apt. 209

Raleigh NC 27615
_____ | (8) 65759 Gordon and Vivian Parker

3224 Corinth Rd

Moncure NC 27559
_____ |
| (9) 5432 David Mansfield and Steven Miller

191 Moncure Flatwoods Rd

Moncure, NC 27559
_____ | (10) 68605 Clifford Behm

3956 Corinth Rd

Moncure NC 27559
_____ |
| (11) 62364 – Carolina Power and Light Co.

Attn: Land Management

PO Box 1551-PEB3A Raleigh NC 27602-1551
_____ | (12) 69351 Ruth and Neil Jones

3912 Corinth Rd

Moncure, NC 27559
_____ |
| (13) 80567 – Carolina Power and Light Co.

_____ | (14) _____

_____ |
| (15) 62395 – Carolina Power and Light Co.

_____ | (16) _____

_____ |
| (17) 62368 – Carolina Power and Light Co.

_____ | (18) _____

_____ |
| (19) 80566 – Carolina Power and Light Co.

_____ | (20) _____

_____ |
| (21) 5142 – William Bruce Harrington

1210 Kenbridge Ln

Cary, NC 27511
_____ | (22) _____

_____ |
| (23) 69351 Ruth and Neil Jones

3912 Corinth Rd

Moncure, NC 27559
_____ | (24) _____

_____ |
| (25) 69351 Ruth and Neil Jones

3912 Corinth Rd

Moncure, NC 27559
_____ | (26) _____

_____ |

July 10, 2013

Re: Development Input Meeting for Moncure Farm Solar Electric Power Plant located at
3904 Corinth Road, Moncure, NC on July 25th, 2013

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a commercial project on approximately 40 acres of an 87-acre parcel we are proposing near your property, on Parcel Number 9696-01-5207. An informal meeting will be held on July 25, 2013 beginning at 5:00 at 2835 Farrington Point Road, Chapel Hill, NC 27517. Detailed directions are attached. Plans of our proposed development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of the project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County zoning process, however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the county about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact the person below. A copy of the map showing our proposed project is attached and can also be viewed on the Chatham County website at www.chathamnc.org/planning under the Rezoning and Subdivision Cases link. Should you have questions, but are unable to attend this meeting, please call me on my cell phone at 919-255-0002 to discuss.

Respectfully,

Lance Williams
Manager of Site Development
Lwilliams@stratasolar.com

Directions to Meeting Place:

- US1 to Exit 98B Hwy 64 West to Apex and Pittsboro
- Go 12.1 miles and turn right onto Farrington Rd.
- Go 4.7 miles and Farrington Road changes to Farrington Point Rd.
- Stay on same road and go 2.6 miles farther on now Farrington Point Rd.
- Turn left at destination, 2835 Farrington Point Rd.
- The meeting is in the warehouse of the solar electric plant at 2835 Farrington Point Rd.

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Signature: _____

Date: _____

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Signature: Strata Solar by Lance S. Williams

Date: 7/31/2013

OFFICE USE ONLY:

DATE RECD: _____
BY: _____
APPLICATION #: C _____
FEE PAID \$: _____