

**MEETING SUMMARY**  
**HENDERSON COUNTY PLANNING BOARD**  
February 16, 2012

Planning Board Members Present:

Jonathan Parce, Chair  
Tommy Laughter, Vice Chair  
Stacy Rhodes  
Marilyn Gordon  
Steve Dozier  
Wayne Garren  
Mike Cooper

Planning Board Members Not Present:

Rick Livingston  
Lee Roy Nicholson  
Bill O'Connor, Commissioner, Liaison to the Board

Staff Present:

Anthony Starr, AICP, Planning Director  
Autumn Radcliff, Senior Planner  
Sarah Zambon, Deputy County Attorney  
Karen Ann Wall, Secretary

Others Present:

Tom and Marcia Pace, Applicants  
Richard Green  
John Green

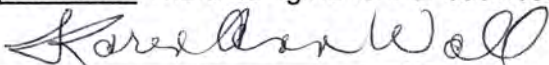
Meeting called to order: Chairman Parce called the meeting to order and Roll Call was stated. There were no adjustments to the agenda.

Land Development Code Text Amendment (TX-2012-01) - Solar Energy Generation Facilities and Solar Panels: Mr. Starr said currently solar farms are not allowed in the County and this would be added to the Table of Permitted Uses and identify standards for conditions they would have to meet. The General Assembly passed Senate Bill 3 in 2007 mandating utility companies in North Carolina generate at least 12.5% of power from renewable sources by 2021 and there are significant tax benefits from the federal and state governments for new construction. He said the facilities require 3-phase power lines. Sites generating more than 2 megawatts (MW) annually require approval by the NC Utilities Commission. A 2 MW facility encompass about 15 acres, and supply power to support about 200 homes for a year. Mr. Starr stated the changes would allow solar farms less than 30 acres in R1 and R2 zoning districts as special use and allowed in all other standard zoning districts by right. Sites greater than 30 acres would not be permitted in R1 and R2 zoning districts but allowed as special use in all other standard zoning districts. Mr. Starr said ground mounted systems would have a 25 foot height limit and roof mounted systems must adhere to height limits for applicable zoning districts. The text amendment changes the requirements for solar panels as an accessory use by limiting residential panels to generate no more than 150% of power used on site. Mr. Dozier made a motion to recommend approval of the text amendment to the Board of Commissioners and find that the text amendment is consistent with the Comprehensive Plan. Mr. Laughter seconded the motion. The Board voted unanimously to adopt the motion. Mr. Starr informed the Planning Board that the Board of Commissioners will hear this request for text amendment for Monday, March 5th at 5:30 p.m..

Staff Reports: Mr. Starr gave Staff Report Updates:

- McGill Associates was selected as the engineer for the CDBG project on Tally Drive which includes paving, storm water controls, and rehabilitating or replacing several homes. Several new grant applications will be submitted to rehabilitate six to eight homes and they may work with Habitat for Humanity to construct roads, water and sewer for a new affordable housing project.
- The Board of Board of Commissioners decided not to continue participating in the Western North Carolina Livable Communities Initiative.
- A question was raised as to whether the County was addressing utility scale wind turbines. Mr. Starr said he was not ready to propose utility scale wind turbines. He said ASU did a mapping of the highest wind generation areas and the only area feasible would be our mountain peaks and that is it did not seem likely.

Adjournment- There being no further business, the meeting was adjourned at 5:58 p.m.



Karen Ann Wall, Secretary