

A G E N D A
Perquimans County Board of Commissioners
JOINT WORK SESSION
Central Office
5:30 p.m.

A G E N D A
Perquimans County Board of Commissioners
WORK SESSION
Commissioners Room - Courthouse Annex
April 17, 2017
7:00 p.m.

- I. Joint Work Session with Board of Education**
- II. Call to Order**
- III. Prayer / Pledge**
- IV. Work Session**
 - A. Cathy Davison, Albemarle Commission
 - B. Planning Board Recommendations for Large Solar Energy Facilities
 - C.
 - D.
 - E.
- V. Adjournment**

COUNTY MANAGER NOTES
Perquimans County Board of Commissioners

JOINT WORK SESSION
Central Office
5:30 p.m.

WORK SESSION
Commissioners Room - Courthouse Annex
April 17, 2017
7:00 p.m.

- I. Superintendent Cheeseman and the Board of Education would like to hold a joint work session with the Perquimans County Board of Commissioners at the Perquimans County Board of Education Administration Building.
- IV.A. **Enclosures.** Ms. Davison will Albemarle Commission's present the annual stewardship report.
- IV.B. **Enclosures.** A copy of the proposed changes to the Zoning Ordinance section for Large Solar Energy Facilities is provided for Board review with action to be taken later during regular meeting.

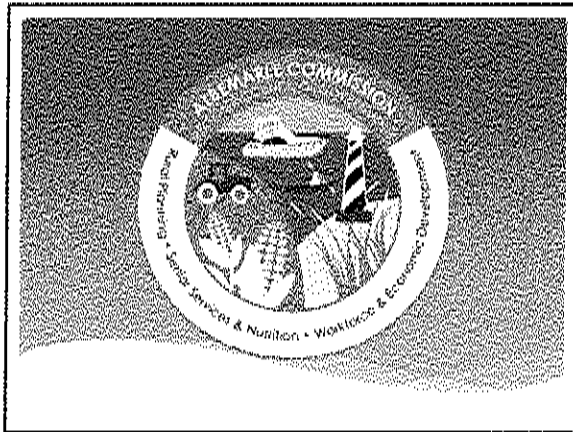


Perquimans County Specifics

FY 2015-2016

Service Provided	Units of Service (Meals trips, Hours of Service, days)	Number of Clients Receiving Services in the County Funding Provided	County's Share for Provided Services
Senior Nutrition			
Home Delivered Meals	7,192	104	\$47,305.00
Congregate Meals	9,345	57	
Area Agency on Aging			
Medical Transportation	594	16	
General Transportation	1,862	48	
Adult Day Health Care	376	3	
In-Home Aide (hours)	2,049	15	
Legal Aide (hours)	0	0	\$15,910.00
In Home Respite Services (hours)	1	20	
Institutional Respite Services (hours)	240	2	
Senior Games (Participants)		126	
Caregiver Supplies & Consumer Directed	197	2	
Nutritional Supplements	136	2	
Regional Long Term Care Ombudsman	54	23	
Workforce Development			
Youth / Adult Worker Services	10,002	2,296	\$0.00
On the Job Training	0	0	\$0.00
Incumbent Worker Training	0	0	\$0.00
HRD Planning Services			
Economic Development Grant Administration	82	3	\$2,283
Advocacy, Strategic Planning, Meeting Facilitation, Quarterly Manager Meetings, Policy Review & Analysis	6	3	\$9,274.00
TOTAL PAID BY THE COUNTY	32,136 units of service	2,720 Clients Receiving Service	\$74,772.00 \$2.33 per unit of service

Marion Gilbert Board Chair	Cathy Davison, ICMA-CM Executive Director cdavison@accog.org	www.albemarlecommission.org Facebook & Twitter: @AlbemarleCOG
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P: 252.426.5753 F: 252.426.8482		



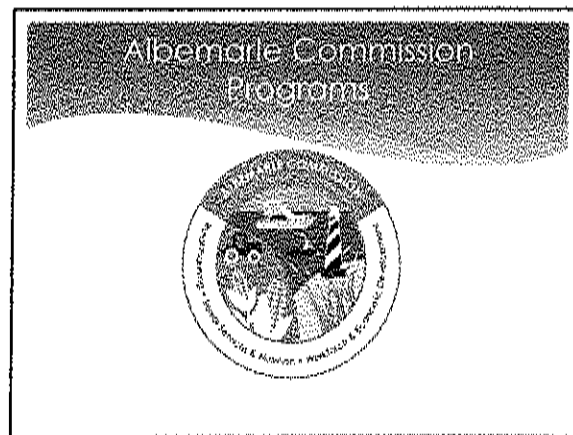
The Albemarle Commission
 Founded in 1979 by the General Assembly

Mission:
 Improve member governments ability to enhance quality of lives of citizens.

Objective:
 Provide creative regional solutions through direct services, grant writing, planning and assessment, program development and management, and economic development.

Proudly Serving

- Camden County
- Chowan County
- Currituck County
- Dare County
- Gates County
- Hyde County
- Perquimans County
- Pasquotank County
- Tyrrell County
- Washington County




Albemarle Commission Programs

- Albemarle Rural Planning Organization
- Area Agency on Aging
- Economic Development District
- General Administrative Services
- Northeastern Workforce Development Board
- Revolving Loan Fund

Albemarle Commission Programs


- Grant Writing & Administration
- Retreat Facilitation
- Utility Rate Analysis
- Monday Morning Briefing
- Project Coordination
- Education Seminars (planning, local government, economic development, HR, trends)
- Regional Legislative Agenda

Albemarle Commission Programs




- Federal Economic Development District for EDA
- Assistance for technical/planning grants
- Assistance for infrastructure grants
- Comprehensive Regional Economic Development Strategy (CREDS)
- Small Business Loan Program

Albemarle Commission Programs



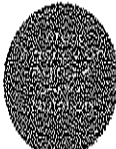
- County Transportation Plans
- Regional Bike & Ped Plan
- Regional Multi-Modal Transportation Project Scoring

Albemarle Commission Programs



- Manage 3 Certified NCWorks Career Centers
- Youth Programs, including OTJ, Real World Experience, & Youth Summit
- Adult Dislocated Worker Programs with education and job placement support
- Coordinates the Certified Work Ready Communities Program
- Business Services Support
- Working Smart: Soft Skills Training
- Work Experience Opportunities and On The Job Training Grants
- One Certified Work Ready Community with 3 additional counties in the application process

Albemarle Commission Programs




- Area Agency on Aging
- Senior Nutrition Program
- Senior Games
- Evidence Based Health Programs and Assistance
- Family Caregiver Programs
- Regional Ombudsman for Long Term Health Care Centers

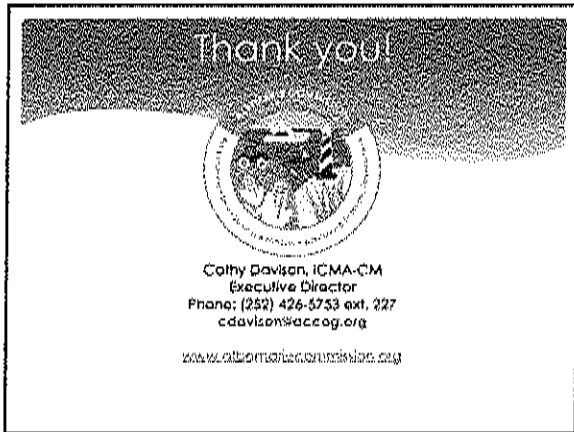
Perquimans County Specifics

Category	Value	Count	Total
...	1,192	104	\$47,309.00
...	6,343	80	
...	894	16	
...	1,342	48	
...	354	7	
...	2,049	14	
...	0	0	
...	1	20	
...	249	2	\$15,910.00
...	147	2	
...	154	2	
...	54	33	
...	10,002	2,394	\$0.00
...	0	0	\$0.00
...	8	0	\$4.00
...	80	8	\$2,240.00
...	0	3	\$1,274.00

32 (34) study of workers 2,720 Census Reporting Service \$74,713.00
\$7.37 per unit of service

Are there any questions?





DRAFT : NEW**907.28 Solar Farm (Large scale, ground-mounted Solar Power Energy System)**

A. Zoning Districts: RA (Conditional Use)
IL and IH (Permitted Use)

B. Preamble: A large scale Solar Farm containing ground-mounted solar power electric generation structures, may be permitted in districts as designated in the Table of Permitted and Conditional Uses, subject to the following requirements:

(1) Site Considerations:

- (a) Height: Solar energy system structures and related equipment shall not exceed fifteen (15) feet in height.
- (b) Setback: Solar energy system structures and related equipment must meet the minimum zoning setback for the zoning district in which it is located, or 100 feet, whichever is strictest. A 150 foot setback shall be required from wetlands identified by State or Federal agencies.
- (c) The setback for any building or parking area proposed to serve the Solar Farm shall be fifty (50) feet or as otherwise required, whichever is strictest, from any street right-of-way and any continuous property line that is used or zoned for residential purposes or located within the Highway Corridor Overlay District.
- (d) The setback for any building and parking area proposed to serve the Solar Farm shall be in keeping with that required by the zoning district as it applies to any street right-of-way and any contiguous property line that is used or zoned for nonresidential purposes.
- (e) Maximum allowed power generation for any approved project shall not exceed 20 MW.
- (f) By mowing or other means, grass or weeds on the project site shall not exceed 12 inches in height.
- (g) A drainage study, in conjunction with Perquimans County Soil and Water, shall be performed on each site, and results provided to the Planning Board and Board of County Commissioners.

(2) Lighting: The project shall utilize minimal lighting. No lighting other than normal security lighting and that required by government agencies shall be permitted.

(3) Screening:

- (a) General: Solar energy system structures and related equipment and buildings shall be screened from routine view from public rights-of-way, existing residential uses and adjacent properties zoned Residential Agriculture, Historic Agriculture, Rural Agricultural, or Commercial Zoning Districts using the County's Buffers and Screening standards currently found in Article XVIII, Sections 1802 and 1803. Included in these screening options are berms which create an attractive blind barrier as dictated in Section 1803.

- (b) Highway Corridor Overlay Districts: When located adjacent to the Highway Corridor Overlay District, screening is required which completely screens from view the solar energy system panels and related equipment. Such screening shall be a durable wall or fence and access gate(s) at least seven (7) feet high in addition to a minimum fifteen (15) foot wide vegetated strip along any property line adjacent to or within five hundred (500) feet of the Highway Corridor Overlay District. This vegetated strip shall consist of a naturally wooded area or planted with a mix of evergreens and deciduous trees and shrubs to simulate a naturally wooded area within three (3) years.
- (c) To ensure proper maintenance of vegetative and other screening methods, a cash bond equal to the initial cost of installing buffers will be required to be held by Perquimans County until project decommissioning.
- (4) Operational Considerations: Any access gate which affords views from an existing residence or from within the Highway Corridor Overlay District must be kept closed and locked at any time the Solar Farm is not occupied by the operator for preventive maintenance, repair and similar activities, etc.
- (5) Application Requirements:
- (a) Submit Site Plan prepared in accordance with current Site Plan Requirements of Section 509 and denoting the dimensions of the subject property, proposed solar farm location, including the arrangement of solar panels, distance from the proposed site improvements to all property lines, and location of proposed driveway(s). No portion of the Solar Farm may encroach into the required setbacks or any buffer area.
- (b) The Site Plan should also show the location of any required buffers as outlined in Sections 1803 and 1804.
- (c) Submit horizontal and vertical (elevation) to-scale drawings with dimensions. The drawings must show the location of the system on the property.
- (d) State and local storm water permits may be required subject to Article V Site Plan and other requirements as applicable.
- (e) If applicable, the applicant must apply to and receive from the North Carolina Department of Transportation (NCDOT) a driveway permit, or submit documentation from NCDOT that the existing site access is acceptable for the proposed use prior to final project approval.
- (6) Approved Solar Components: Solar energy system components must have a UL listing and must be designed with anti-reflective coating(s).

- (7) Compliance with Building Code: All active solar energy systems shall meet all requirements of the North Carolina State Building Code and shall be inspected by a Perquimans County Building Inspector.
- (8) Compliance with National Electric Code: All photovoltaic systems shall comply with the National Electrical Code, current edition.
- (9) Decommissioning: Following a six month period in which no electricity is generated, the permit holder will have six (6) months to complete decommissioning of the large scale solar energy facility. Decommissioning includes removal of solar panels, support columns, fences, buffers, buildings, cabling, electrical components, and any other associated facilities down to 36 inches below grade. A decommissioning study showing the total cost, not including salvage value, shall be provided and updated every five (5) years. A cash bond equal to this amount will be required to be held by Perquimans County until project decommissioning.

(10) Transfer of Ownership:

Any solar farm permitted under the rules and regulations identified in this section that is sold or transferred to another entity is still bound to the rules and regulations as stated in this section, any state or federal regulations, as well as any additional regulations imposed during the Conditional Use Permit process, Technical Review Committee process, or the Building Permit process.

CURRENT

- (4) Identification of potential mitigation measures to minimize the impact of shadow flicker, including, but not limited to, vegetation, screening and fence construction.

907.28 Solar Farm (Large scale, ground-mounted Solar Power Energy System)

- A. Zoning Districts: RA (Conditional Use)
IL and IH (Permitted Use)

- B. Preamble: A large scale Solar Farm containing ground-mounted solar power electric generation structures, may be permitted in districts as designated in the Table of Permitted and Conditional Uses, subject to the following requirements:

(1) Site Considerations:

- (a) Height: Solar energy system structures and related equipment shall not exceed fifteen (15) feet in height.
- (b) Setback: Solar energy system structures and related equipment must meet the minimum zoning setback for the zoning district in which it is located, or 30 feet, whichever is strictest.
- (c) The setback for any building or parking area proposed to serve the Solar Farm shall twenty (20) feet or as otherwise required, whichever is strictest, from any street right-of-way and any continuous property line that is used or zoned for residential purposes or located within the Highway Corridor Overlay District.
- (d) The setback for any building and parking area proposed to serve the Solar Farm shall be in keeping with that required by the zoning district as it applies to any street right-of-way and any contiguous property line that is used or zoned for nonresidential purposes.

- (2) Lighting: The project shall utilize minimal lighting. No lighting other than normal security lighting and that required by government agencies shall be permitted.

(3) Screening:

- (a) General: Solar energy system structures and related equipment and buildings shall be screened from routine view from public rights-of-way, existing residential uses and adjacent properties zoned Residential Agriculture, Historic Agriculture, Rural Agricultural, or Commercial Zoning Districts using the County's Buffers and Screening standards currently found in Article XVIII, Sections 1802 and 1803.
- (b) Highway Corridor Overlay Districts: When located adjacent to the Highway Corridor Overlay District, screening is required which completely screens from view the solar energy system panels and related equipment. Such screening shall be a durable wall or fence and access gate(s) at least seven (7) feet high in addition to a minimum fifteen (15) foot wide vegetated strip along any property line adjacent to or within five hundred (500) feet of the Highway

Corridor Overlay District. This vegetated strip shall consist of a naturally wooded area or planted with a mix of evergreens and deciduous trees and shrubs to simulate a naturally wooded area within three (3) years.

- (4) **Operational Considerations:** Any access gate which affords views from an existing residence or from within the Highway Corridor Overlay District must be kept closed and locked at any time the Solar Farm is not occupied by the operator for preventive maintenance, repair and similar activities, etc.
- (5) **Application Requirements:**
- (a) Submit Site Plan prepared in accordance with current Site Plan Requirements of Section 509 and denoting the dimensions of the subject property, proposed solar farm location, including the arrangement of solar panels, distance from the proposed site improvements to all property lines, and location of proposed driveway(s). No portion of the Solar Farm may encroach into the required setbacks or any buffer area.
 - (b) The Site Plan should also show the location of any required buffers as outlined in Sections 1803 and 1804.
 - (c) Submit horizontal and vertical (elevation) to-scale drawings with dimensions. The drawings must show the location of the system on the property.
 - (d) State and local stormwater permits may be required subject to Article V Site Plan and other requirements as applicable.
 - (e) If applicable, the applicant must apply to and receive from the North Carolina Department of Transportation (NCDOT) a driveway permit, or submit documentation from NCDOT that the existing site access is acceptable for the proposed use prior to final project approval.
- (6) **Approved Solar Components:** Solar energy system components must have a UL listing and must be designed with anti-reflective coating(s).
- (7) **Compliance with Building Code:** All active solar energy systems shall meet all requirements of the North Carolina State Building Code and shall be inspected by a Perquimans County Building Inspector.
- (8) **Compliance with National Electric Code:** All photovoltaic systems shall comply with the National Electrical Code, current edition.

907.29 *Reserved for future use.*

907.30 **Video Sweepstakes Operation/Electronic Gaming Operation/Internet Sweepstakes Cafe**

A. **Zoning District:** CH