

Schedule 7

Conditional Use Permit



HALIFAX COUNTY

CERTIFICATE OF ZONING COMPLIANCE

P.O. BOX 69, HALIFAX, NC 27839
PHONE # (252)583-1082 FAX # (252)583-2735

(Article V, Section 501 – Halifax County Zoning Ordinance)

GENERAL DATA: APP # 9195

CERTIFICATE NO.: 13440U

Application Date: 10/24/2018

Previous Certificate No.:

Applicant: AMERICAN BEECH SOLAR, LLC
17901 VON KARMEN AVE –STE 1050
IRVINE, CA 92614

Owners: MULTIPLE PROPERTY OWNERS
SEE EXHIBIT A

Contractor:

Location : THIRTEEN BRIDGES RD, SORIETOWN RD, OLD 125 RD,
BYNUMS BRIDGE RD, SAND PIT RD

Parcel Id Number:
SEE EXHIBIT A

Tax Map Number

Lot Number:

Alt. Parcel Number

SITE DATA: Zoning District: RA – RESIDENTIAL / AGRICUTURE
Permit(s) : CUP, ZONING, NCDENR, VARIOUS TRADES

Description : CONSTRUCTION OF SOLAR PANEL FACILITY
Existing Use : FARMLAND
Proposed Use: AMERICAN BEECH SOLAR, LLC – SOLAR FACILITY – 160 Mw

**SETBACK
REQUIREMENTS**

Principle Structure

FRONT: 40.00
REAR: 30.00
LEFT SIDE: 15.00
RIGHT SIDE: 15.00

Accessory Structure

FRONT: 40.00
REAR: 30.00
LEFT SIDE: 15.00
RIGHT SIDE: 15.00

Lot Size in sq. ft./Acres : 1,807 ± AC LEASED

Is lot located in 100 yr floodplain : YES -PARTIAL

****Is lot located in watershed area:** NO

FEMA Panel No.: 3703274286 -
4828,4846,4847,4857,4856

Watershed Area : N/A

Source of Water : N/A

Will structure be in R-O-W : NO

Type of Sewer Disposal: N/A

Right of Way : PUBLIC

Is this a subdivision or part thereof: N/A

Type :

No. of Lots:

Does lot have proper access: YES

**** Will you be disturbing (grading) one (1) acre or more of land:** YES

OFFICIAL COPY

Jan 28 2020

HALIFAX COUNTY

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(Article V, Section 501 – Halifax County Zoning Ordinance)

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ONLY ONE (1) PRINCIPLE STRUCTURE IS PERMITTED PER LOT. (Article III, Section 1203.02 of the Halifax County Zoning Ordinance.)

** If lot is within the 100 year floodplain, Volume I, Chapter XXXIV, Section 3408, of the North Carolina Building Code will have to be complied with.

** If one (1) acre or more of land is being disturbed, a permit from the Division of Land Resources will have to be obtained. (919) 571-4700.

IF YOU HAVE QUESTIONS CONCERNING THE ZONING DISTRICT THAT YOUR PROPERTY IS LOCATED, THE SETBACK REQUIREMENTS OR ANY OTHER QUESTIONS/CONCERNING THIS PERMIT, PLEASE ASK NOW OR CALL LATER. (252) 583-1082. BE SURE THAT THE STRUCTURE COMPLIES WITH THE SETBACK REQUIREMENTS AS STATED HEREIN. (THIS HAS TO DO WITH THE DISTANCES OF THE STRUCTURE FROM THE PROPERTY LINES.)

I HEREBY CERTIFY THAT THE INFORMATION HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE. THIS PERMIT SHALL EXPIRE UNLESS THE WORK AUTHORIZED IN IT IS BEGUN WITHIN TWELVE (12) MONTHS FROM THE DATE OF ISSUANCE.

ON FILE (CUP)
(Applicant Signature)

Date: 10/29/2019

Application: APPROVED

Date: 10/29/2019

Inspector: CDR

PLEASE BE SURE THAT WHOEVER WILL BE RESPONSIBLE FOR SETTING UP YOUR MOBILE HOME OR BUILDING YOUR STRUCTURE IS AWARE OF THE SETBACK REQUIREMENTS AND UNDERSTANDS THE SAME. IF THERE ARE QUESTIONS PLEASE CALL. DO NOT ASSUME THAT SOMEONE KNOWS THIS INFORMATION.

Comments: CUP 2018-12 APPROVED BY BOA ON 11-13-18 SUBJECT TO CONDITIONS. ONSITE & OFFSITE DRAINAGE REPORT FROM KIMLEY-HORN SUBMITTED FOR PROJECT - SEPT 2019 FOR UPDATED ZONING.

Ch-D. R.

Inspector name

Zoning Department



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PHONE # (252)583-1082 FAX # (252)583-2735

RECEIVED DEC 18 2018

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ON FILE (CUP)
(Applicant Signature)

Date: 11/16/2018

Application: APPROVED

Date: 11/16/2018

Inspector: CDR

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Comments: CUP 2018-12 APPROVED BY BOA ON 11-13-18 SUBJECT TO CONDITIONS

Ch-D. Routh

Inspector name

Zoning Department

- 1- Original Certificate to: Zoning Department.
- 2- Copy of Certificate to Health Department (If Applicable) take by applicant.
- 3- Copy of Certificate to Building Inspector.
- 4- Copy of Certificate to the Applicant

Exhibit A

Land owner contact and parcel information

Land Owner	Parcel No.(s)	Acres	C/O	Phone	Address
James Branch and Elizabeth E. Branch	04-05170, 04-00490	267	James Branch	(919) 782-0962 (919) 349-3628	PO BOX 6544 RALEIGH NC 27628
Ann J. Shields, Sarah Bunting, George G. Johnson Jr, Libby Phillips	04-00966	150	Ann J. Shields		1734 Church St Scotland Neck, NC 27874
Greenwood Farms LLC	04-00831	162.5	Larry T. Pendleton	(252) 578-2828	PO BOX 424 SCOTLAND NECK NC 27874
Larry T. Pendleton	11-025500	161	Larry T. Pendleton	(252) 578-2828	106 MAIN STREET SCOTLAND NECK NC 27874
*James E. Simmons Revocable Trust	04-05360, 04-02394, 04-03961, 04-02386, 04-02392	405	Susan S. Schilling	(252) 567-1782	8791 THIRTEEN BRIDGES RD, ENFIELD NC 27823
Brantley H. Tudor and Trudy C. Tudor	04-02744, 10-00322, 10-00317	505.98	Brantley H. Tudor	(252) 826-5634	3575 BYNUMS BRIDGE RD SCOTLAND NECK NC 27874
Tony Lee Hale Rev. Trust	04-017190	396	Tony Lee Hale Rev. Trust	(252) 826-5641	5905 SANDPIT RD SCOTLAND NECK, NC 27874
Fannie Powers	04-021900	147	Fannie Powers	(252) 437-2431 (252) 937-8873	4790 Gardenia Circle Roddy Mount, NC 27804
Robert Benson Partin and Sandra Bridgman Partin	11-01590	2.5	Robert Benson Partin and Sandra Bridgman Partin	(252) 826-5175	1808 Church St Scotland Neck, NC 27874
Robert Benson Partin & Sandra Bridgman Partin and Thomas Lawrence Partin & Priscilla Corley Partin	11-01508, 11-03100	465	Robert Benson Partin & Sandra Bridgman Partin and Thomas Lawrence Partin & Priscilla Corley Partin	(252) 826-5175	1808 Church St Scotland Neck, NC 27874
Patsy B. Perry	11-01628, 11-009780	Easement	Patsy B. Perry	(252) 826-3537	21270 HWY 125 SCOTLAND NECK NC 27874
L & K Enterprises of Sandy Cross LLC	11-01509	158	Jonathan C. Bone	(252) 937-8177	2932 SANDY CROSS ROAD NASHVILLE, NC 27856
Jo Thompson Peele	04-03662	34.9	Jo Thompson Peele	(252) 799-9582	
Laurie Thompson Hubbard	04-03663	28.4	Laurie Thompson Hubbard	(910) 864-5487 (910) 322-0998	6304 Morganton Rd Fayetteville, NC 28314

*Lena Simmons, Stawie S. Thompson, Susan S. Schilling all co-trustees under James E. Simmons Revocable Trust

**Halifax County****Planning & Development Services**

PO Box 69 - 15 W. Pittsylvania Street, Halifax, NC 27839

(252) 583-1082 Planning & Zoning (252) 583-4891 Building Inspections

(252) 583-2288 E911 Addressing (252) 583-2735 Fax

November 15, 2018

American Beech Solar, LLC
17901 Von Karmen Ave. – Suite 1050
Irvine, CA 92614

Re: Conditional Use Permit #2018-12 – American Beech Solar Facility

Dear Mr. Gulley:

On November 13, 2018, the Board of Adjustment approved your Conditional Use Permit application to construct and operate a Solar Facility, located along portions of along portions of Sorietown Road, Thirteen Bridges Road, Old 125 Road, Bynum's Bridge Road & Sand Pit Road – Scotland Neck, NC. The parcels are identified as #04-05170, 04-00490, 04-00966, 04-00831, 11-02550, 04-05360, 04-02394, 04-03961, 04-02386, 04-02392, 04-02744, 10-00322, 10-00317, 04-01719, 04-02190, 11-01590, 11-01508, 11-03100, 11-01628, 11-00978, 11-01509, 04-03662 & 04-03663 Scotland Neck, NC. The proposed use is allowed at these locations, contingent on certain conditions.

The conditions approved by the Board for the request are as follows:

1. All federal, state, and local regulations and requirements shall be complied with.
2. Vegetative screening of evergreen shrubs shall be planted along the front property line of Sorietown Road, Thirteen Bridges Road, Old 125 Road, Bynum's Bridge Road & Sand Pit Road and other property lines as needed to meet Planning Staff approval. The screening shall be planted at intervals evenly spaced to provide an unbroken hedgerow along the section of fencing at a mature height of 6-10 feet. The screening shall be maintained for the period the property is used as a solar farm.
3. The applicant shall submit all proposed construction plans for the American Beech Solar project to the Planning & Development department for approval prior to construction.

4. The applicant shall provide the Board and Planning & Development Department a copy of the list of the bonds that are secured for the decommissioning plan for each property.

A Zoning Permit is enclosed for the proposed use of the properties with the Conditional Use Permit. Please provide our office with 3 sets of site & construction plans prior to commencing work on the project.

If you have any questions, please contact our office at (252) 583-1082.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris D. Rountree", with a stylized flourish at the end.

Chris D. Rountree, Director
Planning and Development Services

CONDITIONAL USE PERMIT HALIFAX COUNTY

THIS SIGNIFIES THAT THIS LAND AND / OR BUILDING, LOCATED IN THE RA – Residential / Agriculture DISTRICT, Enfield, Scotland Neck & Roseneath TOWNSHIPS, HAS BEEN APPROVED BY THE HALIFAX COUNTY BOARD OF ADJUSTMENT TO BE USED IN ACCORDANCE WITH THE CONDITIONS LISTED BELOW:

Applicant: American Beech Solar, LLC

Name of Business: American Beech Solar, LLC – Solar Farm

Address: 17901 Von Karmen Ave. – Suite 1050 - Irvine, CA 92614

Property Owners: see attached Exhibit A

Address: see attached Exhibit A

Location of Property: see attached map

Request: To operate a Solar Farm

Condition(s) of Approval: (See attached sheet)

Approval Date: November 13, 2018

 Zoning Administrator

If at any time after a conditional use permit has been issued, the Board of Adjustment finds that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a conditional use permit, the permit shall immediately be revoked and the operation of such a use discontinued. Violations of such conditions, when made part of the ordinance and punishable under Section 907 thereof. If a conditional use permit is terminated for any reason, it may be reinstated only after a public hearing is held. **THIS PERMIT SHALL BE RETURNED TO THE ZONING ADMINISTRATOR'S OFFICE WHEN THE BUSINESS IS TERMINATED.**

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