

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: September 20, 2016**

**SUBJECT: Major Site Plan**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review for a Solar Energy Generation Facility**

**SUGGESTED MOTIONS:**

**I move to approve the major site plan for Sawtell Solar LLC**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Sawtell Solar LLC-Cypress Creek Renewables**
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9691308366
- 1.4. **Size:** 37.16 acres +/-
- 1.5. **Location:** 3455 Chimney Rock Rd

#### **Supplemental Requirements: SR 9.9. Solar Energy Generation Facility**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-299 (Major Site Plan Review). The site plan shall include ground level profile drawings of the typical structures proposed and the designed wind and ground snow loads.
- (2) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.
- (3) Perimeter Setback. All structures and components shall be a minimum of twenty (20) feet from property lines. Necessary ingress and egress for vehicles and utility & transmission lines may be located within the perimeter setback. Fences may be placed within the perimeter setback.
- (4) Height. Systems, equipment and structures shall not exceed twenty-five (25) feet in height when ground mounted. Roof mounted systems shall not exceed the maximum height for the applicable zoning district.
- (5) Screening. Screen Class One (1), Two (2), Three (3), or Four (4) shall be provided along sides of the facility which are adjacent to a residential use (as identified in Section 1 of 42-62, Table of Permitted and Special Uses) on a separate parcel, consistent with 42-182 (Screen Classification). Where screening is required, screening shall be placed on the exterior side of fencing. Buffer Requirements, as specified by Article V Subpart A, shall not apply to Solar Energy Generation Facilities unless the Solar Energy Generation Facility is not permitted in the zoning district adjacent to the site.
- (6) Scenic Byways. Solar energy Generation Facilities shall not be permitted on sites visible from Scenic Byways as designated by the North Carolina Department of Transportation or Henderson County.
- (7) Security. Solar Energy Generation Facilities shall be completely enclosed within:
  - a. a woven wire fence; or
  - b. a masonry wall; or
  - c. a wooden fence that contains spacing no greater than six (6) inches. Such fences shall be at least six (6) feet in height.
- (8) Power Transmission Lines. To the extent practical, all new power transmission lines to any building, structure or utility connection shall be located underground. Existing above ground utility lines shall be allowed to remain in their current location.
- (9) Electrical Disconnection Switch. The electrical disconnect switch shall be clearly marked and unobstructed. Switches are permitted to be secured within a fenced area or building.
- (10) Wind and Snow Loads. All equipment and structures shall comply with the N.C. State Building Code requirements for survival wind speeds and ground snow loads for buildings. Although the N.C. State Building Code may require such load designs for only buildings, all structures and equipment associated with this use shall meet those same wind and snow load requirements. Note that such requirements vary based on the elevation and location of the site. The Zoning Administrator shall require a certification from a structural engineer, licensed in North Carolina as a professional engineer, stating the designed wind and snow load standards for equipment and structures have been constructed according to the State Building Code and will meet the following:
  - a. Structures and buildings will meet a minimum wind survival speed of 90 m.p.h.; and
  - b. Structures and buildings will meet a minimum snow load of 15 lbs. per square foot.
- (11) Principal Structure. A principal structure, other than the solar collectors, is permitted but not required.
- (12) *Special Flood Hazard Area*. No structures, equipment, storage or buildings shall be located within the *Special Flood Hazard Area*.
- (13) Lighting. *Lighting Mitigation* is required.

**Map A: Pictometry/Aerial Photography**



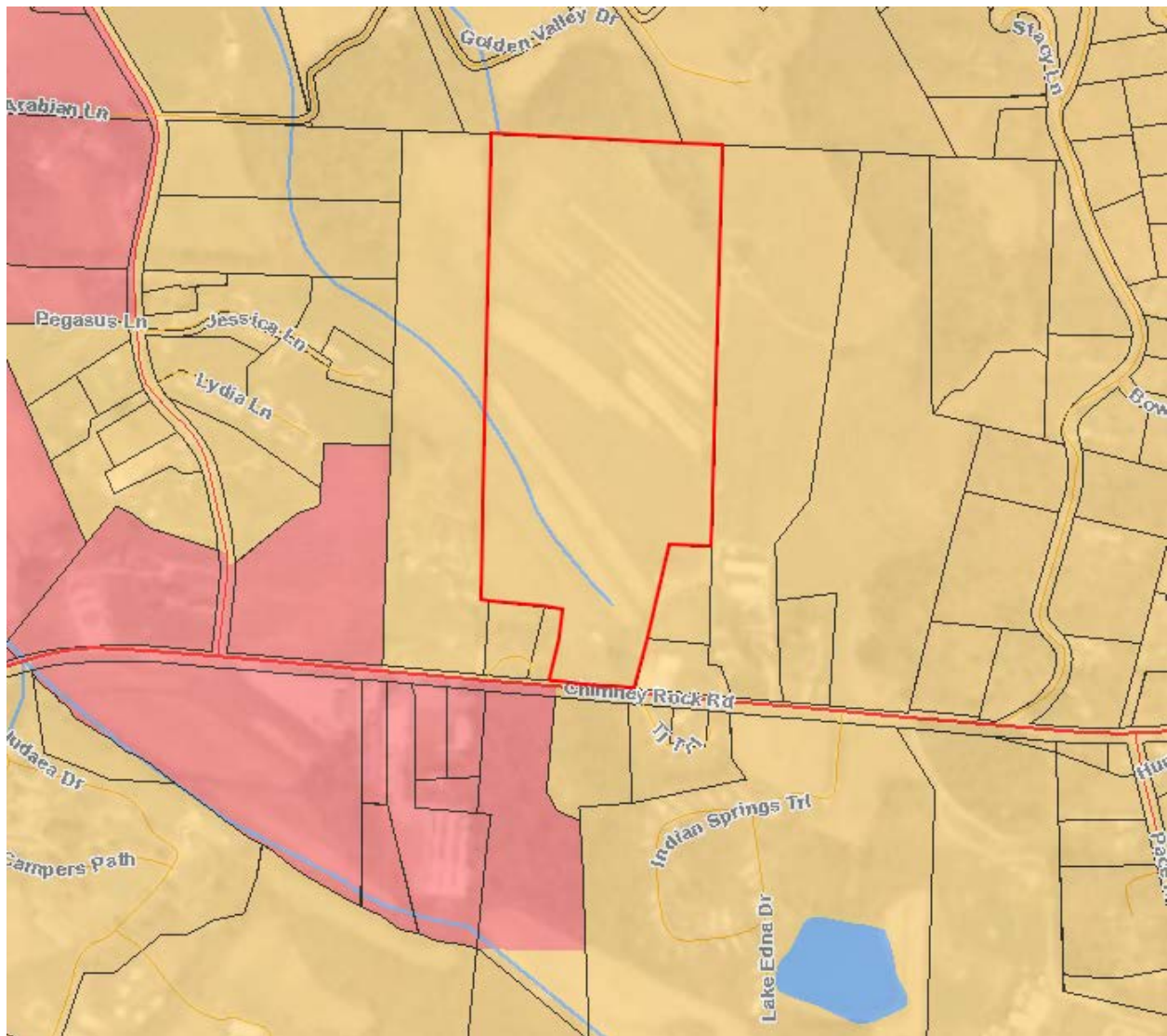


2. **Current Conditions**

**Current Use:** This parcel is currently agricultural.

**Adjacent Area Uses/Zoning:** The surrounding properties are residential and agricultural with a mix of R2R and LC zoning.

**Map B: Current Zoning**



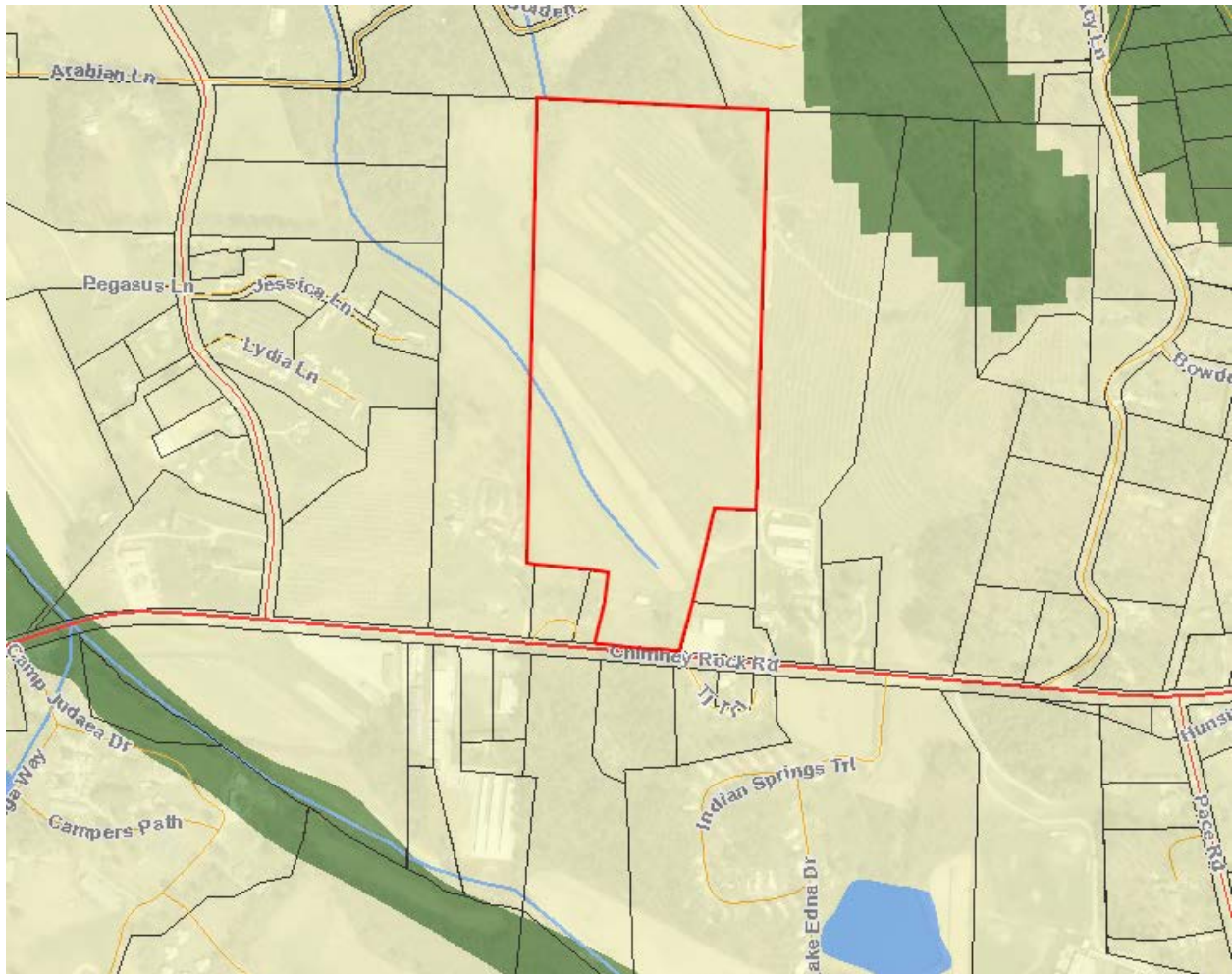
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** This property is not served by public water or sewer.

**Public Water:** n/a

**Public Sewer:** n/a

### Map C: CCP Future Land Use Map



#### 5. Comprehensive Plan

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Rural/Urban Transition Community. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.

#### 6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.



7. Photographs

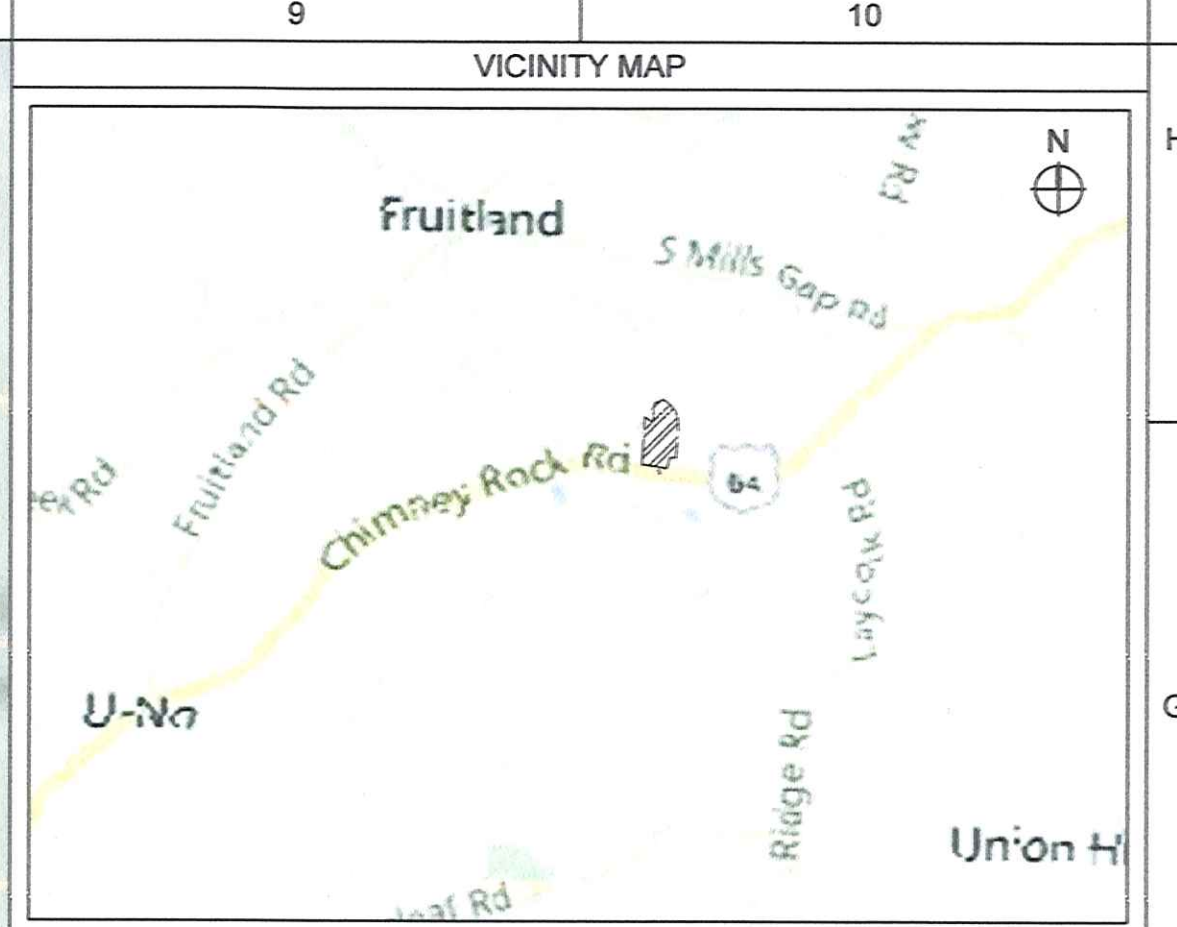
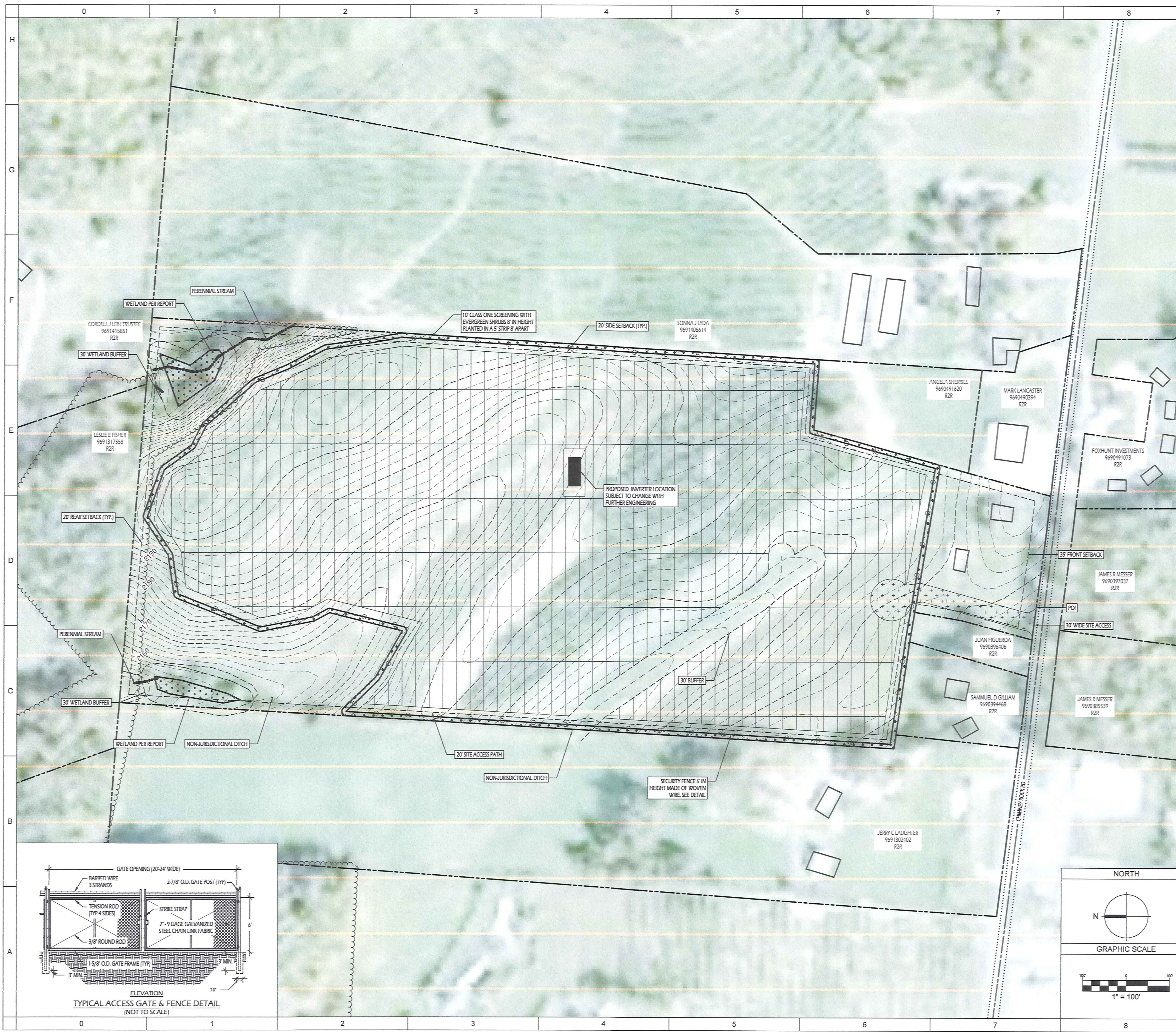








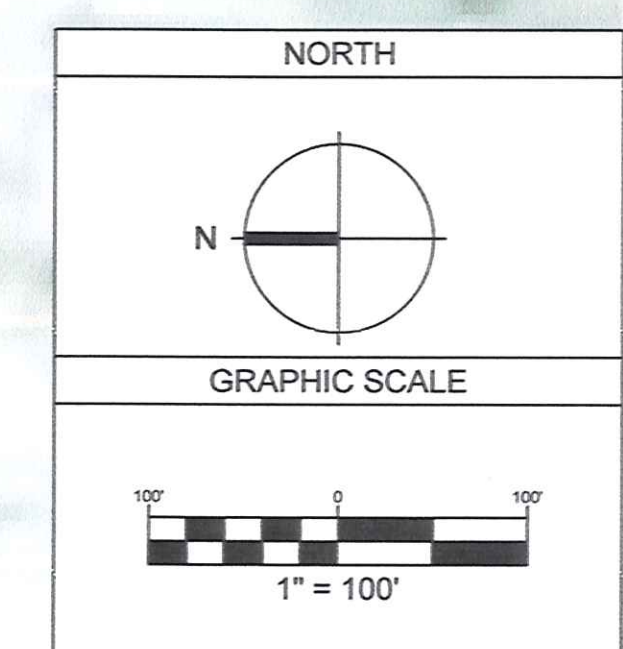
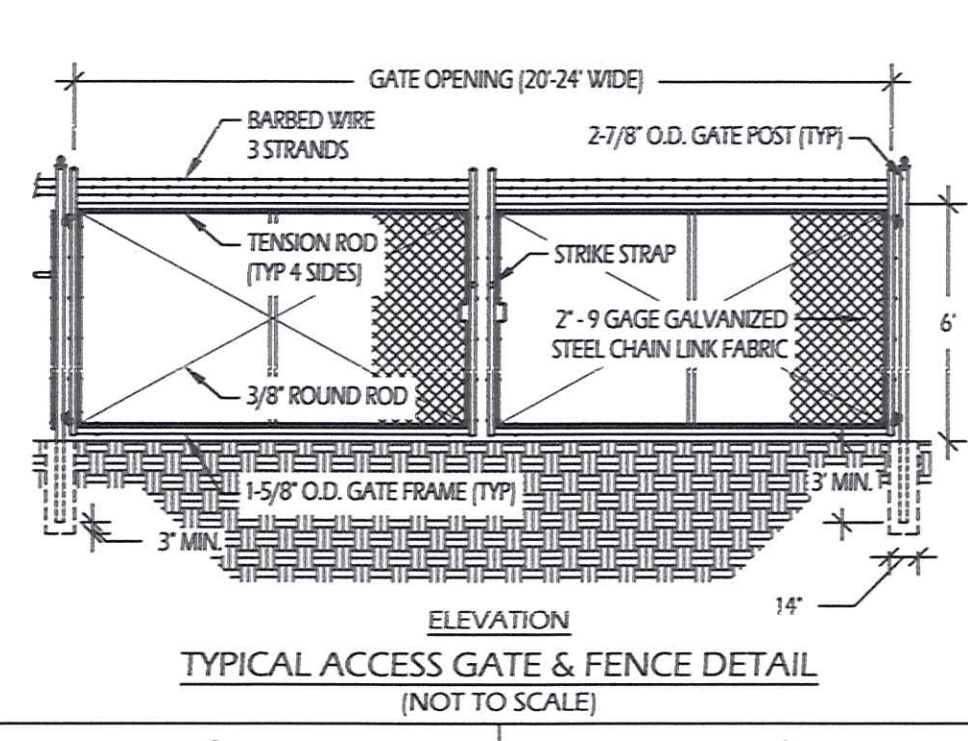




SCALE 1" = 5000'

SITE DATA			
PIN # 8691308366	PROPERTY OWNER ANGELA SHERRILL	SITE ADDRESS 3455 CHIMNEY ROCK RD HENDERSONVILLE, NC 28720	
ZONING JURISDICTION HENDERSON COUNTY, NC	ZONING RZR	CURRENT LAND USE AG	
PROPOSED USE SOLAR ENERGY SYSTEM	PRELIMINARY DISTURBED AREA ± 29.9 AC	PRELIMINARY SOLAR AREA ± 25.7 AC	PARCEL ACREAGE ± 37.16 AC
*PRELIMINARY ARE SUBJECT TO CHANGE			
PARCEL LINE SETBACKS SOLAR PERIMETER		REQUIRED 20 FT	

- GENERAL NOTES**
1. THE PURPOSE OF THIS PLAN IS FOR ZONING REVIEW AND APPROVAL BY HENDERSON COUNTY, NC TO CONSTRUCT A SOLAR ENERGY SYSTEM.
  2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING HENDERSON COUNTY GIS, GOOGLE EARTH, BING IMAGERY, AND ON-SITE WETLANDS WERE DELINEATED PER THE PILOT ENVIRONMENTAL INC. WETLAND REPORT DATED 06-10-16.
  3. A PORTION OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 3700869100J DATED 10/02/2008) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
  4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS. ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.
  5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
  6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
  7. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
  8. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
  9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
  10. THE ZONING SITE PLAN IS SUBJECT TO MINOR REVISIONS TO BE APPROVED BY JURISDICTION'S BUILDING DEPARTMENT.



LEGEND	
EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING SETBACK	PROJECT AREA
EDGE OF PAVEMENT	SECURITY FENCE
OVERHEAD ELECTRICAL	SITE ACCESS
STRUCTURES	TREELINE
TREELINE	
PROPERTY LINES	
STREET CENTERLINE	

**CYPRESS CREEK RENEWABLES**  
3350 OCEAN PARK BLVD :: SUITE 355 :: SANTA MONICA, CA 90405

**SAWTELL SOLAR, LLC**  
3455 CHIMNEY ROCK RD  
HENDERSONVILLE, NC 28720

REV	DATE	DESCRIPTION

DATE: 08-22-16  
DRAWN BY: JLS  
CHECKED BY: XXX

**ZONING SITE PLAN**

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