

Zebulon
Joint Public Hearing
Minutes
April 10, 2017

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Don Bumgarner, Beverly Clark, Glenn York, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Mark Hetrick-Planning, Julie Wilkins-Planning, Toby Hampson-Attorney, Chris Ray-Public Works

Planning Board Present: Darrell Jones, Larry Ray, Gene Blount David Covington, Kenny Waldroup
Absent: Laura Johnson, Sam Hayes

Mayor Matheny called the meeting to order at 7:00pm.

ZA 2017-03—Solar Far Text Amendment (152.016, 152.129, 152.1469)

Julie Spriggs presented that staff was asking for amendments to several sections of the ordinance that pertained to definitions, use table and solar farms. Julie spoke to the various types of solar farms, panels and the like and what they were normally used for. It was also explained why the changes were being requested and it dealt changes by the state and matching the interlocal agreement requirements in the watershed. Solar farms were considered a pervious surface by the state so that would be why they would be considered the same by the Town of Zebulon.

To decommission a site, a plan would have to be written and be part of the special use permit and would be recorded. There were minimum requirements for the decommissioning and abandonment of a site. A bond or surety agreement would have to be given to the Town as part of the special use permit.

Commissioner Strickland asked what was considered a solar farm. Julie answered Commissioner Strickland's question and also said that to be a solar farm it would have to be 10 acres or more for the Town of Zebulon.

Larry Ray asked what the maximum acreage would be and Julie said there was no maximum proposed.

Mayor Matheny asked if an industry had panels on their roof would it still be considered small scale and would that be a general use. Julie said that was correct and it was an accessory use to the primary purpose of the plant.

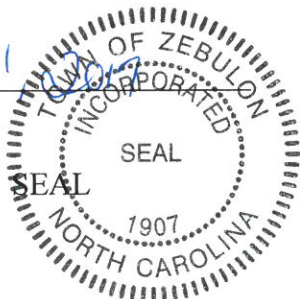
Mayor Matheny asked if there was anyone who wished to speak. There were none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

Commissioner Bumgarner made a motion, second by Commissioner Clark to adjourn the meeting. There was no discussion but the motion passed unanimously.

Date

May 1, 2017



Robert S. Matheny
Robert S. Matheny—Mayor

Lisa M. Markland
Lisa M. Markland, CMC—Town Clerk