

**PLANNING BOARD MEETING
JULY 31, 2015
2:00PM
MINUTES**

MEMBERS PRESENT

Chairman Doug Chappell

Susan Porter
Glenda Gilliam
Bill Parker
Jeff Blackburn
Greg Pardue
Nicky Wagoner

Others Present

Scott Buffkin – Town Manager
Lynn Trivette-Town Clerk

Chairman Doug Chappell opened the meeting.

Discussion (s) Solar Farms (Photovoltaic Power Stations)

Town Manager Buffkin told the Board that he has been approached by a firm that locates solar farms (photovoltaic power stations) that desires to place such a facility on a property within the Town's planning jurisdiction. The Town's zoning ordinance does not list such uses anywhere in the table of permitted uses, probably because the zoning ordinance was written before the advent of solar farms (photovoltaic power stations). Therefore, the Planning Board is being asked to make a recommendation to the Town Council for an amendment to the zoning ordinance to list such uses.

Following a general discussion motion was made by Board Member Wagoner to list solar farms ((photovoltaic power stations) as a conditional use in the R-20 district. Additionally, the provisions listed in the table of uses for Public works and Public utility facilities also be included. Motion seconded by Board Member Porter and carried unanimously.

Board Member Parker made the motion to adjourn and Board Member Blackburn seconded the motion, unanimous adjournment 6-0.

Lynn Trivette, CMC

A handwritten signature in cursive script, reading "Lynn Trivette", is written over a horizontal line.

ARTICLE 6

USES BY DISTRICTS

Uses by Zoning Districts	R-20	R-12	R-10	R-MH	B-1	B-2	B-3	M-1	WS-IV-CA	WS-IV-PA
Officers, business, professional				Over lay						
Office supply and equipment establishments, sale and service					X	X	X	X		
Planned unit developments, subject to Article 11, Section 11-5	C	C	C	C						
Photographic studios										
Plumbing and heating supply establishments, including outside storage					X	X				
Photovoltaic power stations (Solar farms) provided (1) from a series of angles shall be stored on the premises; (2) all electrical apparatus shall be set back at least twenty (20) feet from the property line; and (3) shall be designed and landscaped to blend in with the surrounding area.										
Public safety facilities (fire, rescue, police, or EMS) provided:										
(1) all vehicles and equipment shall be stored indoors;	X	X	X	X	X	X	X	X		
(2) all buildings shall be set back at least twenty (20) feet from all property lines; and										
(3) the facilities shall be designed and landscaped to blend in with the surrounding area.										

X = Uses permitted by Right; C = (Conditional) Uses permitted with specific development required by Town Council; S = (Special Exceptions) Uses permitted with specific development requirement by Board of Adjustment; Blank block or cell = Use not permitted