

TEXT AMENDMENT REQUEST APPLICATION

(1) Applicant Information:

Name: Enerparc Solar Development LLC
Address: 1999 Harrison St, Suite 830
Oakland, CA 94612
Phone No: Work 1: (415) 866- 7450
Work 2: (510) 928-9179

(2) Name of Ordinance for Text Amendment: Watershed Protection Ordinance

(3) Text of Ordinance to be varied:

Section: Attachment A Page 92

Existing Language:

We are proposing to add additional language to Amendment A so there is no language to be amended.

Requested Language Change:

To add to the list of permitted uses under Attachment A "Solar Farms"

(4) Reasons for the requested text amendment: In the space below and on additional paper if needed, describe the reasons for the request and why you think it is justified.

See attached.

I hereby certify that I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.



Signature

Owner/Authorized Agent

May 09, 2016
Date

The following must be signed by the owner if person other than the owner is making this application.

I hereby certify that Peter Davis is an authorized agent for said property and is permitted by me to file this application.

Owner Signatures

Date

Brenda P. Shelton
Wade T. Shelton
Carol S. Pigg
Blake K. Pigg
Hilda P. Gregson
James A. Gregson Jr.

4-28-16
4-27-16
4-22-16
4-27-16
4-30-16
4-30-16

Attachment to Enerparc Solar Development LLC's Text Amendment Request to the Chatham County Watershed Protection Ordinance

Overview:

The Legislature of North Carolina delegated responsibility to Chatham County ("County") to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry and required the County to develop a riparian buffer protection program to, among other things, maintain the nutrient removal and protection functions. The County has done so through the adoption of the Chatham County Watershed Protection Ordinance ("Ordinance").

Proposed Change:

We are proposing adding a Solar Farms as an additional permitted use to Attachment A of the ordinance. Attachment A is mentioned in several different sections of the Ordinance. Attachment A lists non-residential permitted uses for WS-II Balance of Watershed, WS-III Watershed Areas Critical Areas, WS-IV Watershed Areas Critical Areas and River Corridors. Some of these permitted uses include Bed and Breakfast Inns, Day Care Centers, Mini-Warehouse Storage Facilities and Public Utility Facilities.

Justification:

Solar Farms help promote the public health, safety, and general welfare by providing clean, locally generated emission free electricity. Other sources, such as natural gas and coal, emit greenhouse gases, particulates and other pollutants into the atmosphere. These pollutants can lead to a variety of health issues.

Additionally, Solar Farms will have minimum impact to the land and waterways. The piers, made of galvanized steel, that the solar panels are mounted on are driven into the ground and do not require foundations. There are only a few very small foundations that are needed for mounting the transformers. The site will continue to have natural vegetation growth under and in between solar arrays which will help to prevent runoff. After construction there will only be a few vehicles a year visiting the site in order to perform routine maintenance such as mowing or trimming vegetation and washing panels on an as needed basis. Water requirements for Solar Farms are minimal and only require low mineral content water (e.g. de-ionized water or reclaimed water) that will be contracted with a local water purveyor that will transported to the site with a water truck. No soaps or any other cleaning materials are used when washing solar panels.

Solar photovoltaic panels are the most commonly used form of solar and do not contain any hazardous materials.

Solar Farms operate at low voltages, typically at 1,000 volts (excluding where the voltage is stepped up to match the voltage of the utility lines), which are less than utility distribution lines which typically operate at least at 12,000 volts.

Solar Farms are far less impactful than many of the other permitted uses. Other uses such as Day Care Centers and Mini-Warehouse Storage Facilities have much larger areas covered with foundations or are paved over. This leads to more runoff and pollution. Solar Facilities have little environmental impact as most of the ground remains covered in foliage. During construction, through the use of best management practices, runoff can be kept to a minimum.