



Nash County Board of Commissioners

Regular Board Meeting

June 1, 2020

Claude Mayo, Jr. Administration Building

3rd Floor - Frederick B. Cooper Commissioners Room

120 West Washington Street

Nashville, North Carolina

Citizens with disabilities requiring assistance to participate in public meetings should contact the County Manager's office.

June 2020 Regular Board Meeting

1. Call to Order
Chairman Robbie B. Davis

2. Invocation
Commissioner Lou Richardson

3. Pledge of Allegiance
Vice Chairman, Wayne Outlaw

4. Approval of Minutes

Regular Meeting Minutes of May 4, 2020 Page 8

Recess Meeting/Budget Work Session Minutes of
May 5, 2020 Page 48

Recess Meeting/Budget Work Session Minutes of
May 20, 2020 Page 50

-
5. Public Comment
public.comment@nashcountync.gov

 6. Monthly Update on Detention Center - Facility
Jonathan Boone, County Engineer/Utilities and
Facilities Director

 7. Monthly Update on Detention Center - Operations
Sheriff Keith Stone

 8. Sheriff's Office Donation of Service Revolver to Retired
Deputy
Chief Deputy Brandon Medina

Summary of Request Page 54

-
9. Community Services Block Grant (CSBG) CARES
Supplemental Funding for NEED, Inc.
Ginell Rogers, Executive Director, NEED, Inc.

Summary of Request Page 55

COVID-19 Community Assessment Update Page 56

Outcome Measures Page 62

CARES NC Contract Budget Page 63

Health and Human Services Poverty Guidelines Page 64

Documentation of Submission to County Commissioners Page 65

-
10. Quasi-Judicial Public Hearing on Conditional Use Permit CU-200101 Amendment Request to Expand the East Nash PV1 Solar Farm to Include 33.6 Additional Acres Located at 1050 Bass Rd.
Adam Tyson, Planning Director

Summary of Request Page 66

Aerial Photograph: Overall Project Page 71

Zoning Map Page 72

Aerial Photograph: Expansion Area Page 73

Site Plan: Overall Project Page 74

Site Plan: Expansion Area Page 75

Applicant's Statement of Justification Page 76

Appraisal Impact Assessment Page 79

-
11. Public Hearing on General Rezoning Request Z-200501 to Rezone 81 Acres on Stoney Hill Church Rd, Chapman Rd, and Juniper Rd from R-40 (Single-Family Residential) and RA-30 (Single-Family Residential) to RA-20 (Medium Density Residential).
Adam Tyson, Planning Director

Summary of Request Page 134

Aerial Photograph Page 142

Zoning Map	Page 143
Land Development Plan Map	Page 144
Williams Ridge Phase I Subdivision Plat	Page 145
Table of Permitted Uses Excerpt	Page 146
Site Photograph #1	Page 148
Site Photograph #2	Page 149

12. Public Hearing on General Rezoning Request Z-200502 to Rezone 66 Acres on Jordan Rd from R-20 (Medium Density Residential) and R-20-CU (Medium Density Residential Conditional Use) to R-10 (High Density Residential).

Adam Tyson, Planning Director

Summary of Request	Page 150
Aerial Photograph	Page 160
Zoning Map	Page 161
Land Development Plan Map	Page 162
Worthington Farm Phase I Subdivision Plat	Page 163
Worthington Farm Phase II Subdivision Plat	Page 164
Septic Tank Effluent Pump (S.T.E.P.) Station Diagram	Page 165
Table of Permitted Uses Excerpt	Page 166
Site Photograph #1	Page 168

Site Photograph #2	Page 169
Site Photograph #3	Page 170
<hr/>	
13. Request for Six-Month Extension of Conditional Use Permit CU-141102 for the Spring Hope Solar 2, LLC Solar Farm on Frazier Rd. Adam Tyson, Planning Director	
Summary of Request	Page 171
Aerial Photograph	Page 173
Approved Site Plan	Page 174
Project Status Update	Page 175
<hr/>	
14. Fiscal Year 2021 Budget Presentation Zee Lamb, Nash County Manager	
<hr/>	
15. COVID-19 Grant Project Ordinance Donna Wood, Finance Officer	
Summary of Request	Page 177
<hr/>	
16. Budget Amendments Donna Wood, Finance Officer	
Summary of Request	Page 180
<hr/>	
17. Board Appointments Stacie Shatzer, Assistant County Manager	
Summary of Request	Page 184
Letter from Nash Community College	Page 186
Board Appointment Workbook	Page 187
<hr/>	
18. Elect a Voting Delegate for the NACo Annual Business Meeting Stacie Shatzer, Assistant County Manager	

Summary of Request

Page 190

-
19. Elect a Voting Delegate for the Annual NCACC Conference
Stacie Shatzer, Assistant County Manager

Summary of Request

Page 191

- 11:00am 20. Board of Equalization and Review
Doris Sumner, Acting Tax Administrator

Summary of Request

Page 192

Order of Business

Page 193

-
21. Monthly Tax Report
Doris Sumner, Acting Tax Administrator

Summary of Request

Page 195

Monthly Tax Report

Page 197

-
22. Tax Refunds
Doris Sumner, Acting Tax Administrator

Summary of Request

Page 203

Refund Requests

Page 204

-
23. Commissioner Comments

-
24. Manager's Report
Zee Lamb, County Manager

-
25. Closed Session

Closed session as permitted by NCGS 143-318.11(a) (3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege; NCGS 143-318.11(a)(4) for the discussion of matters relating to economic development and the location or expansion of industries or other businesses in the County; and NCGS 143-318.11(a)(6) to consider the qualifications and performance of an employee.

Item: Sheriff's Office- Donation of Service Revolver to Retired Deputy

Initiated By: Brandon Medina, Chief Deputy

Action Proposed: Approve the Request

Description:

On April 30, 2020, David Brake retired after 30-years of faithful service as a Major with the Nash County Sheriff's Office. Prior to David Brake's law enforcement career, he served four years honorably in the United States Marine Corps. David Brake was stationed at Paris Island, San Diego, Subic Bay in the Republic of the Philippines, and Camp Lejeune. Prior to completion of his enlistment, David Brake participated in two combat campaigns, Operation Just Cause in 1989 and Operation Desert Shield/ Desert Storm 1990-1991.

After his enlistment, David Brake began his law enforcement career as a Correctional Officer with the North Carolina Department of Corrections in 1991. During his 11-year tenure, David Brake was assigned to Central Prison, Nash Correctional Institution, and Caledonia Prison. While assigned to Caledonia Prison, David Brake was able to attain the rank of Lieutenant.

In 2002, David Brake sought a law enforcement opportunity with the Nash County Sheriff's Office as a Patrol Deputy. In 2003, David Brake was later assigned to the Criminal Investigative Division. David Brake was promoted to Sergeant and reassigned to the Patrol Division where he later was promoted to Lieutenant. David Brake was again reassigned to the Criminal Investigative Division. In 2017, David Brake was promoted to Captain responsible for the supervision and management of the Civil Division. David Brake oversaw several community initiatives to include Sheriff's Christmas and Sheriff's Hotdogs for Kids. David Brake also served as the commander of the Sheriff's office Honor Guard detail.

David Brake attained a certificate as a Criminal Justice General Instructor, Law Enforcement Driving Instructor, and Hostage Negotiator. David Brake has earned the North Carolina Sheriff's Education and Training Standards Commission Advance Law Enforcement Certificate.

Nash County
Commissioner's Agenda Information Sheet

Date: Monday, June 1, 2020

page 1 of 1
attachments: yes

Item: Community Services Block Grant (CSBG) CARES Supplemental Funding

Initiated By: Ginell Rogers, Executive Director NEED, Inc.

Action Proposed: Approve of the Application

Description:

NEED, Inc. will be receiving the CARES Act supplemental funding for the Community Services Block Grant (CSBG) program. The funding will specifically target individuals and families that have incomes below the 200% poverty rate and unmet needs as a result of COVID-19. The funding will support emergency activities including but not limited to employment, education, health, transportation and housing.

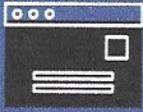
This funding will cover a projected fiscal year starting July 2020 – September 2022 in the amount of \$679,438 with an allocation for families living in Nash County (\$234,073), Edgecombe County (\$212,562) and Wilson County (\$232,803).

Attached are the Department of Health and Human Services federal income guidelines to be used in determining income eligibility for the CARES Act Funding for services for FY2020-21.

Recommendation:

Move to approve the application for CARES funding.

COVID-19 Community Assessment Update



GR

April 2020

Release Date 4/14/20. This document may

be updated as the pandemic progresses. Please visit <https://communityactionpartnership.com/guidance-and-resources-for-managing-coronavirus-risks/> for more information.

This publication was created by National Association of Community Action Agencies – Community Action Partnership in the performance of the U.S. Department of Human Services, Administration for Children and Families, Office of Community Services Grant Number 90ET0469. Any opinion, findings, and conclusions, or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the U.S. Department of Health and Human Services, Administration for Children and Families.

This update to the Nash-Edgecombe Economic Development, Inc.'s (NEED) Community Assessment was completed in May 2020 in response to the COVID-19 global pandemic.

I. Background

This Community Assessment Update is in response to a global health pandemic that has not only affected every community in the United States but has also led to the most significant economic disruption since the Great Depression. This assessment is an initial effort to capture some of the emerging needs in the community as well as to forecast how those needs may evolve over the coming weeks and months.

In December 2019, the novel coronavirus disease of 2019 (COVID-19) was discovered to be the causative agent for acute respiratory and flu-like symptoms and began infecting increasing numbers of people in the Wuhan Province of China. The first case in the United States was confirmed by the Centers for Disease Control and Prevention on January 22, 2020. Despite efforts to contain the virus, by March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. By March 17, 2020, all 50 US States had confirmed cases of the virus.

Because of the highly contagious nature of COVID-19, the alarmingly high rate of fatalities associated with it and the lack of a vaccine or treatment, the only effective way to prevent mass illness is through restricted travel, physical distancing, frequent hand washing, coughing in elbows, not touching the face, and staying at home. By mid-March 2020, with the virus clearly past the stage of effective isolation and contact tracing, local, state and

federal public health officials recommend extreme measures to minimize a public health catastrophe: mass quarantine, physical distancing, and a virtual lockdown of all public gatherings and economic activity.

While all types of people are getting sick from the disease, older adults and people of any age who experience serious underlying medical conditions, many which are more prevalent in African American communities, and, to some extent, Latinx and Native American communities, are at increased risk for severe symptoms from COVID-19. Persons of color, immigrants, and women are also disproportionately impacted by underlying health conditions linked to poverty, face discrimination in medical care, and are more likely to work jobs that require them to leave their homes. Also, persons with disabilities or chronic conditions are more vulnerable to COVID-19 due to their inability to thoroughly isolate themselves (need for hands-on care), physical impairments, environmental barriers, or interrupted services. The following additional populations experience differential exposure and extensive corresponding implications as a result of the pandemic: frontline workers, persons experiencing homelessness, gig-economy workers, low-income communities under quarantine, especially in urban settings, rural communities, tribal communities, incarcerated persons and returning citizens.

Children, families, individuals, and Community Action Agency staff may experience heightened stress, anxiety, and trauma as a result of the COVID-19 crisis. Loss of income, growing childcare needs, heightened food insecurity, housing and energy instability, lack of access to transportation, lack of basic supplies, and increased domestic violence are growing factors as the crisis unfolds.

Because of the urgent and widespread needs affecting all sectors of the community, this Community Assessment update is intended to provide some initial information to describe the scope of this crisis on our community and to support the many different responses that will be required to address emerging, evolving needs. It is likely that as needs evolve, some of those needs will not be captured in this update and therefore some necessary community responses may not connect to the needs identified in this document.

The *community* assessed in this document, related to the below information, is defined as the following: [label community, noting counties/state served]

NEED Inc. serves Edgecombe, Nash and Wilson counties in Eastern North Carolina, the needs assessed will inform services to those affected by the crisis. NEED Inc., will continue to adhere to serving families at or below 200% of the federal poverty guidelines.

Edgecombe County, North Carolina covers 505.3 square miles and is ranked as the 43rd largest county in the state of North Carolina by area. According to the U.S. Census Bureau American Community Survey 2014-18 5-year estimates, Edgecombe county has a population of 53,332 residents, with a median income of \$35,516. The poverty level as indicated by this 5-year estimates reports that 23.65% of residents live within the poverty guidelines, with 51.5% of residents employed. With retail being the highest employment by Job Sector, COVID-19 has already affected this population by having to close operations since March of 2020 and residents from this sector will need the assistance provided by the CARES funding. Edgecombe unemployment rate as of March 2020 was reported as 6.10%, which is a slight increase of March 2019 reporting of 5.90%. As local leaders are working to bring new industries into the area, NEED Inc. anticipates an increase of providing employment trainings and supports to residents. Edgecombe county's demographic according to the U.S. Census Bureau 2014-18 5-year estimates reports 23.25% of Edgecombe county's population are white, 15.97% are black and 4.12% are considered another race or "other." In understanding the research of one of the most vulnerable populations are those who are uninsured, and Edgecombe county reports that 10.19% of the Black or African

American residents are uninsured, “Other race” is reported at 36.97 % and 10.48% of White residents are uninsured.

Nash County, North Carolina covers 540.3 square miles and is ranked as the 32nd largest county in the state of North Carolina by area. According to the U.S. Census Bureau American Community Survey 2014-18 5-year estimates, Nash county has a population of 94,003 residents, with a median income of \$48,362. The poverty level as indicated by this 5-year estimates reports that 15.5% of residents live within the poverty guidelines, with 57.3% of residents employed. Manufacturing as the highest employment by Job Sector, and since the inception of COVID-19 the county’s unemployment rate as of March 2020 has increased to 5.10% compared to last year’s March 2019 unemployment rate of 4.80%. Nash county’s demographic according to the U.S. Census Bureau 2014-18 5-year estimates reports 22.22% of Nash county’s population are white, 13.30% are black and 1.48% are considered another race or “other.” In understanding the research of one of the most vulnerable populations are those who are uninsured, and Nash county report that 10.36% of the Black or African American residents are uninsured, “Other race” is reported at 26.40% compared to 7.09% of White residents are uninsured.

Wilson County, North Carolina covers 367.5 square miles and is ranked as the 71st largest county in the state of North Carolina by area. According to the U.S. Census Bureau American Community Survey 2014-18 5-year estimates, Nash county has a population of 81,336 residents, with a median income of \$42,850. The poverty level as indicated by this 5-year estimates reports that 21.5% of residents live within the poverty guidelines, with 54.5% of residents employed. The grocery and pharmacy as the highest employment by Job Sector, and since the inception of COVID-19 the county’s unemployment rate as of March 2020 has increased to 6.00% compared to last year’s March 2019 unemployment rate of 5.60%. Wilson county’s demographic according to the U.S. Census Bureau 2014-18 5-year estimates reports 51.4% of Wilson county’s population are white, 39.46% are black and 5.56% are considered another race or “other.” In understanding the research of one of the most vulnerable populations are those who are uninsured, and Wilson county is reporting that 12.89% of the Black or African American residents are uninsured, “Other race” is reported at 39.25% compared to 8.32% of White residents are uninsured.

NEED, Inc. will focus on providing emergency assistance, linkage to health agencies to assist with providing low-cost/no cost health insurance as well as employment supports and trainings to families, individuals impacted by the COVID-19 crisis.

Specific programs or strategies will target the demographic groups most affected. Given persons of color are being disproportionately affected by both the health crisis and by the resulting economic disruption, an equity lens will be used to view current and emergent needs related to this crisis.

II. Local public health response

[INSERT LOCAL DETAILS – RESPONSE OF STATE/LOCAL PUBLIC HEALTH OFFICIALS. Include the following details, if possible:

- Date of first COVID-19 diagnosis in Community Assessment Area (state/county public health dept report)
- First date state/local officials issued policies limiting activity (state/county websites)

- A list (from media accounts or official government websites) of the policies/limitations that are currently in place (effective date and expected end date, if known)

Counties	Date of first COVID-19 Diagnosis	First date state/local officials issued policies limiting activity	A list from media accounts or official government websites
Edgecombe	<ul style="list-style-type: none"> • March 3, 2020: First confirmed case in NC 	<ul style="list-style-type: none"> • March 13,2020: Tournaments and concerts cancelled • March 14, 2020: School closes for two weeks • March 17,2020: Bars and restaurants closed • March 23,2020: School closure expands, gyms, salons, barber shops and theaters close • March 27, 2020: Statewide stay at home order 	<p>https://www.northcarolinahalthnews.org/covid-19-coverage/</p> <p>https://www.edgecombecountync.gov/covid-19/index.php</p>
Nash	<ul style="list-style-type: none"> • March 3, 2020: First confirmed case in NC • March 22,2020: First presumptive case 	<ul style="list-style-type: none"> • March 13,2020: Tournaments and concerts cancelled • March 14, 2020: School closes for two weeks • March 17,2020: Bars and restaurants closed • March 23,2020: School closure expands, gyms, salons, barber shops and theaters close • March 27, 2020: Statewide stay at home order 	<p>https://www.northcarolinahalthnews.org/covid-19-coverage/</p> <p>https://www.wnct.com/news/first-presumptive-positive-case-of-covid-19-in-nash-county/</p> <p>https://www.nashcountync.gov/</p>
Wilson	<ul style="list-style-type: none"> • March 3, 2020: First confirmed case in NC • March 13, 2020 First confirmed case 	<ul style="list-style-type: none"> • March 13,2020: Tournaments and concerts cancelled • March 14, 2020: School closes for two weeks • March 17,2020: Bars and restaurants closed • March 23,2020: School closure expands, gyms, salons, barber shops and theaters close • March 27, 2020: Statewide stay at home order 	<p>https://www.northcarolinahalthnews.org/covid-19-coverage/</p> <p>https://myfox8.com/news/wilson-county-reports-first-case-of-coronavirus/</p> <p>https://www.wilson-co.com/departments/health-department</p>

As a result of this unprecedented public health crisis, NEED Inc., is updating its Community Assessment because there is currently a significant impact on the community, and a number of short-, intermediate- and longer-term impacts are expected.

III. Immediate impacts on the community

The immediate impacts of COVID-19 have been felt across all sectors of society. In particular, some of the greatest impacts relevant to the Community Action Network have been in the areas of health, education, employment, human services provision, and community resources.

In the three communities served by NEED, Inc., vulnerability is highest in the following areas:

- Adult ages 65+ (13.26% in Wilson County, 12.14% in Nash County and 13.55% in Edgecombe)
- Uninsured Population (13.21% in Wilson County, 12.7% in Nash County and 12.45% in Edgecombe)
- Linguistically Isolated Population (3.09% in Wilson County, 2.91% in Nash County and 2.62% in Edgecombe)

Nationwide, early data suggest that the following groups have experienced disproportionately higher rates of infection and/or complications/death as a result the COVID-19 pandemic:

- Males
- Individuals 60+ years old
- People of color, particularly African Americans
- People with underlying health conditions (especially, lung disease, asthma, diabetes, cardiovascular disease, kidney disease, liver disease, severe obesity, and individuals with immunocompromised conditions)

The following outlines the variety of impacts to the local community thus far:

[Use any from the list that apply, list additional, and supplement with readily accessible local data, examples, etc. See companion Data Resource Guide for data sources and ideas. If local data speak to any of the groups listed above – or if local data suggest other groups are disproportionately affected, cite those data here]

- Health impacts:
 - Individuals over 60, especially those with underlying health conditions have been shown to be at particular risk for severe health implications from COVID-19. [include relevant data here]

In Nash County, out of the 94,003 total population, an estimated 17.33% is reported that ages 65 or older are at risk of severe health implications from COVID-19.

In Edgecombe County, out of the 53,332 total population, an estimated 18.35% is reported that ages 65 or older are at risk of severe health implications from COVID-19.

In Wilson County, out of the 81,336 total population, an estimated 16.98% is reported that ages 65 or older are at risk of severe health implications from COVID-19.

- Community health resources will be stretched thin as resources devoted to those sick with COVID-19 will limit resources available to others.
- [include relevant data here]

Health resources will be stretched thin as resources devoted to those sick due to COVID-19 will limit resources available to others due to lack of available medicine, transportation to a doctor and reduction in family household income. According to the reporting, primary health providers are limited from our Tri-County Region.

Nash County – 24 facilities – 42 providers
 Edgecombe County – 5 facilities – 21 providers
 Wilson County – 24 facilities – 43 providers

Limited facilities and providers are already stretched thin to provide additional care to patients they may or may not have access to beds, medicine to subscribe and/or refer to other resources for treatment. The sick may also have to travel outside of their coverage area to receive specialty care.

- Mental health resources will need to be available in new and increased ways to deal with the many different stressors/traumas caused by the pandemic, especially its impact over an extended time period.
- [include local mental health resource data or examples here – this could include noting already scarce resources or an increase in people accessing mental health services since COVID-19, if known.]

Traditionally mental health facilities are scarce in which NEED, Inc. would have to initially contract with private mental health consultants.

- Employment impacts:

- Individuals in the health care field are at high-risk of exposure to COVID-19 and are under tremendous stress due to additional work hours and challenging work conditions. In particular many of those workers with close, frequent contact with vulnerable individuals are lower-wage individuals.
- Individuals in the educational field – especially teachers and assistants in Head Start and Early Head Start as well as other early childhood care settings – are working remotely due to school shutdowns. Lower-wage workers in these fields are more vulnerable to layoffs and/or may lack the technology resources in their home to work remotely.
- [include relevant data or local examples of Head Start/Schools here]

NEED, Inc. serves Edgecombe, Nash and Wilson Head Start families and we did not have the infrastructure to allow teaching staff to conduct virtual learning classrooms and had to rely on contacting children and families daily by phone call, text or email. With the submission of OHS, CARES funding we will enhance our technology infrastructure to be prepared for digital/virtual learning, professional development training with staff in anticipation of next crisis.

Use the table below to enter your agency's targeted outcome results. The performance measures will be included in the agency's CARES NC contract.

CSBG grantees administering CARES NC projects are required to enter program targets in Table 1. Grantees have the flexibility to enter specific program targets based upon the community needs assessment.

Table 1 Outcome Measures for Project 1 (enter project name)	
Measure	Expected to Achieve the Outcome in Reporting Period (Target)
The number of participant families served.	150
The number of low-income participant families rising above the poverty level.	50
The number of participant families obtaining employment.	50
The number of participant families who are employed and obtain better employment.	50
The number of jobs with medical benefits obtained.	25
The number of participant families completing education/training programs.	55
The number of participant families securing standard housing.	55
The number of participant families provided emergency assistance.	150
The number of participant families provided employment supports.	55
The number of participant families provided educational supports.	55

**CARES NC Contract Budget
State of North Carolina
Office of Economic Opportunity**

Agency	Nash-Edgecombe Economic Development, Inc.	Effective Period	
		From	To
		07/01/20	09/30/22

Revenues

Program Costs	(1) Amount	(2) % of Funds	(3) Source of Funds
1. Maximum Federal Funds	\$679,438	100% %	CSBG
	\$0	0% %	
	\$0	0% %	
2. Maximum State Funds	\$0	0% %	
3. Provider Match Funds - Cash	\$0	0% %	
4. Provider Match Funds - In-Kind	\$0	0% %	
5. State Match Funds - Cash	\$0	0% %	
6. TOTAL PROGRAM COST	\$679,438		

*Total of #1 and #2 Should equal Column 2 Total. *Line 6 Should equal Column 3 Total.
*Total of #3, #4 and #5 should equal Column 1 Total.

Estimated Expenditures

Object of Expenditures	Column 1	Column 2	Column 3
	Provider / Other* (Cash and/or In-Kind)	Federal/State Funds	Total Program Costs
A. Salaries and Wages	\$0	\$161,220	\$161,220
B. Fringes Benefits	\$0	\$80,292	\$80,292
C. Equipment Purchases - Tangible Property	\$0	\$2,360	\$2,360
D. Communication	\$0	\$0	\$0
E. Space Costs	\$0	\$0	\$0
F. Travel/Employee Development	\$0	\$1,545	\$1,545
G. Supplies and Materials	\$0	\$0	\$0
H. Contractual Services	\$0	\$0	\$0
I. Client Services	\$0	\$431,450	\$431,450
J.	\$0	\$0	\$0
K. Other	\$0	\$2,571	\$2,571
L. Indirect Costs	\$0	\$0	\$0
M. Totals	\$0	\$679,438	\$679,438



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor
MANDY COHEN, MD, MPH • Secretary
TARA MYERS MS, CPM •
Deputy Secretary for Human Services

MEMORANDUM

TO: Executive Directors

FROM: Valerie Powell

DATE: May 12, 2020

RE: HHS Poverty Guidelines at 200% for CARES Act

Listed below are the HHS poverty income guidelines as published in the Federal Register. These guidelines are to be used in determining income eligibility for the CARES Act funding for services for FY2020-21:

POVERTY GUIDELINES FOR THE 48 CONTIGUOUS STATES AND THE DISTRICT OF COLUMBIA	
Persons in family/household	Poverty guideline
For families/households with more than 8 persons, add \$8,840 for each additional person.	
1	\$24,980
2	\$33,820
3	\$42,660
4	\$51,500
5	\$60,340
6	\$69,180
7	\$78,020
8	\$86,860
Each Add'l	\$8,840

VLP

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

LOCATION: 820 S. Boylan Avenue, McBryde Building, Raleigh, NC 27603
MAILING ADDRESS: 2401 Mail Service Center, Raleigh, NC 27699-2401
www.ncdhhs.gov • TEL: 919-527-6335 • FAX: 919-334-1018

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

**CARES NC Program
Documentation of Submission to County Commissioners**

Community Action Agencies receiving CARES NC funding must provide a completed copy of the Application for Funding to local boards of commission and submit documentation of delivery (return mail receipt, signature of county staff noting receipt, electronic mail acknowledging receipt) to the Office of Economic Opportunity.

Agency Name: _____

County: _____

Date of Application Submission: _____

_____ The agency submitted a complete application for funding to local Board(s) of Commission.

_____ CAA attached documentation confirming local Board(s) of Commission received CARES NC Application for Funding.

Item: Quasi-judicial Public Hearing on Conditional Use Permit CU-200101 Amendment Request to expand the previously approved East Nash PV1 solar farm to include an approximately 33.6 acre portion of an adjacent tract located at 1050 Bass Rd.

Initiated By: Adam Tyson, Planning Director

Actions Proposed: Hold a quasi-judicial public hearing, adopt conclusions with supporting findings of fact, and approve or deny the permit amendment request.

Notice of Public Hearing:

Mailed Notice: May 19, 2020 (To Property Owners Within 600 Feet)
Published Notice: May 20, 2020 (The Enterprise)
May 21, 2020 & May 28, 2020 (The Rocky Mount Telegram)
Posted Notice: May 20, 2020 (On the Subject Property)

Property Tax ID: PIN # 287000092021 / Parcel ID # 005334 (Portion – 33.6 Acres)

Commissioner District: District #1 – Lou Richardson

Description of the Subject Property:

The subject property consists of an approximately 33.6 acre portion of an approximately 79 acre tract of land owned by the Bass Family, LLC and located at 1050 Bass Road, Nashville, NC 27856 in the A1 (Agricultural) Zoning District on the northeast side of the Town of Spring Hope.

The subject property includes an existing residential dwelling located along Bass Road as well as both wooded areas and areas previously used for agricultural crop production.

The site is located within the Tar-Pamlico River Basin, it is not located within a regulated floodplain or a designated watershed protection overlay district, and portions of the property include identified wetlands and riparian stream buffers that must be protected from disturbance.

The subject property is immediately adjacent to the proposed 46.8-megawatt (AC) East Nash PV1 photovoltaic solar farm located on N Old Franklin Road, which was authorized for development by Conditional Use Permit CU-200101 issued by the Board

of Commissioners on February 3, 2020. This solar farm project area is split between Nash County's planning and zoning jurisdiction and the extraterritorial jurisdiction (ETJ) of the Town of Spring Hope and therefore has been approved by both jurisdictions.

Description of the Permit Amendment Request:

The original permit applicant, Fresh Air Energy XXIII LLC, has determined a need to expand the previously approved solar farm project area to include an approximately 33.6 acre portion of this immediately adjacent tract of land in order to accommodate additional solar panel arrays.

Therefore, the applicant has submitted a request on behalf of the property owner to amend Conditional Use Permit CU-200101 to include the additional project area, which is identified as East Nash PV3.

The expanded portion of the facility includes two separate fenced areas containing rows of ground-mounted solar panel arrays that slowly tilt throughout the daylight hours to track the movement of the sun. The western fenced area will be accessed from N Old Franklin Road through the previously approved portion of the solar farm, while the eastern fenced area will be accessed directly from Bass Road. The power generated by the facility will be sold to the local utility provider, Duke Energy Progress.

The proposed site plan depicts the location of "mandatory" 25' wide visual screening buffers (shown in green) in accordance with the adjoining incompatible land use screening requirements of UDO Article XI, Section 11-3, Subsection 11-3.3 (B) along portions of the northern and eastern project boundaries, where the facility will be located within 100 feet of an immediately adjacent residentially used property.

These screening buffers will consist of either planted or preserved natural vegetation meeting the applicable ordinance requirements. The developer has substituted additional evergreen understory trees for the ordinance prescribed canopy trees because they should provide a more effective visual screen at eye level over time.

The developer has also proposed additional "elective" screening (shown in pink) beyond the minimum requirements of the ordinance, which will consist of a row of evergreen trees to be planted along portions of the northern boundary of the project site. All screening buffers depicted on the approved site plan will be required to be installed or preserved as indicated.

Condition #5 attached to the previously issued Conditional Use Permit CU-200101 will be amended to note the required issuance of a Certificate of Compliance by the Nash County Environmental Health Division to ensure the protection of any existing on-site well or septic system serving the residential dwelling located on the subject property at 1050 Bass Road prior to the construction of the solar farm facility.

All other conditions previously attached to the conditional use permit shall remain in effect and shall apply to the subject property as well.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered the request to amend Conditional Use Permit CU-200101 on April 30, 2020 and recommended **APPROVAL**.

Planning Board Recommendation:

The Nash County Planning Board considered the request to amend Conditional Use Permit CU-200101 on May 18, 2020. No members of the public, other than the applicant, addressed the Board with regard to this request.

The Planning Board voted unanimously to recommend:

- (1) **APPROVAL of Option 'A' below** – which includes conclusions with supporting findings of fact for the amendment of the previously issued conditional use permit; and
 - (2) **APPROVAL** of the request to amend the previously issued conditional use permit subject to the amended condition listed below.
-

Suggested Motions:

MOTION #1: ADOPT CONCLUSIONS WITH SUPPORTING FINDINGS OF FACT:

*I move that the Nash County Board of Commissioners adopts **Option 'A' or 'B'** (choose one from below) related to the request to amend Conditional Use Permit CU-200101.*

Option 'A': Conclusions with Supporting Findings of Fact for APPROVAL:

- (1) **The proposed development meets all the standards required by the Nash County Unified Development Ordinance, including the specific requirements of Article XI, Section 11-4, Subsection 11-4.72(a) for solar farm facilities because** the subject property is located in the A1 (Agricultural) Zoning District and the expanded East Nash PV3 portion of the solar farm facility is proposed to be constructed to the same design standards as the previously approved East Nash PV1 portion of the facility.

- (2) **The proposed development will not materially endanger the public health or safety because** there is no evidence that the expanded East Nash PV3 portion of the solar farm facility will pose any unique threat not already considered in relation to the previously approved East Nash PV1 portion of the facility.
- (3) **The proposed development will not substantially injure the value of adjoining or abutting property because** the applicant has submitted a revised appraisal impact assessment prepared for the entire expanded East Nash PV1 and PV3 solar farm facility by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals, LLC dated April 16, 2020, which concludes that in his professional opinion, “the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property.”
- (4) **The proposed development will be in harmony with the area in which it is to be located because** the applicant has submitted a revised appraisal impact assessment prepared for the entire expanded East Nash PV1 and PV3 solar farm facility by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals, LLC dated April 16, 2020, which concludes that in his professional opinion, “the proposed use is in harmony with the area in which it is located” due to the potential positive implications of solar farms for nearby residents including “protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it’s quiet, and there is no traffic.”
- (5) **The proposed development will be in general conformity with the Nash County Land Development Plan because** the subject property is designated as Suburban Growth Area and solar farm facilities have previously been determined to be compatible with the Suburban Growth Area because they are a relatively low-intensity land use that does not require public infrastructure services (water supply or wastewater disposal) and that provides a renewable, sustainable alternative source of energy to benefit the community.

--- OR ---

Option ‘B’: Conclusions with Supporting Findings of Fact for DENIAL:

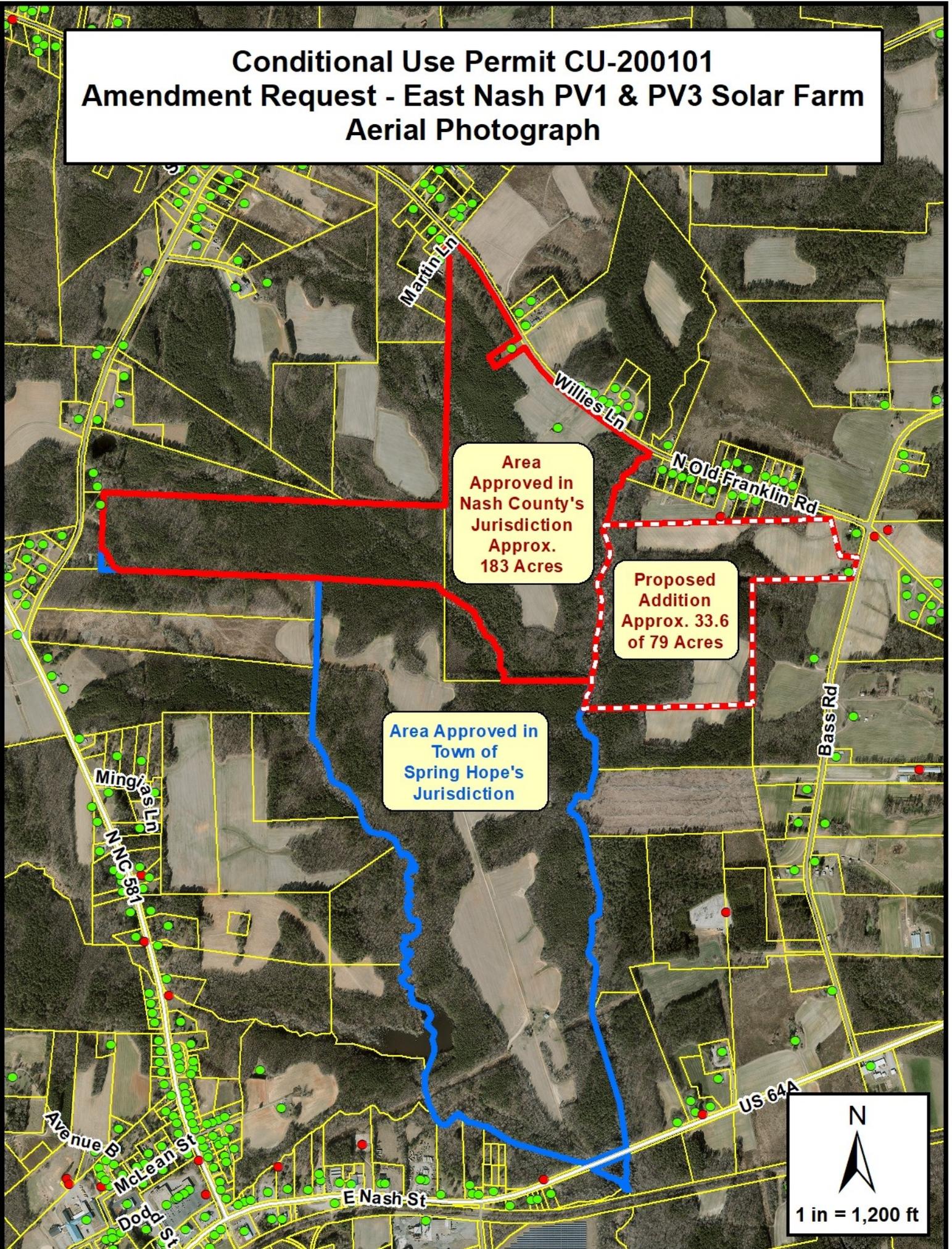
In order to deny the request to amend the conditional use permit, the Board needs only to identify any one or more of the applicable standards listed above that the proposed development would fail to satisfy and then adopt findings of fact to support that conclusion based upon the evidence and testimony presented at the public hearing.

MOTION #2: APPROVE OR DENY THE CONDITIONAL USE PERMIT AMENDMENT:

*I move that the Nash County Board of Commissioners **APPROVE** or **DENY** (choose **one**) the request to amend Conditional Use Permit CU-200101 to expand the previously approved East Nash PV1 photovoltaic solar farm to include the proposed East Nash PV3 addition, subject to the following addition to Condition #5:*

A Certificate of Compliance shall be issued by the Nash County Environmental Health Division prior to the construction of the solar farm facility in order to ensure the protection of any existing on-site well or septic system serving the residential dwelling located on the subject property at 1050 Bass Road, Nashville, NC 27856.

Conditional Use Permit CU-200101 Amendment Request - East Nash PV1 & PV3 Solar Farm Aerial Photograph



**Conditional Use Permit CU-200101
Amendment Request - East Nash PV1 & PV3 Solar Farm
Zoning Map**

**A1
(Agricultural)**

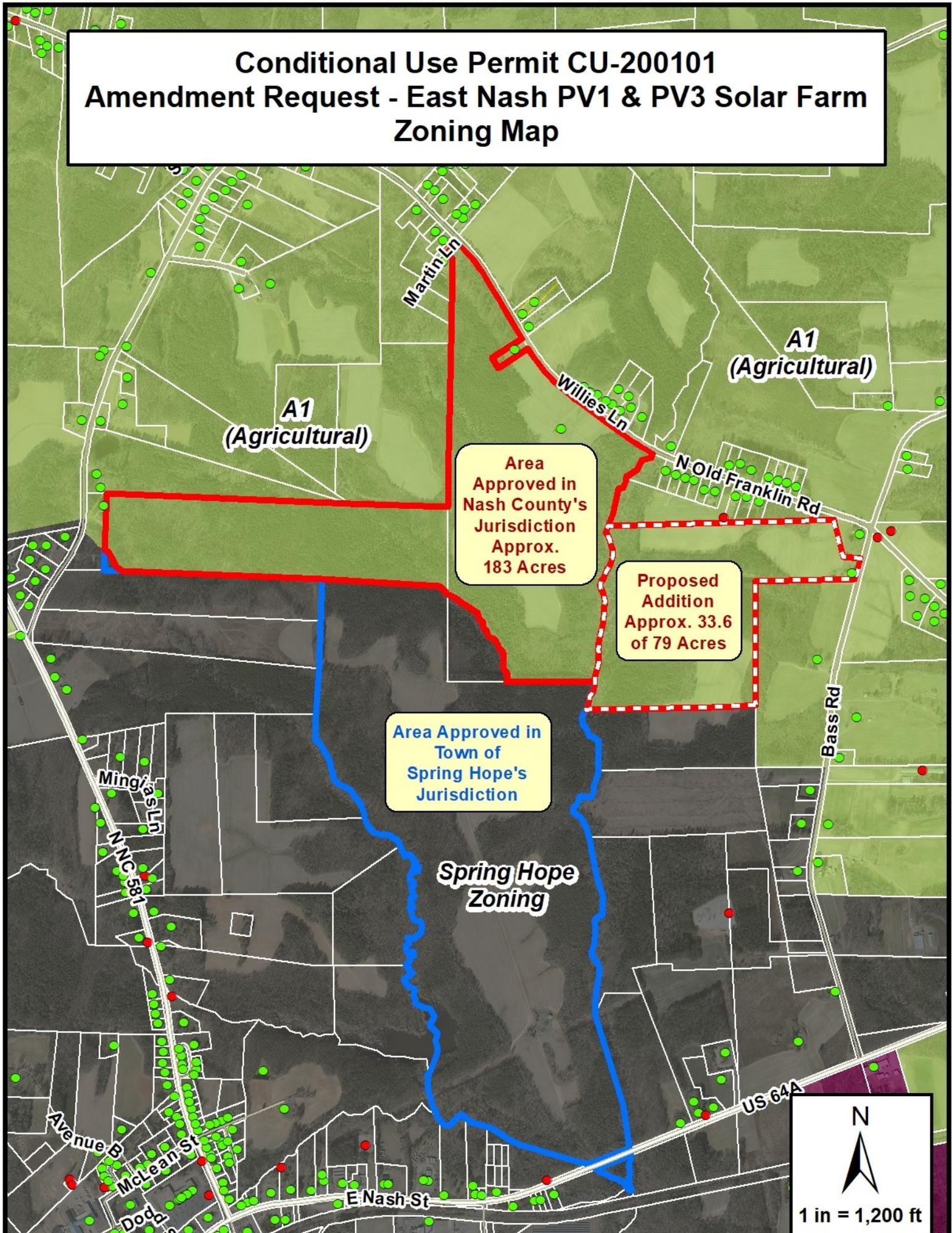
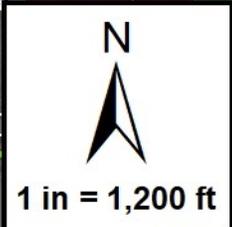
**A1
(Agricultural)**

Area
Approved in
Nash County's
Jurisdiction
Approx.
183 Acres

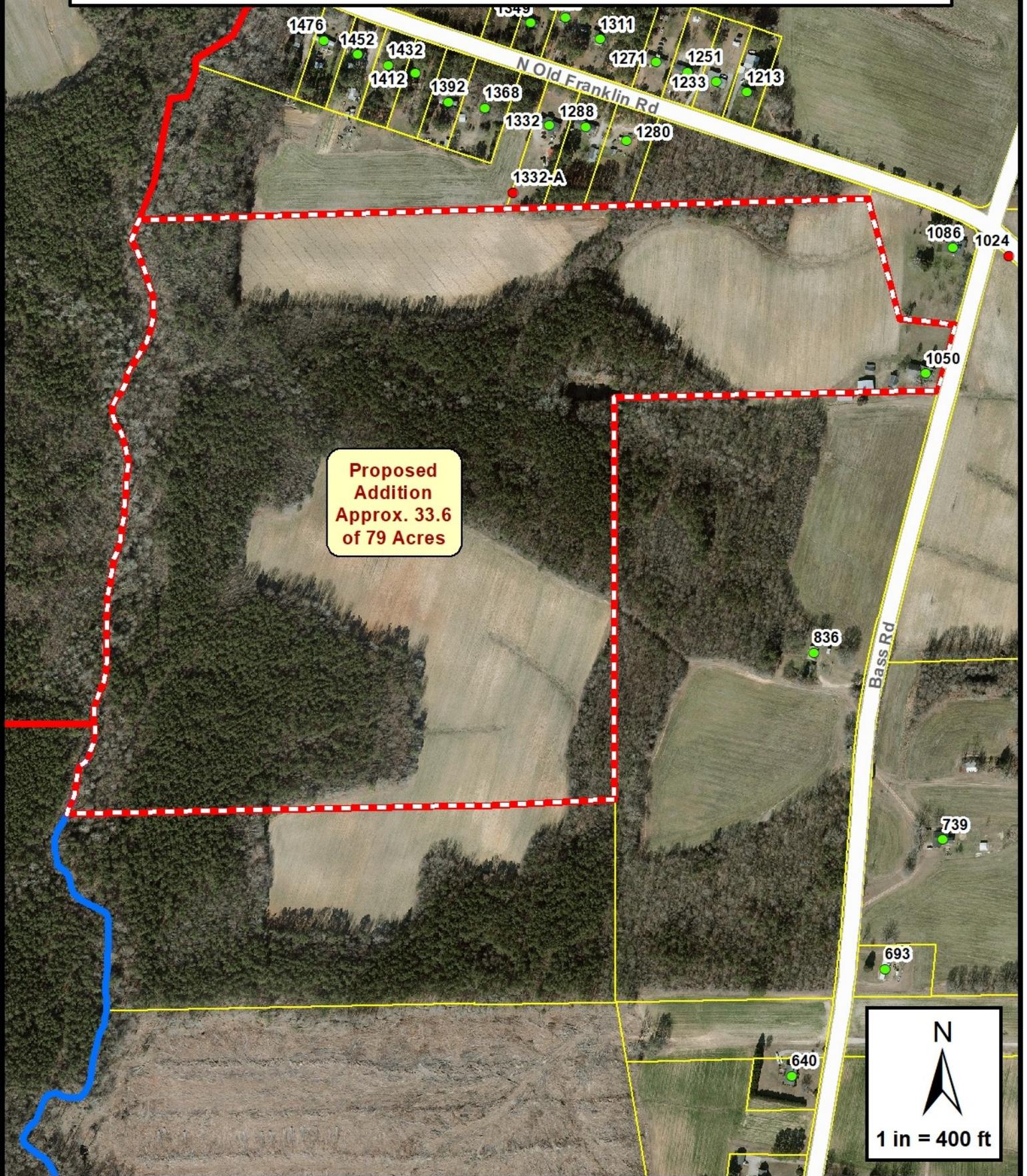
Proposed
Addition
Approx. 33.6
of 79 Acres

Area Approved in
Town of
Spring Hope's
Jurisdiction

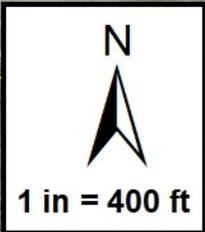
**Spring Hope
Zoning**



**Conditional Use Permit CU-200101
Amendment Request - East Nash PV1 & PV3 Solar Farm
Aerial Photograph**



**Proposed
Addition
Approx. 33.6
of 79 Acres**



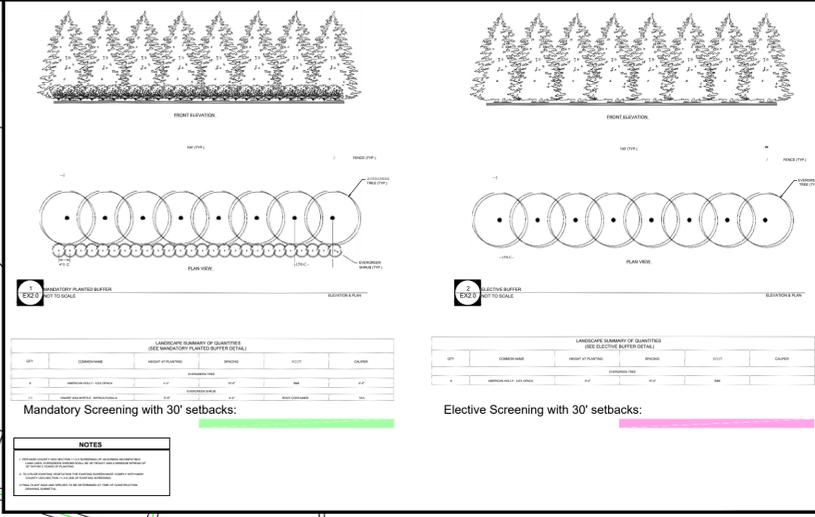
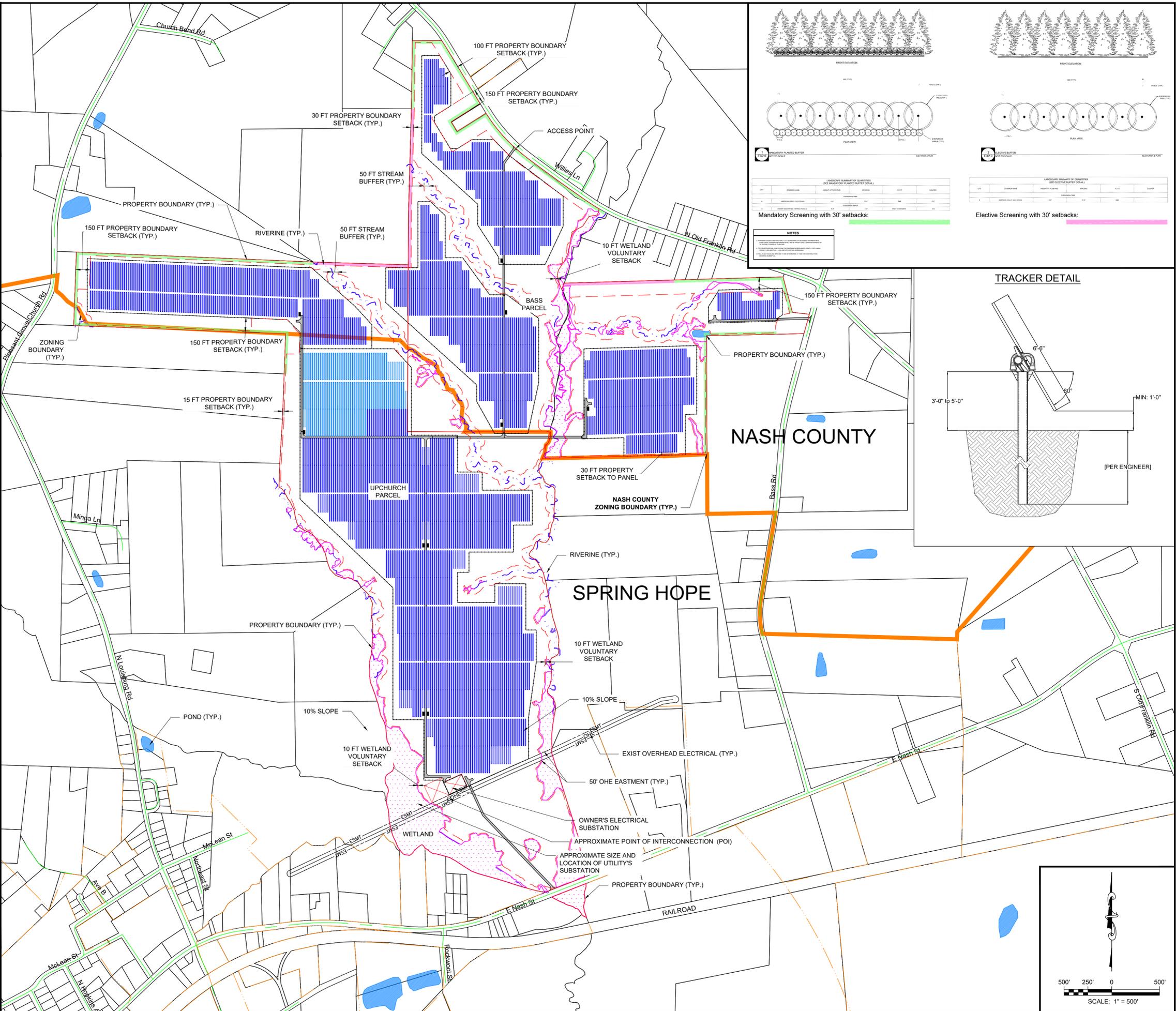
GENERAL PROJECT INFORMATION	
PROJECT NAME:	EAST NASH
PROJECT ADDRESS:	LAT.: 35.956 °, LON.: 78.094 °
DEVELOPER NAME:	ECOPLEXUS, INC.
DEVELOPER ADDRESS:	101 2ND ST., STE. 1250, SAN FRANCISCO, CA 94105
GENERAL SYSTEM INFORMATION	
MODULE:	HANWHA Q. PEAK DUO L-G52 400
QUANTITY:	145,665
INVERTER:	SMA SUNNY CENTRAL 4000 UP - US
QUANTITY:	19
MOUNTING SYSTEM:	TBD
MOUNTING SYSTEM TYPE:	SINGLE-AXIS TRACKER 45° TILT, 90° AZIMUTH, 33.0% GCR
SYSTEM SIZE (DC):	65.0 MW
SYSTEM SIZE (AC):	49.4 MW
TOTAL UTILIZED AREA:	298.4 ACRES
UTILIZED AREA BY PARCEL:	147.8 ACRES NASH COUNTY 150.6 ACRES SPRING HOPE TOWN

- ### NASH COUNTY LANDSCAPING REQUIREMENTS
- (B) INDUSTRIAL AND COMMERCIAL USES WHENEVER AN INDUSTRIAL OR COMMERCIAL USE IS PROPOSED TO BE LOCATED SUCH THAT THE PRINCIPAL BUILDING, ACCESSORY BUILDING(S), OUTDOOR USE AREAS, OR PARKING AND LOADING AREAS ARE WITHIN 100 FEET OF A LOT WHICH IS USED FOR RESIDENTIAL PURPOSES OR WHICH IS ZONED FOR RESIDENTIAL USE, THE INDUSTRIAL OR COMMERCIAL USE SHALL PROVIDE SCREENING IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- (1) A MINIMUM 25-FOOT PERPETUALLY MAINTAINED NATURAL OR PLANTED BUFFER YARD SHALL BE PROVIDED ALONG ALL PROPERTY LINES DIRECTLY ADJUTING A RESIDENTIALLY USED OR ZONED LOT.
 - (2) THE BUFFER YARD SHALL CONTAIN 3 CANOPY TREES AND 5 UNDERSTORY TREES PER 100 LINEAR FEET OF BUFFER YARD. CANOPY TREES SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AND 2 INCHES IN CALIPER (MEASURED 6 INCHES ABOVE GRADE) WHEN PLANTED. WHEN MATURE, A CANOPY TREE SHOULD BE AT LEAST 40 FEET HIGH AND HAVE A CROWN WIDTH OF 30 FEET OR GREATER. UNDERSTORY TREES SHALL BE A MINIMUM OF 4 FEET HIGH AND 1 INCH IN CALIPER (MEASURED 6 INCHES ABOVE GRADE) WHEN PLANTED. NASH COUNTY UDO PAGE 11 - 28 - OF 105
 - (3) THE BUFFER YARD SHALL ALSO CONTAIN 25 SHRUBS PER 100 LINEAR FEET OF BUFFER YARD. ALL SHRUBS SHALL BE OF A SPECIES WHICH CAN BE EXPECTED TO REACH A MINIMUM HEIGHT OF 36 INCHES AND A MINIMUM SPREAD OF 30 INCHES WITHIN 3 YEARS OF PLANTING.
 - (4) ALL PORTIONS OF THE BUFFER YARD NOT PLANTED WITH TREES OR SHRUBS OR COVERED BY A WALL OR OTHER BARRIER SHALL BE PLANTED WITH GRASS, GROUND COVER, OR NATURAL MULCH OF A MINIMUM DEPTH OF 3 INCHES.

- ### GENERAL NOTES
1. THE PURPOSE OF THIS PLAN IS TO PROVIDE THE TOWN OF SPRING HOPE AND NASH COUNTY WITH ADEQUATE INFORMATION TO GRANT A SPECIAL/CONDITIONAL USE PERMIT FOR A SOLAR POWER PLANT.
 2. THE PROJECT EXTENTS REFLECT THE PROPOSED LOCATION OF THE SOLAR FACILITY; HOWEVER, PERMITTING (STATE AND FEDERAL), AND EQUIPMENT AVAILABILITY MAY REQUIRE MODIFICATIONS TO THE SOLAR ARRAY WITHIN THE FENCED AREA. ANY CHANGES TO THE FENCE THAT INCREASE THE AREA WITHIN THE FENCE WILL BE SUBMITTED FOR STAFF LEVEL REVIEW. THE FINAL ISSUED FOR CONSTRUCTION (IFC) DRAWINGS WILL BE PROVIDED TO THE COUNTY.
 3. CURRENT OWNER: UPCHURCH J E HEIRS ET. 5201 PINE WAY DURHAM, NC 27712
FAMILY ACREAGE LLC PO BOX 4, NASHVILLE, NC 27856
EARL AND ROSALENE BASS 1050 BASS RD, NASHVILLE, NC 27856
 4. PARCEL ACREAGE / PIN: 318.82 AC / 286000764551 / DB 2819 PG 614
130.49 AC / 286000891057 / DB 2895 PG 772
91.01 AC / 287000092021 / DB 793 PG 165
 5. PARCEL CURRENT ZONING: A1
 6. SETBACKS (FT): 50' FRONT 15' SIDE 30' REAR
 7. AREAS WITHIN THE FENCE OF THE PROPOSED SOLAR ARRAY (ACRES): 251.68
 8. PARCEL LINE DATA HAS BEEN OBTAINED FROM NASH COUNTY ONLINE GIS.
 9. WETLAND INFORMATION HAS BEEN OBTAINED FROM NATIONAL WETLAND INVENTORY, ONLINE DATABASE (USFWS NWI)
 10. SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA; (FEMA PANEL 3720286000J, EFFECTIVE DATE: 11/3/2004).
 11. NO PERMANENT LIGHTING IS PROPOSED FOR THIS SITE.
 12. ON-SITE STRUCTURES WILL NOT EXCEED 15-FEET IN HEIGHT EXCLUDING UTILITY POLES.
 13. DURING REGULAR OPERATION THE SITE WILL BE UNMANNED AND MONITORED REMOTELY.
 14. A DRIVEWAY PERMIT (OR PERMITS) WILL BE OBTAINED FROM DOT PRIOR TO CONSTRUCTION.
 15. AN EROSION AND SEDIMENT CONTROL PERMIT WILL BE OBTAINED FROM DEQ PRIOR TO CONSTRUCTION.
 16. BUILDING AND ELECTRICAL PERMITS WILL BE OBTAINED BY THE DEVELOPER PRIOR TO COMMENCEMENT OF EACH RESPECTIVE ACTIVITY.
 17. A TEMPORARY STAGING AREA WILL BE ESTABLISHED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION THIS AREA WILL BE REMOVED. ANY SOIL OR GRAVEL PATHS MAY REMAIN FOR LONG-TERM SITE ACCESS.
 18. THE PROPOSED SOLAR ARRAY WILL BE ENCLOSED BY A 6-FOOT TALL CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE ALONG THE TOP. TOTAL FENCE HEIGHT WILL BE 7-FEET.
 19. GATE CODES WILL BE PROVIDED TO LOCAL EMERGENCY PERSONNEL.
 20. SIGNAGE WILL BE PLACED ON THE OUTSIDE OF THE FENCE PER CODE NEC 110.34 (C).

NOTE:
PARCELS, TOPOGRAPHY, ROADS, WETLANDS, STREAMS, PONDS, EASEMENTS, RIGHT-OF-WAYS, UTILITIES, ETC., ARE OBTAINED FROM COUNTY GIS DATA.

THIS DRAWING IS THE PROPERTY OF ECOPLEXUS INC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY ECOPLEXUS INC. NO PART IS TO BE DISCLOSED TO OTHERS OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ECOPLEXUS INC. OR ITS SUBSIDIARIES.



ecoplexus
ECOPLEXUS, Inc. 11390
101 Second Street, Ste. 1250
San Francisco, CA 94105
Ph: 415-629-1802
F: 415-449-3466
NC License No.: D-0392

STAMP/SEAL
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

ENC. FIRM OF RECORD INFORMATION

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

EAST NASH
1625 N OLD FRANKLIN RD
NASH COUNTY / TOWN OF SPRING HOPE
NORTH CAROLINA

CIVIL REVIEW: JMH
DEV. REVIEW: MW
DESIGNED BY: BAB
DRAWN BY: AG
SCALE: 1"=500'
DATE: 05/04/2020

DRAWING DESCRIPTION:
ZONING PLAN
DRAWING No:
PV2-3.1

GENERAL PROJECT INFORMATION

PROJECT NAME: EAST NASH
 PROJECT ADDRESS: LAT.: 35.956 °, LON.: 78.094 °
 DEVELOPER NAME: ECOPLEXUS, INC.
 DEVELOPER ADDRESS: 101 2ND ST., STE. 1250, SAN FRANCISCO, CA 94105

GENERAL SYSTEM INFORMATION

MODULE: HANWHA Q. PEAK DUO L-G52 400
 QUANTITY: 145,665
 INVERTER: SMA SUNNY CENTRAL 4000 UP - US
 QUANTITY: 19
 MOUNTING SYSTEM: TBD
 MOUNTING SYSTEM TYPE: SINGLE-AXIS TRACKER 45° TILT, 90° AZIMUTH, 33.0% GCR
 SYSTEM SIZE (DC): 65.0 MW
 SYSTEM SIZE (AC): 49.4 MW
 TOTAL UTILIZED AREA: 298.4 ACRES
 UTILIZED AREA BY PARCEL: 147.8 ACRES NASH COUNTY
 150.6 ACRES SPRING HOPE TOWN

NASH COUNTY LANDSCAPING REQUIREMENTS

(B) INDUSTRIAL AND COMMERCIAL USES WHENEVER AN INDUSTRIAL OR COMMERCIAL USE IS PROPOSED TO BE LOCATED SO THAT THE PRINCIPAL BUILDING, ACCESSORY BUILDING(S), OUTDOOR USE AREAS, OR PARKING AND LOADING AREAS ARE WITHIN 100 FEET OF A LOT WHICH IS USED FOR RESIDENTIAL PURPOSES OR WHICH IS ZONED FOR RESIDENTIAL USE, THE INDUSTRIAL OR COMMERCIAL USE SHALL PROVIDE SCREENING IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- (1) A MINIMUM 25-FOOT PERPETUALLY MAINTAINED NATURAL OR PLANTED BUFFER YARD SHALL BE PROVIDED ALONG ALL PROPERTY LINES DIRECTLY ADJUTING A RESIDENTIALLY USED OR ZONED LOT.
- (2) THE BUFFER YARD SHALL CONTAIN 3 CANOPY TREES AND 5 UNDERSTORY TREES PER 100 LINEAR FEET OF BUFFER YARD. CANOPY TREES SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AND 2 INCHES IN CALIPER (MEASURED 6 INCHES ABOVE GRADE) WHEN PLANTED. WHEN MATURE, A CANOPY TREE SHOULD BE AT LEAST 40 FEET HIGH AND HAVE A CROWN WIDTH OF 30 FEET OR GREATER. UNDERSTORY TREES SHALL BE A MINIMUM OF 4 FEET HIGH AND 1 INCH IN CALIPER (MEASURED 6 INCHES ABOVE GRADE) WHEN PLANTED. NASH COUNTY UDO PAGE 11 - 28 - OF 105
- (3) THE BUFFER YARD SHALL ALSO CONTAIN 25 SHRUBS PER 100 LINEAR FEET OF BUFFER YARD. ALL SHRUBS SHALL BE OF A SPECIES WHICH CAN BE EXPECTED TO REACH A MINIMUM HEIGHT OF 36 INCHES AND A MINIMUM SPREAD OF 30 INCHES WITHIN 3 YEARS OF PLANTING.
- (4) ALL PORTIONS OF THE BUFFER YARD NOT PLANTED WITH TREES OR SHRUBS OR COVERED BY A WALL OR OTHER BARRIER SHALL BE PLANTED WITH GRASS, GROUNDCOVER, OR NATURAL MULCH OF A MINIMUM DEPTH OF 3 INCHES.

GENERAL NOTES

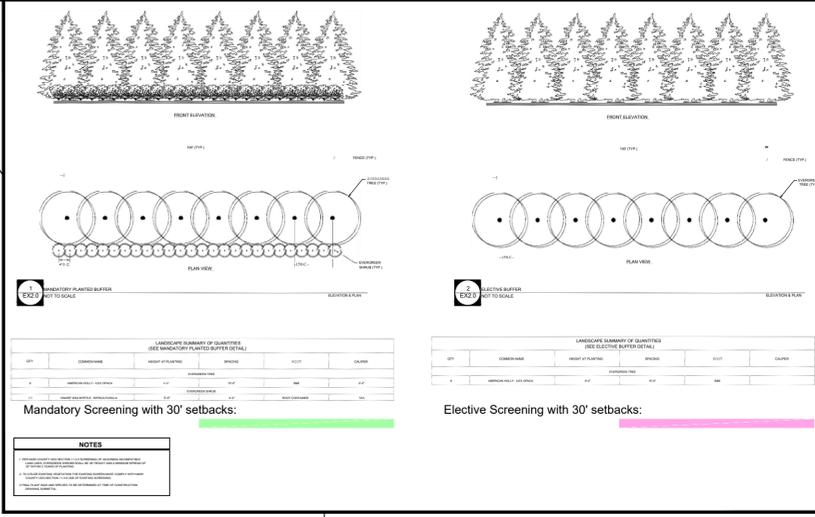
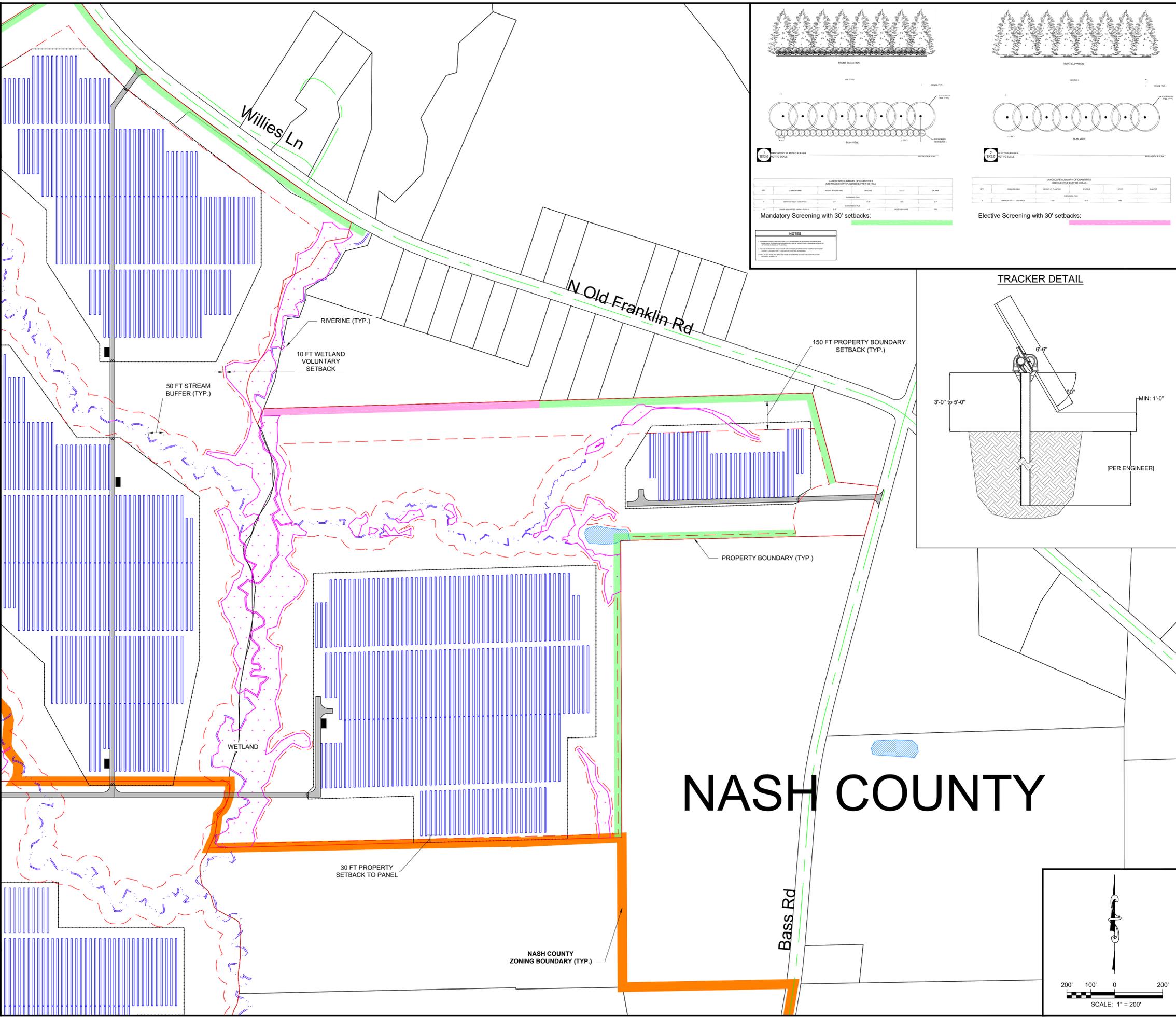
1. THE PURPOSE OF THIS PLAN IS TO PROVIDE THE TOWN OF SPRING HOPE AND NASH COUNTY WITH ADEQUATE INFORMATION TO GRANT A SPECIAL/CONDITIONAL USE PERMIT FOR A SOLAR POWER PLANT.
2. THE PROJECT EXTENTS REFLECT THE PROPOSED LOCATION OF THE SOLAR FACILITY; HOWEVER, PERMITTING (STATE AND FEDERAL), AND EQUIPMENT AVAILABILITY MAY REQUIRE MODIFICATIONS TO THE SOLAR ARRAY WITHIN THE FENCED AREA. ANY CHANGES TO THE FENCE THAT INCREASE THE AREA WITHIN THE FENCE WILL BE SUBMITTED FOR STAFF LEVEL REVIEW. THE FINAL ISSUED FOR CONSTRUCTION (IFC) DRAWINGS WILL BE PROVIDED TO THE COUNTY.
3. CURRENT OWNER: UPCHURCH J E HEIRS ET.
 5201 PINE WAY
 DURHAM, NC 27712

 FAMILY ACREAGE LLC
 PO BOX 4, NASHVILLE, NC 27856

 EARL AND ROSALENE BASS
 1050 BASS RD, NASHVILLE, NC 27856
4. PARCEL ACREAGE / PIN: 318.82 AC / 286000764551 / DB 2819 PG 614
 130.49 AC / 286000891057 / DB 2895 PG 772
 91.01 AC / 287000092021 / DB 793 PG 165
5. PARCEL CURRENT ZONING: A1
6. SETBACKS (FT): 50' FRONT 15' SIDE 30' REAR
7. AREAS WITHIN THE FENCE OF THE PROPOSED SOLAR ARRAY (ACRES): 251.68
8. PARCEL LINE DATA HAS BEEN OBTAINED FROM NASH COUNTY ONLINE GIS.
9. WETLAND INFORMATION HAS BEEN OBTAINED FROM NATIONAL WETLAND INVENTORY, ONLINE DATABASE (USFWS NWI)
10. SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA; (FEMA PANEL 372028600J, EFFECTIVE DATE: 11/3/2004).
11. NO PERMANENT LIGHTING IS PROPOSED FOR THIS SITE.
12. ON-SITE STRUCTURES WILL NOT EXCEED 15-FEET IN HEIGHT EXCLUDING UTILITY POLES.
13. DURING REGULAR OPERATION THE SITE WILL BE UNMANNED AND MONITORED REMOTELY.
14. A DRIVEWAY PERMIT (OR PERMITS) WILL BE OBTAINED FROM DOT PRIOR TO CONSTRUCTION.
15. AN EROSION AND SEDIMENT CONTROL PERMIT WILL BE OBTAINED FROM DEQ PRIOR TO CONSTRUCTION.
16. BUILDING AND ELECTRICAL PERMITS WILL BE OBTAINED BY THE DEVELOPER PRIOR TO COMMENCEMENT OF EACH RESPECTIVE ACTIVITY.
17. A TEMPORARY STAGING AREA WILL BE ESTABLISHED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION THIS AREA WILL BE REMOVED. ANY SOIL OR GRAVEL PATHS MAY REMAIN FOR LONG-TERM SITE ACCESS.
18. THE PROPOSED SOLAR ARRAY WILL BE ENCLOSED BY A 6-FOOT TALL CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE ALONG THE TOP. TOTAL FENCE HEIGHT WILL BE 7-FEET.
19. GATE CODES WILL BE PROVIDED TO LOCAL EMERGENCY PERSONNEL.
20. SIGNAGE WILL BE PLACED ON THE OUTSIDE OF THE FENCE PER CODE NEC 110.34 (C).

NOTE:
 PARCELS, TOPOGRAPHY, ROADS, WETLANDS, STREAMS, PONDS, EASEMENTS, RIGHT-OF-WAYS, UTILITIES, ETC., ARE OBTAINED FROM COUNTY GIS DATA.

THIS DRAWING IS THE PROPERTY OF ECOPLEXUS INC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY ECOPLEXUS INC. NO PART IS TO BE DISCLOSED TO OTHERS OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ECOPLEXUS INC. OR ITS SUBSIDIARIES.



MANDATORY SCREENING WITH 30' SETBACKS:

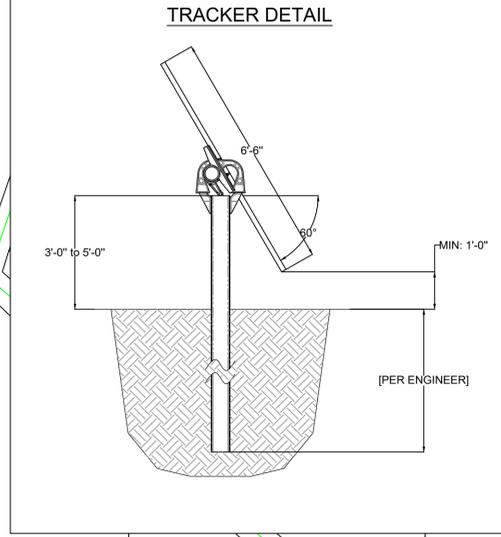
SP	DESCRIPTION	HEIGHT OF PLANTING	SPACING	DEPTH	DEPTH	DEPTH

ELECTIVE SCREENING WITH 30' SETBACKS:

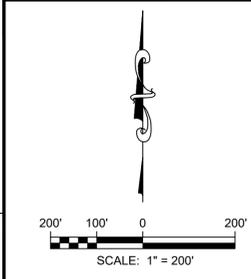
SP	DESCRIPTION	HEIGHT OF PLANTING	SPACING	DEPTH	DEPTH	DEPTH

NOTES:

1. SCREENING SHALL BE PROVIDED ALONG ALL PROPERTY LINES ADJUTING RESIDENTIALLY USED OR ZONED LOTS.
2. SCREENING SHALL BE PROVIDED ALONG ALL PROPERTY LINES ADJUTING LOTS WITHIN THE FENCED AREA.
3. SCREENING SHALL BE PROVIDED ALONG ALL PROPERTY LINES ADJUTING LOTS WITHIN THE FENCED AREA.
4. SCREENING SHALL BE PROVIDED ALONG ALL PROPERTY LINES ADJUTING LOTS WITHIN THE FENCED AREA.



NASH COUNTY



ecoplexus
 ECOPLEXUS, Inc.
 101 Second Street, Ste. 1250
 San Francisco, CA 94105
 Ph: 415-629-1802
 Fx: 415-449-3466
 NC License No.: D-0392

STAMP/SEAL
PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

ENC. FIRM OF RECORD INFORMATION

NO.	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

EAST NASH
 1625 N OLD FRANKLIN RD
 NASH COUNTY / TOWN OF SPRING HOPE
 NORTH CAROLINA

CIVIL REVIEW:	JMH
DEV. REVIEW:	MW
DESIGNED BY:	BAB
DRAWN BY:	AG
SCALE:	1" = 200'
DATE:	05/04/2020

DRAWING DESCRIPTION:
CONCEPT PLAN NEW PARCEL

DRAWING No:
PV2-3.2

File: D:\ecoplexus\East_Nash\02_Design\Civil\CAD files\East_Nash_PV2&3 - Zoning Plan - 202004.dwg, Layout: NEW_PARCEL, By: Aldo, Pldtst: Mon May 04, 2020 at 11:59am, XREFs Used: IMAGES, Usdref:

**Statement of Justification in Support of Conditional Use Permit
for East Nash PV3
(additional parcel for East Nash PV1 Project)
South of N. Old Franklin Rd. and East of Bass Rd. near Bass Crossroads
Project Narrative**

This document is in support of a conditional use permit for a proposed solar energy system, (solar farm), East Nash PV3 to be developed on parcel number 287000092021. Site access will be off of Bass Rd. This request is associated with the East Nash PV1 project, with CUP approval from Nash County Commissioners in February 2020 and Spring Hope Town Special Use Permit approval from 2013 that was renewed in April of 2019. That site, as approved, was land constrained and when adjacent land became available the applicant acquired it in order to increase the overall project productivity. The solar farm will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground. These rows of panels are referred to as “solar arrays.” The solar arrays will be a tracking system facing east and following the sun throughout the day in order to receive the maximum amount of solar energy. Solar components will comply with the current edition of the National Electric Code, be UL listed (or equivalent), and designed with an anti-reflective coating.

The power generated from the solar farm will be sold Duke Energy Progress (DEP) for use by consumers to replace energy produced from a non-renewable source.

Ecoplexus develops, constructs, owns, and operates utility-scale solar photovoltaic projects in the 10-300 MW range, in the U.S., Japan, and Latin America and has been in operation since 2009. To date, the Company has constructed and financed over 80 projects, totaling approximately \$600 million in project value. Ecoplexus provides operation and maintenance (O&M) services to investors/owners for approximately 55 projects. The Company is headquartered in the Research Triangle Park with offices in San Francisco, Dallas, Mexico City, and Tokyo.

Statements of Justification

The proposed solar farm is permitted as a Conditional Use use in the Table of Permitted Uses in the Nash County Unified Development Ordinance for the A1 district. The proposed solar farm will comply with all the requirements and development standards of UDO Article XI, Section 11-4.72(a) as can be seen in the attached site plan. The proposed solar farm will meet all required setbacks, buffering, noise, and lighting requirements.

Solar energy is essential and desirable to the public convenience and welfare. Demand for electricity has increased in recent years, and our society is currently dependent upon conventional sources of power such as coal, gas, and nuclear energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruption and public safety risk to maintain or extract. Solar energy is a clean, cheap, unlimited resource with little environmental impact.

Allowing the property to develop as a solar farm provides an opportunity for locally generated energy resources in Nash County and creates income for the property owners and tax base for the County. Solar farms allow property owners to maintain large tracts of land that are easily redeveloped at the appropriate time in the future.



The proposed solar farm will not substantially injure the value of adjoining or abutting property. Solar farms make good neighbors. They are quiet and have minimal moving parts. The only sound produced occurs during daylight hours with the quiet hum of electrical transformers and invertors delivering solar power to the grid. At night, when the sun is not available, there is no energy being created and no sound on the site. The solar panels are designed to absorb light, rather than reflect it, which mitigates glare concerns for adjoining properties.

A) Will not materially endanger the public health or safety:

1. The solar panels that comprise the solar arrays are made primarily of glass; they do not contain dangerous materials, nor do they emit dust, noxious fumes or liquids.
2. All solar equipment will be at least 50' set back from any public right-of-way and 30' from any other property lines. Additionally, all solar equipment will be a minimum of 150' from any residence on or off-site.
3. The solar panels are designed to absorb light, rather than reflect it, which mitigates glare concerns for adjoining properties
4. All equipment shall be enclosed by a fence that is at least six feet in height. A twenty-five-foot vegetative buffer shall be placed along the perimeter of the buffer where adjacent parcels have residences. This buffer will consist of a combination of fence and hedges/shrubs. Existing vegetation may be used in lieu of providing additional vegetation.
5. The active area of the solar array public utility will be enclosed by a six foot (6') high fence and gated for security purposes. Access codes to the gate will be provided to local police, fire and emergency service providers. Vehicular access to the site is adequate for the use proposed and for emergency services. The facility shall meet all requirements of the NC State Building Code.
6. All components will have a UL listing and be designed with an anti-reflective coating. Individual panels and arrays will be placed such as to minimize the glare towards adjacent buildings or rights-of-way.
7. The site will generate almost no traffic. Employees will visit the site once a week for routine maintenance of the arrays and the property.
8. All facilities will be built in compliance with the NC Building and Electrical Codes, as well as the Building and Electrical Codes of Nash County. All facilities will be inspected by a Nash County building inspector.

B) Will not substantially injure the value of adjoining or abutting property:

1. The proposed solar farm will not adversely affect neighboring or adjacent properties since solar farms are low-impact, passive development: they do not require water/sewer, they do not add children to schools and once constructed have less visits than a typical single-family home.
2. Appraisal reports that have been supplied show that solar farms do not injure property values to neighboring properties.
3. Noise levels will be minimized to the extent practicable. Noise levels at any property line shall not exceed fifty decibels where adjacent to residences or a residential district.

C) Will be in harmony with the area in which it is located:

1. The proposed solar farm is consistent with the land use pattern that exists in the area today. Neighboring properties are being utilized as agricultural, residential, vacant, and forested uses. Solar farms are a low-impact, passive development: they are quiet and they do not create the



- noise, dust, or odor as a traditional "farm" can. Solar panels are shorter in height than single family residences and agricultural buildings.
2. Solar farm should not generate significant noise, dust, or odor and will be surrounded by a 25-foot-wide vegetative screening buffer.
 3. Solar farms can exist in harmony with other surrounding land uses while providing a clean, renewable alternative energy source.

D) Will be in general conformity with the land development plan or other plans officially adopted by the Board of Commissioners:

1. Solar farms are low-impact, passive development: they do not require water/sewer, they do not add children to schools and once constructed have less visits than a typical single-family home.
2. Solar Farms are allowed in the A1 District with a Conditional Use Permit per Nash County UDO Article XI, Section 11-4.72(a) with specific requirements.
3. Solar farms provide an opportunity for locally generated energy resources in Nash County and creates income for the property owners and tax base for the County without stressing critical infrastructure like roads, schools, emergency services, etc.





Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

April 16, 2020

Forrest Melvin
Ecoplexus, Inc.
807 East Main Street
Suite 6-050
Durham, NC 27701

RE: East Nash Solar, Spring Hope, Nash County, NC

Ms. Melvin

At your request, I have considered the impact of a proposed solar farm to be constructed on approximately 298.40 acres out of a parent tract assemblage of 540.32 acres located on N. Old Franklin Road, Spring Hope, North Carolina. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in North Carolina, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a report of a real property appraisal consulting assignment. My client is Ecoplexus, Inc. represented to me by Forrest Melvin. My findings support the SUP application. The effective date of this consultation is April 16, 2020.

Conclusion

The matched pair analysis in the attached report shows no impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where there is sufficient setbacks and buffering as identified in the analysis. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

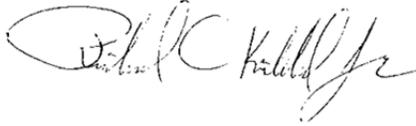
Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by N.C. Courts or overturned by N.C. Courts when a board found otherwise (see, for example *Dellinger v. Lincoln County*). Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments. Industrial uses rarely absorb negative impacts from adjoining uses. This same pattern of development has been identified in this report showing that this is not a local phenomenon, but found in Virginia, North Carolina, Maryland, Tennessee, and Florida as representative of the Mid-Atlantic and Southeastern U.S.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more

intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Nicholas D. Kirkland
Licensed Residential Appraiser



Standards and Methodology

I conducted this analysis using the standards and practices established by the North Carolina Appraisal Board, the Appraisal Institute, and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in North Carolina and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts of North Carolina at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

Determining what is an External Obsolescence

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tend to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.
- 3) Noise. Solar farms generate no noise concerns and are silent at night.
- 4) Environmental. Solar farms do not produce toxic or hazardous waste. NCDEQ does not consider the panels to be impervious surfaces that impede groundwater absorption or cause runoff.
- 5) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbor from fully using their homes or farms or businesses for the use intended.

Proposed Use Description

The proposed solar farm is to be constructed on approximately 298.40 acres out of a parent tract assemblage of 540.32 acres located on N. Old Franklin Road, Spring Hope, North Carolina. Adjoining land is a mix of residential and agricultural uses.

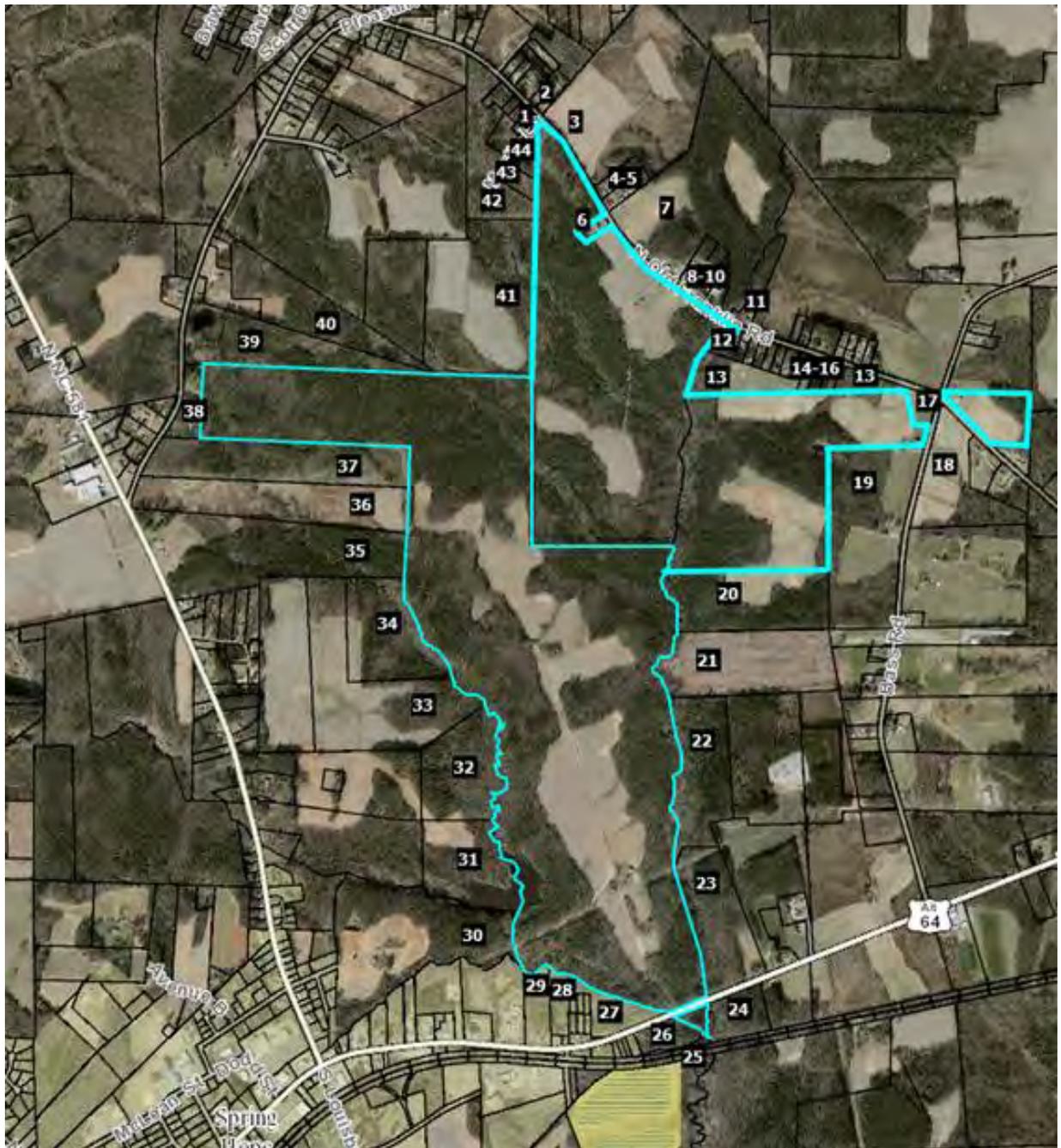
Adjoining Properties

I have considered adjoining uses and included a map to identify each parcel's location. The breakdown of those uses by acreage and number of parcels is summarized below. The project stipulates that there will be

a minimum of 150 feet from the closest home to the closest panel. The average distance measured for the adjoining parcels is 1,047 feet.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	15.51%	63.64%
Agricultural	31.87%	25.00%
Agri/Res	52.62%	11.36%
Total	100.00%	100.00%



Surrounding Uses

#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
1	8910	Lucas	0.69	Residential	0.07%	2.27%	555
2	25324	Evans	1.38	Residential	0.14%	2.27%	720
3	9560	Edwards	48.58	Agricultural	5.04%	2.27%	N/A
4	40159	Tharrington	1.90	Residential	0.20%	2.27%	285
5	36732	Tharrington	1.90	Residential	0.20%	2.27%	420
6	5701	Parker	1.00	Residential	0.10%	2.27%	240
7	6983	Bass	55.23	Agri/Res	5.73%	2.27%	250
8	5433	Bass	2.07	Residential	0.21%	2.27%	275
9	5441	Bass	2.18	Residential	0.23%	2.27%	270
10	10175	Bass	1.79	Residential	0.19%	2.27%	395
11	4973	Applewhite	3.89	Residential	0.40%	2.27%	655
12	42336	Evans	1.79	Residential	0.19%	2.27%	595
13	9345	Sykes	11.63	Residential	1.21%	2.27%	N/A
14	42333	Richardson	1.00	Residential	0.10%	2.27%	475
15	42334	Baker	1.00	Residential	0.10%	2.27%	410
16	13558	Baker	1.00	Residential	0.10%	2.27%	N/A
17	8615	Tyler	2.78	Residential	0.29%	2.27%	270
18	7282	Bass	18.42	Agricultural	1.91%	2.27%	N/A
19	10249	Winstead	33.40	Agri/Res	3.47%	2.27%	780
20	5336	Bass	25.00	Agricultural	2.59%	2.27%	N/A
21	9342	Sykes	25.00	Agricultural	2.59%	2.27%	N/A
22	33037	Eddins	20.45	Agricultural	2.12%	2.27%	N/A
23	9388	Taylor	20.00	Agricultural	2.08%	2.27%	N/A
24	9312	Bartholomew	6.69	Residential	0.69%	2.27%	N/A
25	310035	Taylor	9.57	Residential	0.99%	2.27%	N/A
26	7539	Ohree	4.41	Residential	0.46%	2.27%	N/A
27	44082	Upchurch	5.30	Residential	0.55%	2.27%	N/A
28	7606	Perry	2.27	Residential	0.24%	2.27%	1,215
29	8923	Jones	5.53	Residential	0.57%	2.27%	1,335
30	9335	Mills	42.00	Agri/Res	4.36%	2.27%	1,945
31	9323	Mills	18.36	Residential	1.91%	2.27%	N/A
32	9321	Jones	18.75	Residential	1.95%	2.27%	N/A
33	9411	Mills	35.20	Agricultural	3.65%	2.27%	N/A
34	9427	Bowden	18.20	Agricultural	1.89%	2.27%	N/A
35	6321	Byrd	27.77	Agricultural	2.88%	2.27%	N/A
36	303038	Bissett	354.96	Agri/Res	36.84%	2.27%	2,610
37	10410	Clark	26.48	Agricultural	2.75%	2.27%	N/A
38	10413	Roman	4.38	Residential	0.45%	2.27%	150
39	10325	Rauen	21.37	Agri/Res	2.22%	2.27%	275
40	310040	Harper	19.54	Residential	2.03%	2.27%	N/A
41	10362	Wood	42.00	Agricultural	4.36%	2.27%	N/A
42	9091	Bass	14.63	Residential	1.52%	2.27%	N/A
43	30582	Costen	1.90	Residential	0.20%	2.27%	N/A
44	40391	Powell	2.13	Residential	0.22%	2.27%	360
Total			963.520		100.00%	100.00%	658

I. Market Analysis of the Impact on Value from Solar Farms

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Kentucky and New Jersey.

I have included a subset of matched pairs on the following pages that highlight NC solar farms with a few from neighboring states. There are numerous additional supplemental matched pairs from other states that I could cite as well.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Harmony of Use section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 600 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

Nash County Recent Data

The matched pair analysis that follows includes sales in Nash County. I have recently gone back through approved and built solar farms in Nash County and found a number of sales adjoining some approved but not built solar farms. I have not included those in the matched pairs, but I have that data available in my files to further supplement the data presented within this report.

Furthermore, I spoke with Keith Brouillard, a local broker with lots for sale on Frazier Road, Spring Hope. He indicated that the land was purchased from Cypress Creek Renewables and was land not needed by that company for their proposed solar farm on the north side of Frazier Road. That solar farm has not been built, but the lots are now being marketed by Mr. Brouillard. The marketing identifies the proposed solar farm across the street. I spoke with the broker and he indicated that no one has expressed any concern regarding the solar farm and that the common comment is “at least their won’t be a subdivision across the street.” That sentiment that the solar farm may not be the first choice for a neighbor, but is a second choice before having adjoining housing is common and supports the lack of impact on property value due to the solar farm.

1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

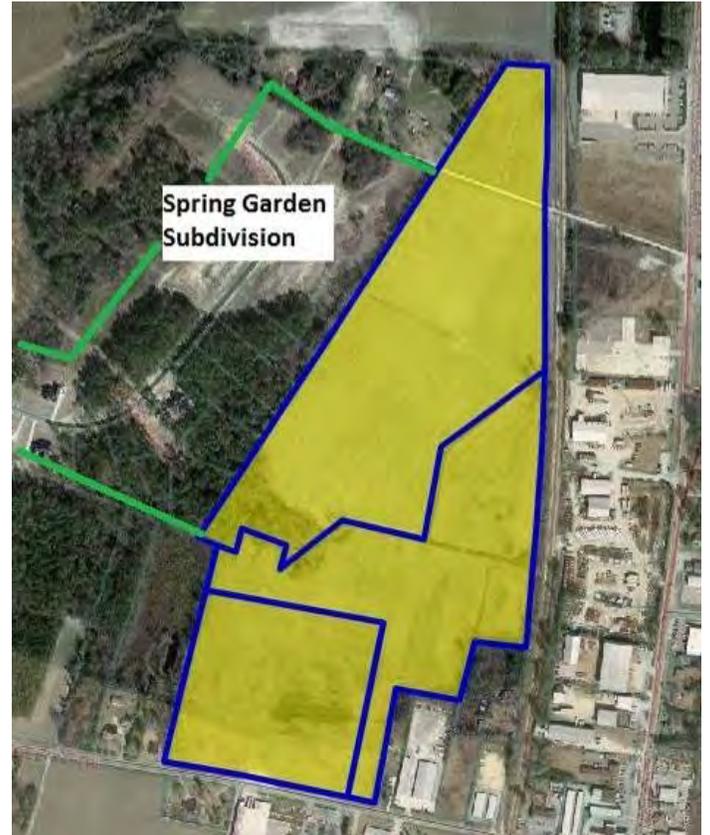
This solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.



	<p>Americana SqFt: 3,194 Bed / Bath: 3 / 3.5</p>	<p>Price: \$237,900</p>	<p>View Now »</p>		<p>Washington SqFt: 3,292 Bed / Bath: 4 / 3.5</p>	<p>Price: \$244,900</p>	<p>View Now »</p>
	<p>Presidential SqFt: 3,400 Bed / Bath: 5 / 3.5</p>	<p>Price: \$247,900</p>	<p>View Now »</p>		<p>Kennedy SqFt: 3,494 Bed / Bath: 5 / 3</p>	<p>Price: \$249,900</p>	<p>View Now »</p>
	<p>Virginia SqFt: 3,449 Bed / Bath: 5 / 3</p>	<p>Price: \$259,900</p>	<p>View Now »</p>				

Matched Pairs

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. This is similar to the discount you see in any market where there is a discount for buying larger volumes. So when you buy a 2 liter coke you pay less per ounce than if you buy a 16 oz. coke. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

AM Best Solar Farm, Goldsboro, NC

View of home in Spring Garden with solar farm located through the trees and panels – photo taken on 9/23/15.



View from vacant lot at Spring Garden with solar farm panels visible through trees taken in the winter of 2014 prior to home construction. This is the same lot as the photo above.

2. Matched Pair – White Cross Solar Farm, Chapel Hill, NC



A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.
 No impact noted for the adjacency to a solar farm according to the broker.
 I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$5,614	\$5,614	\$6,109	\$6,109
Adjustment for Timber	\$500	\$500		
Adjusted	\$6,114	\$6,114	\$6,109	\$6,109
Tract Size	47.20	47.20	59.09	59.09

Percentage Differences

Median Price Per Acre 0%

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

3. Matched Pair – Wagstaff Farm, Roxboro, NC



This solar farm is located at the northeast corner of a 594-acre farm with approximately 30 acres of solar farm area. This solar farm was approved and constructed in 2013.

After approval, 18.82 acres were sold out of the parent tract to an adjoining owner to the south. This sale was at a similar price to nearby land to the east that sold in the same time from for the same price per acre as shown below.

Type	TAX ID	Owner	Acres	Present Use	Date Sold	Price	\$/AC
Adjoins Solar	0918-17-11-7960	Piedmont	18.82	Agricultural	8/19/2013	\$164,000	\$8,714
Not Near Solar	0918-00-75-9812 et al	Blackwell	14.88	Agricultural	12/27/2013	\$130,000	\$8,739

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$8,714	\$8,714	\$8,739	\$8,739
Tract Size	18.82	18.82	14.88	14.88

Percentage Differences

Median Price Per Acre	0%
-----------------------	----

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

4. Matched Pair – Mulberry, Selmer, TN



This solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet away.

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

Adjoining Use Breakdown

	Acreege	Parcels
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
Total	100.00%	100.00%

From the above map, I identified four recent sales of homes that occurred adjoining the solar farm both before and after the announcement of the solar farm. I have adjusted each of these for differences in size and age in order to compare these sales among themselves. As shown below after adjustment, the median value is \$130,776 and the sales prices are consistent with one outlier which is also the least comparable home considered. The close grouping and the similar price per point overall as well as the similar price per square foot both before and after the solar farm.

Matched Pairs

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	2.65	2007	1,511	\$86.04	1 Story	2 Garage
12	0900 A 003.00	Amerson	Aug-12	\$130,000	1.20	2011	1,586	\$81.97	1 Story	2 Garage
15	099C A 003.00	Smallwood	May-12	\$149,900	1.00	2002	1,596	\$93.92	1 Story	4 Garage
16	099C A 002.00	Hessing	Jun-15	\$130,000	1.00	1999	1,782	\$72.95	1 Story	2 Garage
		Average		\$134,975	1.46	2005	1,619	\$83.72		
		Median		\$130,000	1.10	2005	1,591	\$84.00		

#	TAX ID	Owner	Date Sold	Sales Price	Adjustments*					
					Acres	Built	GBA	Style	Parking	Total
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	-\$7,500	\$2,600	\$6,453	\$0	\$0	\$131,553
12	0900 A 003.00	Amerson	Aug-12	\$130,000	\$0	\$0	\$0	\$0	\$0	\$130,000
15	099C A 003.00	Smallwood	May-12	\$149,900	\$0	\$6,746	-\$939	\$0	-\$15,000	\$140,706
16	099C A 002.00	Hessing	Jun-15	\$130,000	\$0	\$7,800	-\$14,299	\$0	\$0	\$123,501
		Average		\$134,975	-\$1,875	\$4,286	-\$2,196	\$0	-\$3,750	\$131,440
		Median		\$130,000	\$0	\$4,673	-\$470	\$0	\$0	\$130,776

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

I also considered a number of similar home sales nearby that were both before and after the solar farm was announced as shown below. These homes are generally newer in construction and include a number of larger homes but show a very similar price point per square foot.

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
099B A 019	Durrance	Sep-12	\$165,000	1.00	2012	2,079	\$79.37	1 Story	2 Garage
099B A 021	Berryman	Apr-12	\$212,000	2.73	2007	2,045	\$103.67	1 Story	2 Garage
0900 A 060	Nichols	Feb-13	\$165,000	1.03	2012	1,966	\$83.93	1 Story	2 Garage
	Average		\$180,667	1.59	2010	2,030	\$88.99		
	Median		\$165,000	1.03	2012	2,045	\$83.93		

Nearby Sales After Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
090N A 040	Carrithers	Mar-15	\$120,000	1.00	2010	1,626	\$73.80	1 Story	2 Garage
099C A 043	Cherry	Feb-15	\$148,900	2.34	2008	1,585	\$93.94	1 Story	2 Garage
	Average		\$134,450	1.67	2009	1,606	\$83.87		
	Median		\$134,450	1.67	2009	1,606	\$83.87		

I then adjusted these nearby sales using the same criteria as the adjoining sales to derive the following breakdown of adjusted values based on a 2011 year built 1,586 square foot home. The adjusted values are consistent with a median rate of \$128,665, which is actually lower than the values for the homes that back up to the solar farm.

Nearby Sales Adjusted				Adjustments*					
TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
099B A 019	Durrance	Sep-12	\$165,000	\$0	-\$825	-\$39,127	\$0	\$0	\$125,048
099B A 021	Berryman	Apr-12	\$212,000	-\$7,500	\$4,240	-\$47,583	\$0	\$0	\$161,157
090O A 060	Nichols	Feb-13	\$165,000	\$0	-\$825	-\$31,892	\$0	\$0	\$132,283
090N A 040	Carrithers	Mar-15	\$120,000	\$0	\$600	-\$2,952	\$0	\$0	\$117,648
099C A 043	Cherry	Feb-15	\$148,900	-\$7,500	\$2,234	\$94	\$0	\$0	\$143,727
	Average		\$165,500	-\$1,875	\$798	-\$30,389	\$0	\$0	\$134,034
	Median		\$165,000	\$0	-\$113	-\$35,510	\$0	\$0	\$128,665

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

If you consider just the 2015 nearby sales, the range is \$117,648 to \$143,727 with a median of \$130,688. If you consider the recent adjoining sales the range is \$123,501 to \$131,553 with a median of \$127,527.

This difference is less than 3% in the median and well below the standard deviation in the sales. The entire range of the adjoining sales prices is overlapped by the range from the nearby sales. These are consistent data sets and summarized below.

Matched Pair Summary

	Adjoins Solar Farm		Nearby After Solar Farm	
	Average	Median	Average	Median
Sales Price	\$134,975	\$130,000	\$134,450	\$134,450
Year Built	2005	2005	2009	2009
Size	1,619	1,591	1,606	1,606
Price/SF	\$83.72	\$84.00	\$83.87	\$83.87

Based on the data presented above, I find that the price per square foot for finished homes is not being impacted negatively by the announcement of the solar farm. The difference in pricing in homes in the neighborhood is accounted for by differences in size, building age, and lot size. The median price for a home after those factors are adjusted for are consistent throughout this subdivision and show no impact due to the proximity of the solar farm. This is consistent with the comments from the broker I spoke with for this subdivision as well.

I have also run a number of direct matched comparisons on the sales adjoining this solar farm as shown below. These direct matched pairs include some of those shown above as well as additional more recent sales in this community. In each of these I have compared the one sale adjoining the solar farm to multiple similar homes nearby that do not adjoin a solar farm to look for any potential impact from the solar farm.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
3	Adjoins	491 Dusty	6.86	10/28/2016	\$176,000	2009	1,801	\$97.72	3/2	2-Gar	Ranch	
	Not	820 Lake Trail	1.00	6/8/2018	\$168,000	2013	1,869	\$89.89	4/2	2-Gar	Ranch	
	Not	262 Country	1.00	1/17/2018	\$145,000	2000	1,860	\$77.96	3/2	2-Gar	Ranch	
	Not	35 April	1.15	8/16/2016	\$185,000	2016	1,980	\$93.43	3/2	2-Gar	Ranch	

Parcel	Solar	Address	Adjoining Sales Adjusted			Site	YB	GLA	Park	Other	Total	% Diff	Distance
			Time										
3	Adjoins	491 Dusty								\$176,000		480	
	Not	820 Lake Trail								\$163,426	7%		
	Not	262 Country								\$154,396	12%		
	Not	35 April								\$178,283	-1%		
										Average	6%		

The best matched pair is 35 April Loop, which required the least adjustment and indicates a -1% increase in value due to the solar farm adjacency.

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
12	Adjoins	57 Cooper	1.20	2/26/2019	\$163,000	2011	1,586	\$102.77	3/2	2-Gar	1.5 Story	Pool
	Not	191 Amelia	1.00	8/3/2018	\$132,000	2005	1,534	\$86.05	3/2	Drive	Ranch	
	Not	75 April	0.85	3/17/2017	\$134,000	2012	1,588	\$84.38	3/2	2-Crppt	Ranch	
	Not	345 Woodland	1.15	12/29/2016	\$131,000	2002	1,410	\$92.91	3/2	1-Gar	Ranch	

Parcel	Solar	Address	Adjoining Sales Adjusted			Site	YB	GLA	Park	Other	Total	% Diff	Distance
			Sales Price	Time									
12	Adjoins	57 Cooper	\$163,000							\$163,000		685	
	Not	191 Amelia	\$132,000	\$2,303		\$3,960	\$2,685	\$10,000	\$5,000	\$155,947	4%		
	Not	75 April	\$134,000	\$8,029	\$4,000	-\$670	-\$135	\$5,000	\$5,000	\$155,224	5%		
	Not	345 Woodland	\$131,000	\$8,710		\$5,895	\$9,811		\$5,000	\$160,416	2%		
										Average	4%		

The best matched pair is 191 Amelia, which was most similar in time frame of sale and indicates a +4% increase in value due to the solar farm adjacency.

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
15	Adjoins	297 Country	1.00	9/30/2016	\$150,000	2002	1,596	\$93.98	3/2	4-Gar	Ranch	
	Not	185 Dusty	1.85	8/17/2015	\$126,040	2009	1,463	\$86.15	3/2	2-Gar	Ranch	
	Not	53 Glen	1.13	3/9/2017	\$126,000	1999	1,475	\$85.42	3/2	2-Gar	Ranch	Brick

Parcel	Solar	Address	Adjoining Sales Adjusted			Site	YB	GLA	Park	Other	Total	% Diff	Distance
			Sales Price	Time									
15	Adjoins	297 Country	\$150,000							\$150,000		650	
	Not	185 Dusty	\$126,040	\$4,355		-\$4,411	\$9,167	\$10,000		\$145,150	3%		
	Not	53 Glen	\$126,000	-\$1,699		\$1,890	\$8,269	\$10,000		\$144,460	4%		
										Average	3%		

The best matched pair is 53 Glen, which was most similar in time frame of sale and required less adjustment. It indicates a +4% increase in value due to the solar farm adjacency.

The average indicated impact from these three sets of matched pairs is +4%, which suggests a mild positive relationship due to adjacency to the solar farm.

I have also looked at several lot sales in this subdivision as shown below.

These are all lots within the same community and the highest prices paid are for lots one parcel off from the existing solar farm. These prices are fairly inconsistent, though they do suggest about a \$3,000 loss in the lots adjoining the solar farm. This is an atypical finding and additional details suggest there is more going on in these sales than the data crunching shows. First of all Parcel 4 was purchased by the owner of the adjoining home and therefore an atypical buyer seeking to expand a lot and the site is not being purchased for home development. Moreover, using the SiteToDoBusiness demographic tools, I found that the 1-mile radius around this development is expecting a total population increase over the next 5 years of 3 people.

This lack of growing demand for lots is largely explained in that context. Furthermore, the fact that finished home sales as shown above are showing no sign of a negative impact on property value makes this data unreliable and inconsistent with the data shown in sales to an end user. I therefore place little weight on this outlier data.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	4/18/2019	\$/AC	4/18/2019
						Adj for Time		Adj for Time
4	Adjoins	Shelter	2.05	10/25/2017	\$16,000	\$16,728	\$7,805	\$8,160
10	Adjoins	Carter	1.70	8/2/2018	\$14,000	\$14,306	\$8,235	\$8,415
11	Adjoins	Cooper	1.28	9/17/2018	\$12,000	\$12,215	\$9,375	\$9,543
	Not	75 Dusty	1.67	4/18/2019	\$20,000	\$20,000	\$11,976	\$11,976
	Not	Lake Trl	1.47	11/7/2018	\$13,000	\$13,177	\$8,844	\$8,964
	Not	Lake Trl	1.67	4/18/2019	\$20,000	\$20,000	\$11,976	\$11,976
		Adjoins	Per Acre	Not Adjoins	Per Acre	% DIF/Lot	% DIF/AC	
	Average	\$14,416	\$8,706	\$17,726	\$10,972	19%	21%	
	Median	\$14,306	\$8,415	\$20,000	\$11,976	28%	30%	
	High	\$16,728	\$9,543	\$20,000	\$11,976	16%	20%	
	Low	\$12,215	\$8,160	\$13,177	\$8,964	7%	9%	

5. Matched Pair – Neal Hawkins Solar, Gastonia, NC



This project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for \$270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms.

6. Matched Pair – Summit Solar, Moyock, NC



This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of those sales and the permit was approved well prior to that in 2015.

I looked at multiple possible matched pairs for the two sales as shown below. This gives a range of impacts with the most significant impacts shown on the second comparable where matched pairs ranged from plus 6% to 15%. The sales are all in the adjoining mixed community that includes older residential dwellings and generally newer manufactured homes.

These two matched pairs are significantly further from the adjoining solar panels than typical at 1,060 to 2,020 feet.

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	MFG
	Not	102 Timber	1.39	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	MFG
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	MFG

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$170,000	
\$0	\$10,000	-\$29,484	\$13,435	\$0	\$0	\$169,451	0%
\$10,200	\$10,000	-\$20,230	\$3,284	\$0	\$0	\$173,254	-2%

#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Park
53	Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Ranch	Det gar
	Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Ranch	Garage
	Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Ranch	N/A
	Not	127 Ranchland	0.99	6/9/2015	\$219,900	1988	1910	\$115.13	3/2	Ranch	Gar +3 det Gar

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$206,000	
\$3,860	\$10,000	-\$6,755	-\$25,359	\$0	\$0	\$174,746	15%
\$1,470	\$10,000	-\$24,500	-\$8,227	\$0	\$5,000	\$179,743	13%
\$9,896	\$10,000	-\$10,995	-\$24,523	\$0	-\$10,000	\$194,278	6%

7. Matched Pair – White Cross II, Chapel Hill, NC



This project is located in rural Orange County on White Cross Road with a 2.8 MW facility. This project is a few parcels south of White Cross Solar Farm that was developed by a different company. An adjoining home sold after construction as presented below.

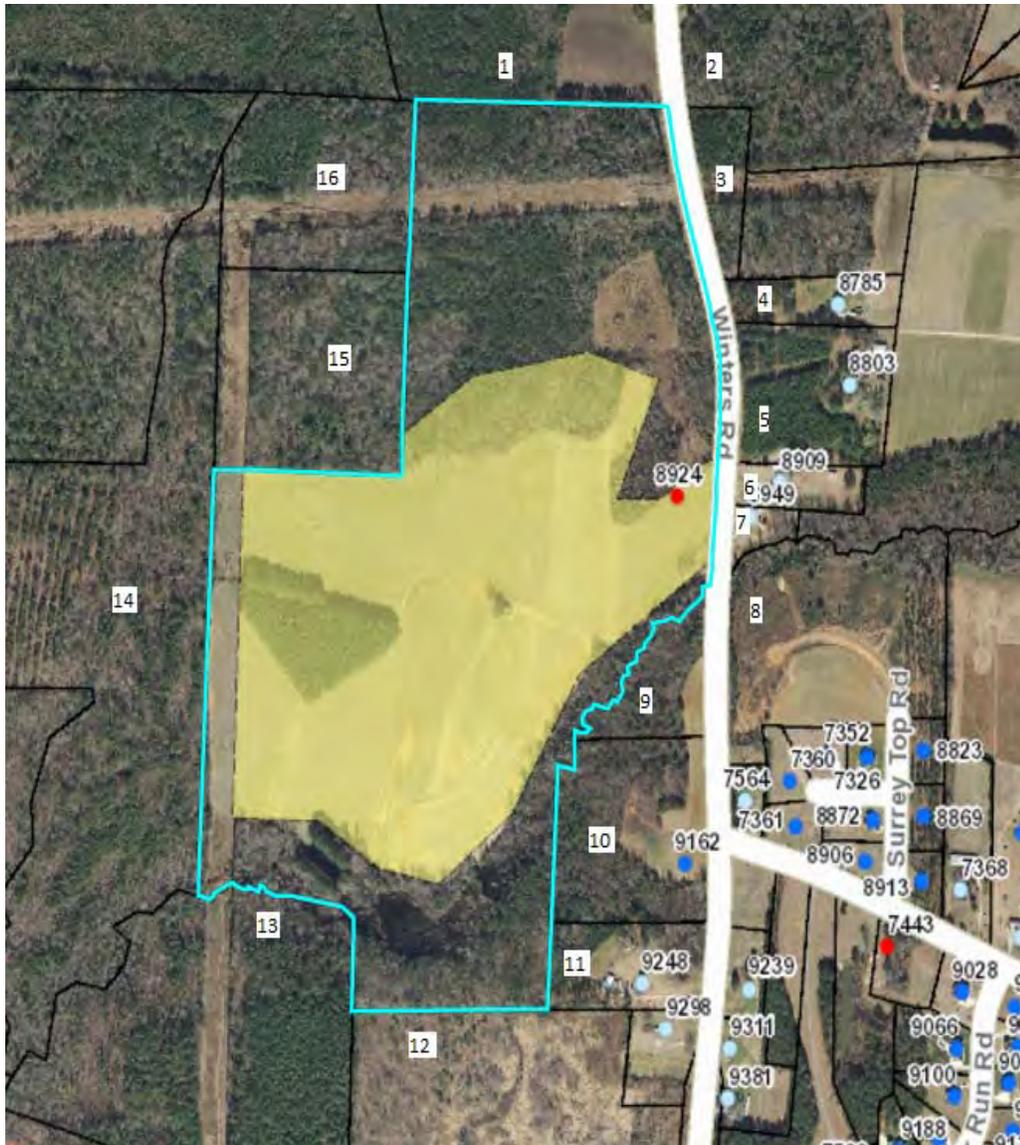
Adjoining Residential Sales After Solar Farm Completed

Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	97482114578	11.78	2/29/2016	\$340,000	1994	1,601	\$212.37	3/3	Garage	Ranch
Not	4200B Old Greensbor	12.64	12/28/2015	\$380,000	2000	2,075	\$183.13	3/2.5	Garage	Ranch

Adjoining Residential Sales After Solar Farm Adjoining Sales Adjusted

Solar	TAX ID/Address	Sales Price	Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
Adjoins	97482114578	\$340,000							\$340,000	
Not	4200B Old Greensbor	\$380,000	\$3,800	\$0	-\$15,960	-\$43,402	\$5,000	\$0	\$329,438	3%

8. Matched Pair – Tracy Solar, Bailey, NC



This project is located in rural Nash County on Winters Road with a 5 MW facility that was built in 2016. A local builder acquired parcels 9 and 10 following construction as shown below at rates comparable to other tracts in the area. They then built a custom home for an owner and sold that at a price similar to other nearby homes as shown in the matched pair data below.

Adjoining Land Sales After Solar Farm Completed

#	Solar Farm	TAX ID	Grantor	Grantee	Address	Acres	Date Sold	Sales Price	\$/AC	Other
9 & 10	Adjoins	316003 & 316004	Cozart	Kingsmill	9162 Winters	13.22	7/21/2016	\$70,000	\$5,295	
	Not	6056	Billingsly		427 Young	41	10/21/2016	\$164,000	\$4,000	
	Not	33211	Fulcher	Weikel	10533 Cone	23.46	7/18/2017	\$137,000	\$5,840	Doublewide, structures
	Not	106807	Perry	Gardner	Claude Lewis	11.22	8/10/2017	\$79,000	\$7,041	Gravel drive for sub, cleared
	Not	3437	Vaughan	N/A	11354 Old Lewis Sch	18.73	Listing	\$79,900	\$4,266	Small cemetery, wooded

Adjoining Sales Adjusted

Time	Acres	Location	Other	Adj \$/Ac	% Diff
				\$5,295	
\$0	\$400	\$0	\$0	\$4,400	17%
-\$292	\$292	\$0	-\$500	\$5,340	-1%
-\$352	\$0	\$0	-\$1,000	\$5,689	-7%
-\$213	\$0	\$0	\$213	\$4,266	19%
				Average	7%

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	n	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Other
9 & 10	Adjoins	se	9162 Winters	13.22	1/5/2017	\$255,000	2016	1,616	\$157.80	3/2	Ranch	1296 sf wrkshp
	Not	iv	7352 Red Fox	0.93	6/30/2016	\$176,000	2010	1,529	\$115.11	3/2	2-story	

Adjoining Sales Adjusted

Time	Acres	YB	GLA	Style	Other	Total	% Diff
						\$255,000	
\$0	\$44,000	\$7,392	\$5,007	\$5,000	\$15,000	\$252,399	1%

The comparables for the land show either a significant positive relationship or a mild negative relationship to having and adjoining solar farm, but when averaged together they show no negative impact. The wild divergence is due to the difficulty in comping out this tract of land and the wide variety of comparables used. The two comparables that show mild negative influences include a property that was partly developed as a residential subdivision and the other included a doublewide with some value and accessory agricultural structures. The tax assessed value on the improvements were valued at \$60,000. So both of those comparables have some limitations for comparison. The two that show significant enhancement due to adjacency includes a property with a cemetery located in the middle and the other is a tract almost twice as large. Still that larger tract after adjustment provides the best matched pair as it required the least adjustment. I therefore conclude that there is no negative impact due to adjacency to the solar farm shown by this matched pair.

The dwelling that was built on the site was a build-to-suit and was compared to a nearby homesale of a property on a smaller parcel of land. I adjusted for that differenced based on a \$25,000 value for a 1-acre home site versus the \$70,000 purchase price of the larger subject tract. The other adjustments are typical and show no impact due to the adjacency to the solar farm.

The closest solar panel to the home is 780 feet away.

I note that the representative for Kingsmill Homes indicated that the solar farm was never a concern in purchasing the land or selling the home. He also indicated that they had built a number of nearby homes across the street and it had never come up as an issue.

9. Matched Pair – Manatee Solar Farm, Parrish, FL



This solar farm is located near Seminole Trail, Parrish, FL. The solar farm has a 74.50 MW output and is located on a 1,180.38 acre tract and was built in 2016. The tract is owned by Florida Power & Light Company.

I have considered the recent sale of 13670 Highland Road, Wimauma, Florida. This one-story, block home is located just north of the solar farm and separated from the solar farm by a railroad corridor. This home is a 3 BR, 3 BA 1,512 s.f. home with a carport and workshop. The property includes new custom cabinets, granite counter tops, brand new stainless steel appliances, updated bathrooms and new carpet in the bedrooms. The home is sitting on 5 acres. The home was built in 1997.

I have compared this sale to several nearby homesales as part of this matched pair analysis as shown below.

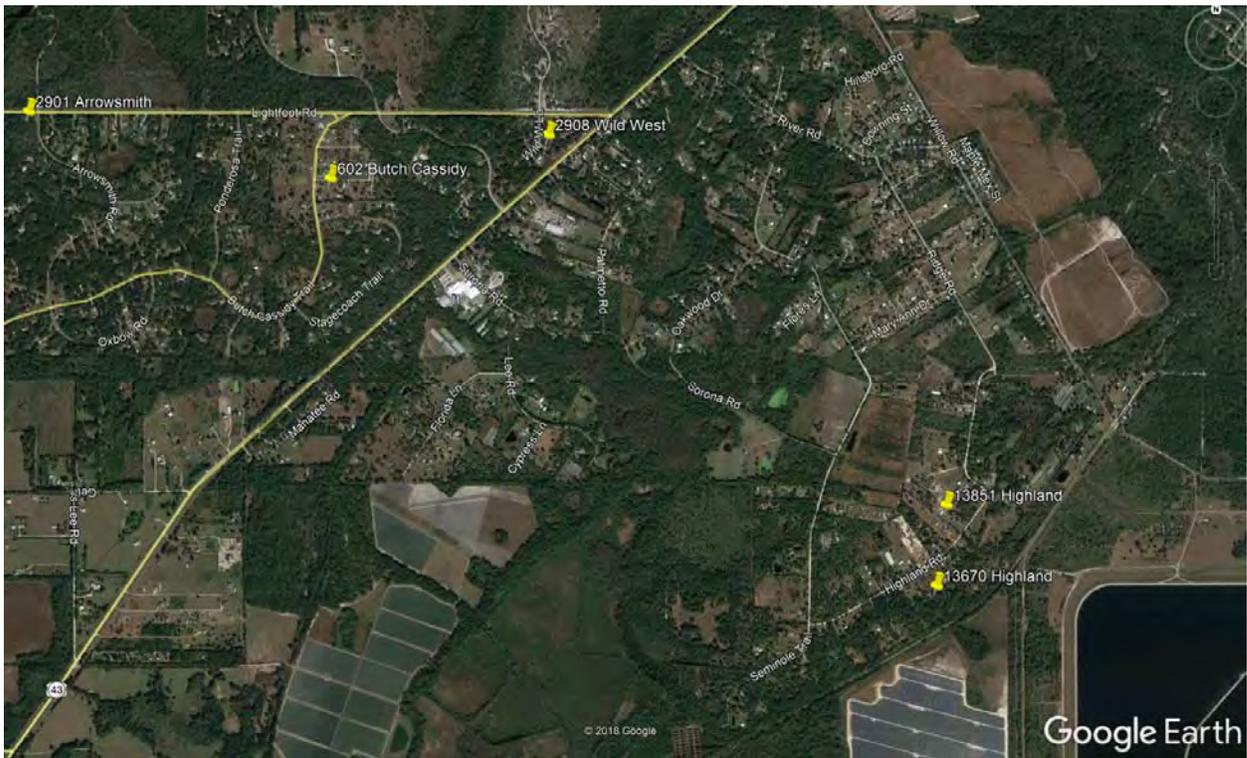
Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Note
Adjoins	13670 Highland	5.00	8/21/2017	\$255,000	1997	1,512	\$168.65	3/3	Carport/Wrkshp	Ranch	Renov.
Not	2901 Arrowsmith	1.91	1/31/2018	\$225,000	1979	1,636	\$137.53	3/2	2 Garage/Wrkshp	Ranch	
Not	602 Butch Cassidy	1.00	5/5/2017	\$220,000	2001	1,560	\$141.03	3/2	N/A	Ranch	Renov.
Not	2908 Wild West	1.23	7/12/2017	\$254,000	2003	1,554	\$163.45	3/2	2 Garage/Wrkshp	Ranch	Renov.
Not	13851 Highland	5.00	9/13/2017	\$240,000	1978	1,636	\$146.70	4/2	3 Garage	Ranch	Renov.

Solar	TAX ID/Address	Adjoining Sales Adjusted						Note	Total	% Diff
		Time	Acres	YB	GLA	BR/BA	Park			
Adjoins	13670 Highland								\$255,000	
Not	2901 Arrowsmith	\$2,250	\$10,000	\$28,350	-\$8,527	\$5,000	-\$10,000	\$10,000	\$262,073	-3%
Not	602 Butch Cassidy	-\$2,200	\$10,000	-\$6,160	-\$3,385	\$5,000	\$2,000		\$225,255	12%
Not	2908 Wild West	\$0	\$10,000	-\$10,668	-\$3,432	\$5,000	-\$10,000		\$244,900	4%
Not	13851 Highland	\$0	\$0	\$31,920	-\$9,095	\$3,000	-\$10,000		\$255,825	0%
									Average	3%

The sales prices of the comparables before adjustments range from \$220,000 to \$254,000. After adjustments they range from \$225,255 to \$262,073. The comparables range from no impact to a strong positive impact. The comparables showing -3% and +4% impact on value are considered within a typical range of value and therefore not indicative of any impact on property value.

This set of matched pair data falls in line with the data seen in other states. The closest solar panel to the home at 13670 Highland is 1,180 feet. There is a wooded buffer between these two properties.

I have included a map showing the relative location of these properties below.



10. Matched Pair – McBride Place Solar Farm, Midland, NC



This project is located on Mount Pleasant Road, Midland, North Carolina. The property is on 627 acres on an assemblage of 974.59 acres. The solar farm was approved in early 2017 for a 74.9 MW facility.

I have considered the sale of 4380 Joyner Road which adjoins the proposed solar farm near the northwest section. This property was appraised in April of 2017 for a value of \$317,000 with no consideration of any impact due to the solar farm in that figure. The property sold in November 2018 for \$325,000 with the buyer fully aware of the proposed solar farm.

I have considered the following matched pairs to the subject property.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	4380 Joyner	12.00	11/22/2017	\$325,000	1979	1,598	\$203.38	3/2	2xGar	Ranch	Outbldg
Not	3870 Elkwood	5.50	8/24/2016	\$250,000	1986	1,551	\$161.19	3/2.5	Det 2xGar	Craft	
Not	8121 Lower Rocky	18.00	2/8/2017	\$355,000	1977	1,274	\$278.65	2/2	2xCarpnt	Ranch	Eq. Fac.
Not	13531 Cabarrus	7.89	5/20/2016	\$267,750	1981	2,300	\$116.41	3/2	2xGar	Ranch	

Adjoining Sales Adjusted

Time	Acres	YB	Condition	GLA	BR/BA	Park	Other	Total	% Diff
								\$325,000	
\$7,500	\$52,000	-\$12,250	\$10,000	\$2,273	-\$2,000	\$2,500	\$7,500	\$317,523	2%
\$7,100	-\$48,000	\$4,970		\$23,156	\$0	\$3,000	-\$15,000	\$330,226	-2%
\$8,033	\$33,000	-\$3,749	\$20,000	-\$35,832	\$0	\$0	\$7,500	\$296,702	9%
								Average	3%

After adjusting the comparables, I found that the average adjusted value shows a slight increase in value for the subject property adjoining a solar farm. As in the other cases, this is a mild positive and within the typical range of real estate transactions. I therefore conclude that these matched pairs show no impact on value.

I note that the home at 4380 Joyner Road is 275 feet from the closest proposed solar panel.

I also considered the recent sale of a lot on Kristi Lane that is on the east side of the proposed solar farm. This 4.22-acre lot sold in December 2017 for \$94,000. I spoke with the broker, Margaret Dabbs, who indicated that the solar farm was considered a positive by both buyer and seller as it insures no subdivision will be happening in that area. Buyers in this market are looking for privacy and seclusion. The other lots on Kristi Lane are likely to sale soon at similar prices. Ms. Dabbs indicated that they have had these lots on the market for about 5 years at asking prices that were probably a little high and they are now selling and they have another under contract.

11. Matched Pair – Conetoe Solar, Edgecombe County, NC



This project is located on NC 42 East to the west of Conetoe. This is an 80 MW facility located on 910.60 acres out of an assemblage of 1,389.89 acres.

I have considered a manufactured home adjoining the project that sold after the project as identified as Parcel 14 along Leigh Road. This home was 1,515 feet from the closest solar panel. This home is located on 0.49 acres, was built in 2005, and has a gross living area of 1,632 s.f. This property sold on March 8, 2016 for \$31,000, or \$19.00 per square foot. I compared this to a similar manufactured home that sold on July 21, 2016 as shown below.

The adjusted price per square foot for the two show no effective difference in the price per square foot.

Adjoining Residential Sales After Solar Farm Completed

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Note
14	4756-00-9962	0.49	3/7/2016	\$31,000	2005	1632	\$19.00	Manufactured

Nearby Residential Sales After Solar Farm Completed

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Note
	4746-64-8535	0.968	7/21/2016	\$18,000	1996	980	\$18.37	Manufactured

TAX ID	Adjustments		GBA	Total	\$/sf
	Acres	YB			
4756-00-9962					
4746-64-8535	-\$3,000	\$3,240	\$0	\$18,240	\$18.61

This data indicates no difference attributable to the proximity/adjacency to the solar farm.

12. Matched Pair – Beetle-Shelby Solar, Cleveland County, NC



This project is located on Bachelor Road at Timber Drive, Mooresboro, NC. This is a 4 MW facility on a parent tract of 24 acres.

I have considered a custom home on a nearby property adjoining this solar farm. This home is located on 10.08 acres, was built in 2013, and has a gross living area of 3,196 s.f. This property sold on October 1, 2018 \$416,000. I compared this to several nearby homes of similar size on large lots as shown below.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	1715 Timber	10.08	10/1/2018	\$416,000	2013	3,196	\$130.16	4/3.5	2xGar	1.5 story	Pool, Scrn Prch
Not	1021 Posting	2.45	2/15/2019	\$414,000	2000	4,937	\$83.86	4/4.5	2xGar	1.5 story	Scrn Prch
Not	2521 Wood	3.25	7/30/2017	\$350,000	2003	3,607	\$97.03	4/4	4xGar	1.5 story	Pool, sunroom
Not	356 Whitaker	7.28	1/9/2017	\$340,000	1997	3,216	\$105.72	4/4	2xGar	Ranch	Pole barn

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Other	Total	% Diff
							\$416,000	
	\$15,000	\$37,674	-\$58,398	-\$10,000			\$398,276	4%
\$10,500	\$12,000	\$24,500	-\$15,952	-\$5,000	-\$5,000		\$371,048	11%
\$15,300	\$5,000	\$38,080	-\$846	-\$5,000			\$392,534	6%
							Average	7%

The data on these sales all show that the subject property adjoining the solar farm sold for more than these other comparable sales. These sales suggest a mild increase in value due to proximity to the solar farm; however, the subject property is a custom home with upgrades that would balance out that difference. I therefore conclude that these matched pairs support an indication of no impact on property value.

13. Matched Pair – Courthouse Solar, Gaston County, NC



This project is a 5 MW facility located on 161.92 acres on Tryon Courthouse Road near Bessemer City that was approved in late 2016 but has not yet been constructed due to delays in the power purchase agreement process with Duke Progress Energy.

I have considered a recent sale of a home (Parcel 13) located across from this approved solar farm project as well as an adjoining lot sale (Parcel 25) to the west of this approved project.

I compared the home sale to similar sized homes with similar exposure to county roads as shown below. I considered three similar sales that once adjusted for differences show a positive relationship due to proximity to the solar farm. The positive impact is less than 5% which is a standard deviation for real estate transaction and indicates no impact on property value.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	2134 Tryon Court.	0.85	3/15/2017	\$111,000	2001	1,272	\$87.26	3/2	Drive	Ranch
Not	214 Kiser	1.14	1/5/2017	\$94,000	1987	1,344	\$69.94	3/2	Drive	Ranch
Not	101 Windward	0.30	3/30/2017	\$104,000	1995	1,139	\$91.31	3/2	Drive	Ranch
Not	5550 Lennox	1.44	10/12/2018	\$115,000	2002	1,224	\$93.95	3/2	Drive	Ranch

Adjoining Residential Sales After Solar Farm Approved

Adjoining Sales Adjusted

Solar	Address	Acres	Date Sold	Sales Price	Time	Acres	YB	GLA	Total	% Diff
Adjoins	2134 Tryon Court.	0.85	3/15/2017	\$111,000					\$111,000	
Not	214 Kiser	1.14	1/5/2017	\$94,000	\$533		\$9,212	-\$1,511	\$102,234	8%
Not	101 Windward	0.30	3/30/2017	\$104,000	-\$128		\$4,368	\$5,615	\$113,855	-3%
Not	5550 Lennox	1.44	10/12/2018	\$115,000	-\$5,444		-\$805	-\$2,396	\$106,355	4%
									Average	3%

Similarly, I compared the lot sale to four nearby land sales. Parcel 25 could not be subdivided and was a single estate lot. There were a number of nearby lot sales along Weaver Dairy that sold for \$43,000 to \$30,000 per lot for 4-acre home lots. Estate lots typically sell at a base homesite rate that would be

represented by those prices plus a diminishing additional value per additional acre. The consideration of the larger tract more accurately illustrates the value per acre for larger tracts. After adjustments, the land sales show a mild positive impact on land value with an average increase of 9%, which supports a positive impact.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted				
Solar	Address	Acres	Date Sold	Sales Price	\$/Ac	Time	Acres	Total	% Diff	Note
Adjoins	5021 Buckland	9.66	3/21/2018	\$58,500	\$6,056			\$58,500		1 homesite only
Not	Campbell	6.75	10/31/2018	\$42,000	\$6,222	-\$773	\$18,107	\$59,333	-1%	
Not	Kiser	17.65	11/27/2017	\$69,000	\$3,909	\$647	-\$19,508	\$50,139	14%	6 acres less usable due to shape (50%)
Not	522 Weaver Dairy	3.93	2/26/2018	\$30,000	\$7,634	\$57	\$25,000	\$55,057	6%	
Not	779 Sunnyside	6.99	3/6/2017	\$34,000	\$4,864	\$1,062	\$12,987	\$48,049	18%	
Average									9%	

14. Matched Pair – Mariposa Solar, Gaston County, NC



This project is a 5 MW facility located on 35.80 acres out of a parent tract of 87.61 acres at 517 Blacksnake Road, Stanley that was built in 2016.

I have considered a number of recent sales around this facility as shown below.

The first is identified in the map above as Parcel 1, which is 215 Mariposa Road. This is an older dwelling on large acreage with only one bathroom. I've compared it to similar nearby homes as shown below.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000	1958	1,551	\$160.54	3/1	Garage	Br/Rnch
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	1970	2,190	\$178.08	3/2	Crprt	Br/Rnch

Adjoining Residential Sales After Solar Farm Approved					Adjoining Sales Adjusted								
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000								\$249,000	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$5,583	-\$17,136	\$129,450	-\$20,576	-\$10,000			\$229,154	8%
Not	110 Airport	0.83	5/10/2016	\$166,000	\$7,927	-\$4,648	\$126,825	-\$47,078	-\$10,000			\$239,026	4%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$5,621	-\$37,345	\$95,475	-\$68,048	-\$10,000	\$5,000		\$221,961	11%
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	-\$4,552	-\$32,760	-\$69,450	-\$60,705	-\$10,000			\$212,533	15%
												Average	9%

The average difference after adjusting for all factors is +9% on average, which suggests an enhancement due to the solar farm across the street. Given the large adjustments for acreage and size, I will focus on the low end of the adjusted range at 4%, which is within the typical deviation and therefore suggests no impact on value.

I have also considered Parcel 4 that sold after the solar farm was approved but before it had been constructed in 2016.

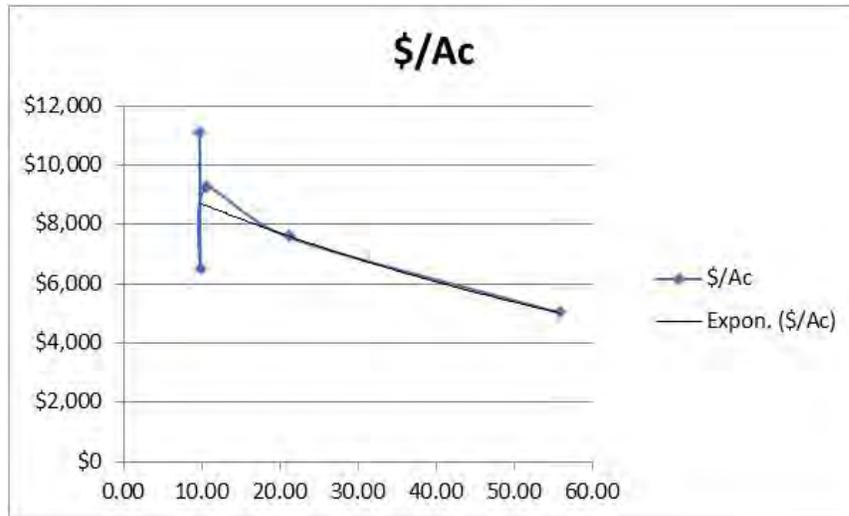
Adjoining Residential Sales After Solar Farm Approved												
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000	1962	1,880	\$95.74	3/2	Carport	Br/Rnch	Det Wrkshop	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch		
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch		
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5		

Adjoining Residential Sales After Solar Farm Approved					Adjoining Sales Adjusted								
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000								\$180,000	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$15,807	-\$12,852	\$18,468	\$7,513		-\$3,000	\$25,000	\$172,322	4%
Not	110 Airport	0.83	5/10/2016	\$166,000	-\$3,165	\$0	\$15,808	-\$28,600			\$25,000	\$175,043	3%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$21,825	-\$30,555	-\$15,960	-\$40,942		\$2,000	\$25,000	\$160,218	11%
												Average	6%

The average difference after adjusting for all factors is +6%, which is again suggests a mild increase in value due to the adjoining solar farm use. The median is a 4% adjustment, which is within a standard deviation and suggests no impact on property value.

I have also considered the recent sale of Parcel 13 that is located on Blacksnake Road south of the project. I was unable to find good land sales in the same 20 acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 20 acres. As can be seen in the chart below, this lines up exactly with the purchase of the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm.

Adjoining Residential Land Sales After Solar Farm Approved							Adjoining Sales Adjusted	
Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac		Time	\$/Ac
Adjoins	174339/Blacksnake	21.15	6/29/2018	\$160,000	\$7,565			\$7,565
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177		\$38	\$9,215
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484		-\$37	\$6,447
Not	164243/Alexis	9.75	2/1/2019	\$110,000	\$11,282		-\$201	\$11,081
Not	176884/Bowden	55.77	6/13/2018	\$280,000	\$5,021		\$7	\$5,027

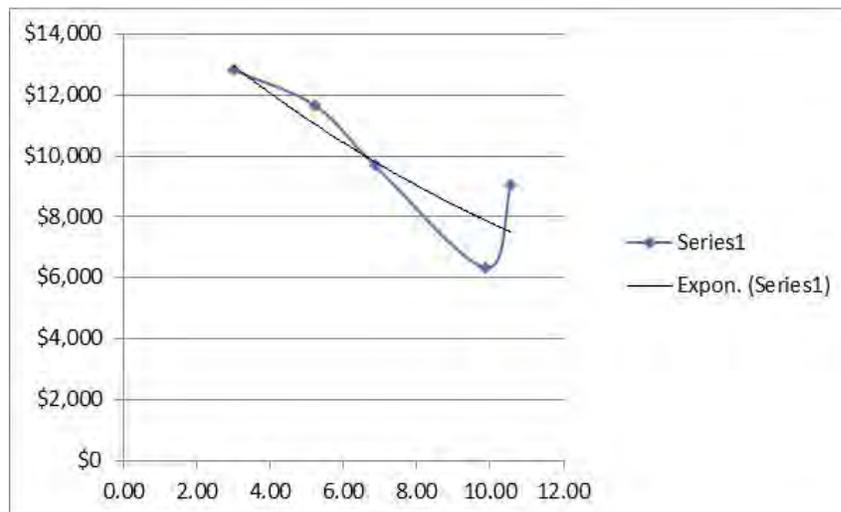


Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7 acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 7 acres. As can be seen in the chart below, this lines up with the trendline running right through the purchase price for the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm. I note that this property was improved with a 3,196 square foot ranch built in 2018 following the land purchase, which shows that development near the solar farm was unimpeded.

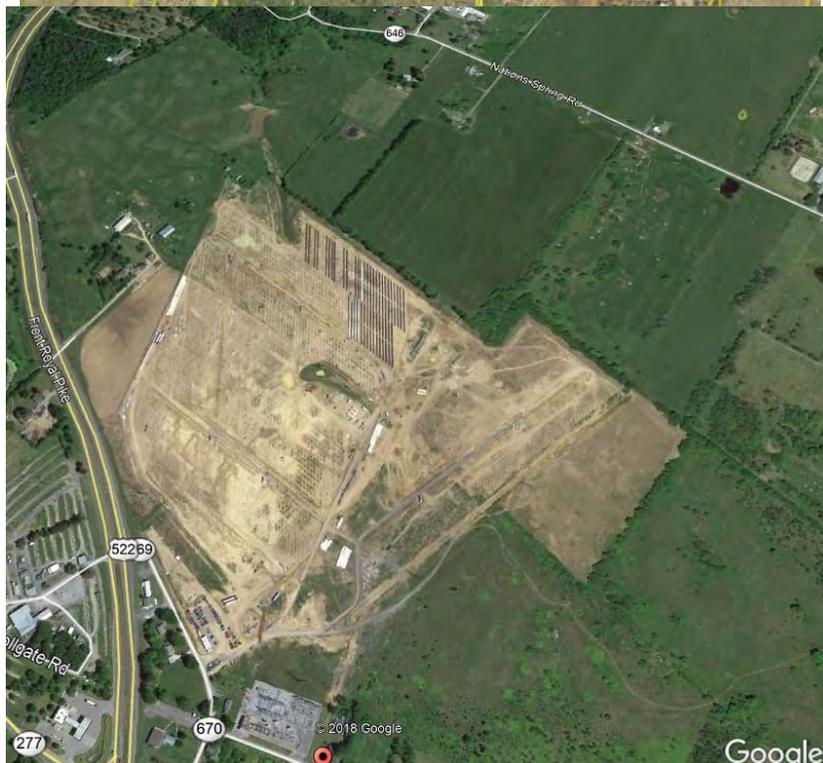
Adjoining Residential Land Sales After Solar Farm Approved

Adjoining Sales Adjusted

Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	Location	\$/Ac
Adjoins	227039/Mariposa	6.86	12/6/2017	\$66,500	\$9,694			\$9,694
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	-\$116		\$9,061
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$147		\$6,338
Not	177322/Robinson	5.23	5/12/2017	\$66,500	\$12,715	\$217	-\$1,272	\$11,661
Not	203386/Carousel	2.99	7/13/2018	\$43,500	\$14,548	-\$262	-\$1,455	\$12,832



15. Matched Pair – Clarke County Solar, Clarke County, VA



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered a recent sale of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction.

I've compared this home sale to a number of similar rural homes on similar parcels as shown below. I have used multiple sales that bracket the subject property in terms of sale date, year built, gross living area, bedrooms and bathrooms. Bracketing the parameters insures that all factors are well balanced out in the adjustments. The trend for these sales shows a positive value for the adjacency to the solar farm.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	Unfin bsmt
Not	85 Ashby	5.09	9/11/2017	\$315,000	1982	2,333	\$135.02	3/2	2 Gar	Ranch	
Not	541 Old Kitchen	5.07	9/9/2018	\$370,000	1986	3,157	\$117.20	4/4	2 Gar	2 story	
Not	4174 Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	3 Gar	2 story	
Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Drive	Ranch	

Adjoining Residential Sales After Solar Farm Approved

Adjoining Sales Adjusted

Solar	Address	Acres	Date Sold	Sales Price	Time	Acres	YB	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000								\$295,000	
Not	85 Ashby	5.09	9/11/2017	\$315,000	-\$6,300		-\$6,615	-\$38,116		-\$7,000	\$15,000	\$271,969	8%
Not	541 Old Kitchen	5.07	9/9/2018	\$370,000	-\$18,500		-\$18,130	-\$62,057		-\$7,000	\$15,000	\$279,313	5%
Not	4174 Rockland	5.06	1/2/2017	\$300,000			-\$23,100	-\$15,782		-\$12,000	\$15,000	\$264,118	10%
Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	-\$9,000	\$43,000	\$5,040	\$20,571	\$10,000	\$3,000	\$15,000	\$267,611	9%
												Average	8%

16. Matched Pair – Candace Solar, Princeton, NC



This solar farm is located at 4839 US 70 Highway just east of Herring Road. This solar farm was completed on October 25, 2016.

I identified three adjoining sales to this tract after development of the solar farm with frontage on US 70. I did not attempt to analyze those sales as they have exposure to an adjacent highway and railroad track. Those homes are therefore problematic for a matched pair analysis unless I have similar homes fronting on a similar corridor.

I did consider a land sale and a home sale on adjoining parcels without those complications.

The lot at 499 Herring Road sold to Paradise Homes of Johnston County of NC, Inc. for \$30,000 in May 2017 and a modular home was placed there and sold to Karen and Jason Toole on September 29, 2017. I considered the lot sale first as shown below and then the home sale that followed.

Adjoining Land Sales After Solar Farm Approved						Adjoining Sales Adjusted					
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Other	Time	Site	Other	Total	% Diff
16	Adjoins	499 Herring	2.03	5/1/2017	\$30,000					\$30,000	
	Not	37 Becky	0.87	7/23/2019	\$24,500	Sub/Pwr	-\$1,679	\$4,900		\$27,721	8%
	Not	5858 Bizzell	0.88	8/17/2016	\$18,000		\$390	\$3,600		\$21,990	27%
	Not	488 Herring	2.13	12/20/2016	\$35,000		\$389			\$35,389	-18%
										Average	5%

Following the land purchase, the modular home was placed on the site and sold. I have compared this modular home to the following sales to determine if the solar farm had any impact on the purchase price.

Adjoining Residential Sales After Solar Farm Approved												
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
16	Adjoins	499 Herring	2.03	9/27/2017	\$215,000	2017	2,356	\$91.26	4/3	Drive	Modular	
	Not	678 WC	6.32	3/8/2019	\$226,000	1995	1,848	\$122.29	3/2.5	Det Gar	Mobile	Ag bldgs
	Not	1810 Bay V	8.70	3/26/2018	\$170,000	2003	2,356	\$72.16	3/2	Drive	Mobile	Ag bldgs
	Not	1795 Bay V	1.78	12/1/2017	\$194,000	2017	1,982	\$97.88	4/3	Drive	Modular	

Adjoining Residential Sales Af Adjoining Sales Adjusted											Avg		
Parcel	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
16	Adjoins	499 Herring								\$215,000			488
	Not	678 WC	-\$10,037	-\$25,000	\$24,860	\$37,275	-\$5,000	-\$7,500	-\$20,000	\$220,599	-3%		
	Not	1810 Bay V	-\$2,579	-\$20,000	\$11,900	\$0				\$159,321	26%		
	Not	1795 Bay V	-\$1,063		\$0	\$21,964				\$214,902	0%		
												8%	

The best comparable is 1795 Bay Valley as it required the least adjustment and was therefore most similar, which shows a 0% impact. This signifies no impact related to the solar farm.

The range of impact identified by these matched pairs ranges are therefore -3% to +26% with an average of +8% for the home and an average of +5% for the lot, though the best indicator for the lot shows a \$5,000 difference in the lot value due to the proximity to the solar farm or a -12% impact.

Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, with most of the projects being in areas with a 1-mile radius population under 1,000, but with several outliers showing solar farms in farm more urban areas.

The median income for the population within 1 mile of a solar farm is \$48,485 with a median housing unit value of \$182,219. Most of the comparables are under \$350,000 in the home price, with \$770,000 being the high end of the set of matched pairs in my larger data set.

The adjoining uses show that residential and agricultural uses are the predominant adjoining uses.

These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural.

Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2019 Data)		
Name	City	State	Acres	MW	Topo Shift	Res	Ag/Res	Ag	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	5.00	2	38%	23%	0%	39%	1,523	\$37,358	\$148,375
2	White Cross	Chapel Hill	NC	45	5.00	50	5%	51%	44%	0%	213	\$67,471	\$319,929
3	Wagstaff	Roxboro	NC	30	5.00	46	7%	89%	4%	0%	336	\$41,368	\$210,723
4	Mulberry	Selmer	TN	160	5.00	60	13%	10%	73%	3%	467	\$40,936	\$171,746
5	Gastonia SC	Gastonia	NC	35	5.00	48	33%	23%	0%	44%	4,689	\$35,057	\$126,562
6	Summit	Moyock	NC	2,034	80.00	4	4%	94%	0%	2%	382	\$79,114	\$281,731
7	White Cross II	Chapel Hill	NC	34	2.80	35	25%	75%	0%	0%	213	\$67,471	\$319,929
8	Tracy	Bailey	NC	50	5.00	10	29%	71%	0%	0%	312	\$43,940	\$99,219
9	Manatee	Parrish	FL	1,180	75.00	20	2%	1%	97%	0%	48	\$75,000	\$291,667
10	McBride	Midland	NC	627	75.00	140	12%	78%	10%	0%	398	\$63,678	\$256,306
11	Conetoe	Conetoe	NC	910	80.00	2	5%	78%	17%	0%	336	\$37,160	\$96,000
12	Beetle-Shelby	Shelby	NC	24	4.00	52	22%	0%	77%	1%	218	\$53,541	\$192,692
13	Courthouse	Bessemer	NC	52	5.00	150	48%	52%	0%	0%	551	\$45,968	\$139,404
14	Mariposa	Stanley	NC	36	5.00	96	48%	52%	0%	0%	1,716	\$36,439	\$137,884
15	Clarke Cnty	White Post	VA	234	20.00	70	14%	46%	39%	1%	578	\$81,022	\$374,453
16	Candace	Princeton	NC	54	5.00	22	76%	0%	24%	0%	448	\$51,002	\$107,171
Average				346	23.86	50	24%	46%	24%	6%	777	\$53,533	\$204,612
Median				51	5.00	47	18%	52%	7%	0%	390	\$48,485	\$182,219
High				2,034	80.00	150	76%	94%	97%	44%	4,689	\$81,022	\$374,453
Low				24	2.80	2	2%	0%	0%	0%	48	\$35,057	\$96,000
E. Nash Solar				298	46.8	50	16%	52%	32%	0%	253	\$42,050	\$181,132

I have pulled 27 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -5% to +7% with an average of +2% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this 1% rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

Similarly, the 7 land sales shows a median impact of 0% due to adjacency to a solar farm. The range of these adjustments range from -12% to +17%. Land prices tend to vary more widely than residential homes, which is part of that greater range. I consider this data to support no negative or positive impact due to adjacency to a solar farm.

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx		Sale Date	Sale Price	Adj. Sale Price	% Diff
						Distance	Tax ID/Address				
1	AM Best	Goldsboro	NC	Suburban	5	280	3600195570	Sep-13	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
2	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Sep-13	\$260,000		
							3600194813	Apr-14	\$258,000	\$258,000	1%
3	AM Best	Goldsboro	NC	Suburban	5	280	3600199891	Jul-14	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
4	AM Best	Goldsboro	NC	Suburban	5	280	3600198632	Aug-14	\$253,000		
							3600193710	Oct-13	\$248,000	\$248,000	2%
5	AM Best	Goldsboro	NC	Suburban	5	280	3600196656	Dec-13	\$255,000		
							3601105180	Dec-13	\$253,000	\$253,000	1%
6	AM Best	Goldsboro	NC	Suburban	5	280	3600182511	Feb-13	\$247,000		
							3600183905	Dec-12	\$240,000	\$245,000	1%
7	AM Best	Goldsboro	NC	Suburban	5	280	3600182784	Apr-13	\$245,000		
							3600193710	Oct-13	\$248,000	\$248,000	-1%
8	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Nov-15	\$267,500		
							3600195361	Sep-13	\$260,000	\$267,800	0%
9	Mulberry	Selmer	TN	Rural	5	400	0900A011	Jul-14	\$130,000		
							099CA043	Feb-15	\$148,900	\$136,988	-5%
10	Mulberry	Selmer	TN	Rural	5	400	099CA002	Jul-15	\$130,000		
							0990NA040	Mar-15	\$120,000	\$121,200	7%
11	Mulberry	Selmer	TN	Rural	5	480	491 Dusty	Oct-16	\$176,000		
							35 April	Aug-16	\$185,000	\$178,283	-1%
12	Mulberry	Selmer	TN	Rural	5	650	297 Country	Sep-16	\$150,000		
							53 Glen	Mar-17	\$126,000	\$144,460	4%
13	Mulberry	Selmer	TN	Rural	5	685	57 Cooper	Feb-19	\$163,000		
							191 Amelia	Aug-18	\$132,000	\$155,947	4%
14	Neal Hawkins	Gastonia	NC	Suburban	5	275	139179	Mar-17	\$270,000		
							139179	Mar-17	\$270,000	\$270,000	0%
15	Summit	Moyock	NC	Suburban	80	1,060	129 Pinto	Apr-16	\$170,000		
							102 Timber	Apr-16	\$175,500	\$169,451	0%
16	Summit	Moyock	NC	Suburban	80	2,020	105 Pinto	Dec-16	\$206,000		
							127 Ranchland	Jun-15	\$219,900	\$194,278	6%
17	White Cross II	Chapel Hill	NC	Rural	2.8	1,479	2018 Elkins	Feb-16	\$340,000		
							4200B Old Greensbor	Dec-15	\$380,000	\$329,438	3%
18	Tracy	Bailey	NC	Rural	5	780	9162 Winters	Jan-17	\$255,000		
							7352 Red Fox	Jun-16	\$176,000	\$252,399	1%
19	Manatee	Parrish	FL	Rural	75	1180	13670 Highland	Aug-18	\$255,000		
							13851 Highland	Sep-18	\$240,000	\$255,825	0%
20	McBride Place	Midland	NC	Rural	75	275	4380 Joyner	Nov-17	\$325,000		
							3870 Elkwood	Aug-16	\$250,000	\$317,523	2%
21	Conetoe	Conetoe	NC	Rural	80	1515	287 Leigh	Mar-16	\$31,000		
							63 Brittany	Jul-16	\$18,000	\$30,372	2%
22	Beetle-Shelby	Mooresboro	NC	Rural	4	945	1715 Timber	Oct-18	\$416,000		
							1021 Posting	Feb-19	\$414,000	\$398,276	4%
23	Courthouse	Bessemer	NC	Rural	5	375	2134 Tryon Court.	Mar-17	\$111,000		
							5550 Lennox	Oct-18	\$115,000	\$106,355	4%
24	Mariposa	Stanley	NC	Suburban	5	1155	215 Mariposa	Dec-17	\$249,000		
							110 Airport	May-16	\$166,000	\$239,026	4%
25	Mariposa	Stanley	NC	Suburban	5	570	242 Mariposa	Sep-15	\$180,000		
							110 Airport	Apr-16	\$166,000	\$175,043	3%
26	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	\$295,000		
							541 Old Kitchen	Sep-18	\$370,000	\$279,313	5%
27	Candace	Princeton	NC	Suburban	5	488	499 Herring	Sep-17	\$215,000		
							1795 Bay Valley	Dec-17	\$194,000	\$214,902	0%

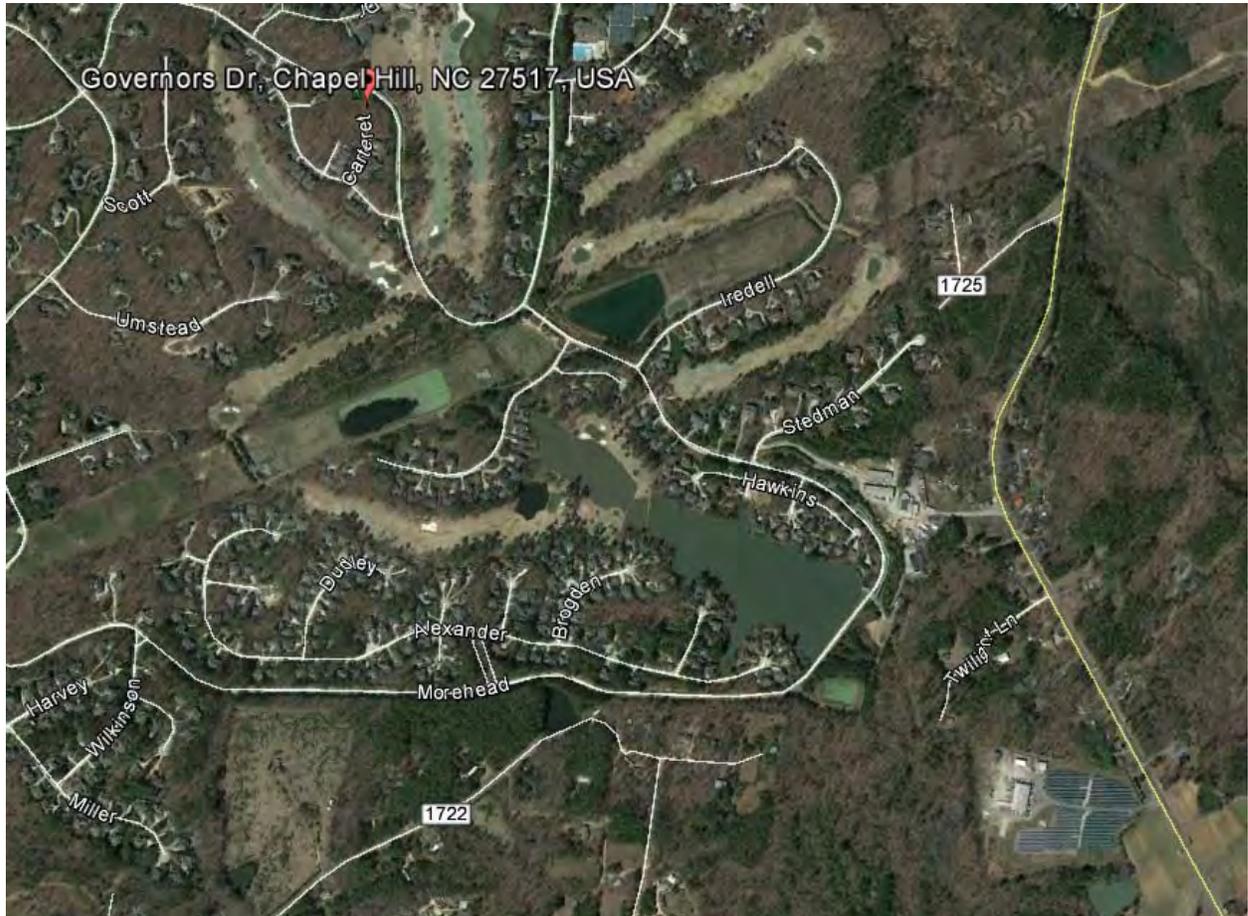
	MW	Avg. Distance		% Dif
Average	18.96	674	Average	2%
Median	5.00	480	Median	1%
High	80.00	2,020	High	7%
Low	2.80	275	Low	-5%

Land Sale Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Tax ID/Address	Sale Date	Sale Price	Acres	\$/AC	Adj. \$/AC	% Diff
1	White Cross	Chapel Hill	NC	Rural	5	9748336770	Jul-13	\$265,000	47.20	\$5,614		
						9747184527	Nov-10	\$361,000	59.09	\$6,109	\$5,278	6%
2	Wagstaff	Roxboro	NC	Rural	5	91817117960	Aug-13	\$164,000	18.82	\$8,714		
						91800759812	Dec-13	\$130,000	14.88	\$8,737	\$8,737	0%
3	Tracy	Bailey	NC	Rural	5	316003	Jul-16	\$70,000	13.22	\$5,295		
						6056	Oct-16	\$164,000	41.00	\$4,000	\$4,400	17%
4	Courthouse	Bessemer	NC	Rural	5	5021 Buckland	Mar-18	\$58,500	9.66	\$6,056		
						Kiser	Nov-17	\$69,000	17.65	\$3,909	\$5,190	14%
5	Mariposa	Stanley	NC	Sub	5	174339	Jun-18	\$160,000	21.15	\$7,565		
						227852	May-18	\$97,000	10.57	\$9,177	\$7,565	0%
6	Mariposa	Stanley	NC	Sub	5	227039	Dec-17	\$66,500	6.86	\$9,694		
						177322	May-17	\$66,500	5.23	\$12,715	\$9,694	0%
7	Candace	Princeton	NC	Sub	5	499 Herring	May-17	\$30,000	2.03	\$14,778		
						488 Herring	Dec-16	\$35,000	2.17	\$16,129	\$16,615	-12%
					Average					Average		4%
					Median					Median		0%
					High					High		17%
					Low					Low		-12%

II. Harmony of Use/Compatibility

I have researched over 600 solar farms and sites on which solar farms are proposed in North Carolina and Virginia as well as other states to determine what uses and types of areas are compatible and harmonious with a solar farm. The data I have collected and provide in this report strongly supports the compatibility of solar farms with adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor's Club in Chapel Hill, which has a solar farm within a quarter mile as you can see on the following aerial map. Governor's Club is a gated golf community with homes selling for \$300,000 to over \$2 million.



The subdivisions included in the matched pair analysis also show an acceptance of residential uses adjoining solar farms as a harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

Percentage By Adjoining Acreage									
	Res	Ag	Res/AG	Comm	Ind	Avg. Dist to Home	Closest Home	All Res Uses	All Comm Uses
Average	19%	53%	20%	1%	7%	849	346	92%	8%
Median	11%	57%	8%	0%	0%	661	215	100%	0%
High	100%	100%	100%	80%	96%	4,835	4,670	100%	96%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.
Total Solar Farms Considered: 493

I have also included a breakdown of each solar farm by number of adjoining parcels rather than acreage. Using both factors provides a more complete picture of the neighboring properties.

Percentage By Number of Parcels Adjoining									
	Res	Ag	Res/AG	Comm	Ind	Avg. Dist to Home	Closest Home	All Res Uses	All Comm Uses
Average	61%	24%	9%	2%	4%	848	346	94%	6%
Median	65%	20%	5%	0%	0%	661	215	100%	0%
High	100%	100%	100%	60%	78%	4,835	4,670	100%	78%
Low	0%	0%	0%	0%	0%	90	25	22%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.
Total Solar Farms Considered: 493

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

III. Summary of Local Solar Farm Projects

On the following pages I have included a summary of 82 solar farms in Nash and adjoining counties to show the typical location, adjoining uses, and distances to homes in the area.

Parcel #	County	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res	Com
2	Wake	Wake	Willow Springs	6.4	111.75	45			8%	26%	66%	0%
9	Franklin	Bunn	Progress I	4.5	46.59	46.59			0%	45%	4%	50%
11	Nash	Elm City	Sandy Cross	1.5	21.66	11			0%	0%	100%	0%
22	Wake	Willow Springs	Sun Fish	5	63.94	63.94			19%	57%	23%	0%
25	Nash	Battleboro	Battleboro	5	225.88	59.92			2%	75%	23%	0%
32	Nash	Whitakers	Whitakers	5	68.97	40.28			2%	94%	4%	0%
34	Johnston	Smithfield	Elizabeth	4	34.85	34.85			12%	81%	0%	7%
35	Johnston	Smithfield	Nitro	5	84.5	26.63			1%	82%	17%	0%
36	Franklin	Louisburg	Sarah	5	38.24	27.51			16%	52%	32%	0%
41	Nash	Spring Hope	Spring Hope		166.04	139.17	261	153	8%	92%	0%	0%
42	Johnston	Selma	Bizzell 1		82.38	55.06	549	159	8%	52%	40%	0%
43	Johnston	Selma	Bizzell 2		103.01	39.63	232	67	27%	71%	0%	2%
45	Johnston	Princeton	Candace		54	54	642	460	24%	76%	0%	0%
46	Johnston	Benson	Happy		44.344	44.344	1,194	1,130	1%	57%	42%	0%
47	Johnston	Clayton	Murdock		31.882	31.882	374	268	0%	46%	53%	1%
49	Johnston	Princeton	Princeton 2		53.539	32.149	493	139	25%	0%	75%	0%
51	Johnston	Smithfield	Red Toad Cleveland	1.99	161.23	15	123	80	1%	99%	0%	0%
53	Johnston	Selma	Buffalo		49.23	15	N/A	N/A	30%	0%	0%	70%
54	Johnston	Willow Springs	Landmark		24.71	24.71	293	176	6%	51%	43%	0%
59	Johnston	Smithfield	Longleaf		158		1,124	125	3%	70%	27%	0%
60	Johnston	Princeton	Piper		73		350	190	4%	89%	7%	0%
61	Johnston	Princeton	Sadie		109		536	250	1%	8%	91%	0%
62	Johnston	Princeton	Signature		69.038		580	580	7%	93%	0%	0%
63	Johnston	Smithfield	Wellons		99.26		3,150	3,150	1%	4%	95%	0%
64	Johnston	Selma	Lynch		125.39	15	2,626	165	8%	85%	7%	0%
65	Johnston	Smithfield	Stevens Chapel		54.009	15	1,421	110	5%	3%	92%	0%
66	Johnston	Selma	5840 Buffalo		40.47	15	637	220	1%	26%	73%	0%
67	Johnston	Four Oaks	Langdon		32.12		239	90	30%	70%	0%	0%
72	Johnston	Clayton	Vinson		44.46		566	148	12%	88%	0%	0%
73	Johnston	Selma	7807 Buffalo		750.9		273	266	2%	98%	0%	0%
76	Nash	Castalia	North Nash		140.45	43.86	473	305	8%	74%	18%	0%
80	Franklin	Louisburg	Cardinal		66.03		610	220	24%	38%	38%	0%
81	Franklin	Bunn	Iga		108		597	200	4%	28%	68%	0%
82	Franklin	Castalia	Hawk		54.52		613	300	5%	70%	25%	0%
85	Halifax	Weldon	Sunflower		1131.58		1,132	210	1%	70%	8%	21%
87	Halifax	Weldon	Cork Oak		310.685		700	700	0%	96%	4%	0%
89	Nash	Red Oak	Carter		62.2		586	370	10%	67%	23%	0%
92	Nash	Red Oak	Cash		201.06		2,176	1,150	11%	62%	27%	0%
97	Nash	Nashville	Clayton		37		210	210	13%	87%	0%	0%
101	Johnston	Smithfield	Narenc		241.74	34.85	1,875	380	20%	77%	3%	0%
102	Halifax	Roanoke Rapids	Northern Cardinal		15.176		208	120	14%	10%	0%	76%
103	Halifax	Roanoke Rapids	Green Heron		30.55		1,068	120	24%	31%	18%	27%
109	Nash	Castalia	Tate		66.8		808	470	8%	92%	0%	0%
110	Nash	Castalia	Higgins		64.01		800	600	4%	34%	62%	0%
112	Nash	Castalia	Bonnie	5	42.8		255	145	27%	72%	0%	1%
122	Johnston	Angier	Church Rd	4.998	43.37	26	724	240	48%	52%	0%	0%
123	Johnston	Willow Springs	Page South		19.373		394	200	57%	43%	0%	0%
132	Nash	Bailey	Kojak	5	87.68	28.78	710	125	8%	63%	29%	0%
149	Johnston	Benson	Mule Farm		20.48		157	50	94%	0%	0%	6%
162	Johnston	Four Oaks	Four Oaks	2	41.84		922	790	2%	71%	27%	0%
188	Johnston	Benson	Benson	4.996	32.098		506	255	15%	85%	0%	0%
196	Wilson	Elm City	S Elm City		38.41	33.93	167	113	22%	78%	0%	0%

Parcel #	County	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res	Com
197	Wilson	Elm City	E Elm City		39.79	35.79	262	101	94%	0%	0%	6%
200	Nash	Nashville	Red Oak Solar	5	80.5	25.54	728	460	16%	83%	0%	0%
209	Johnston	Smithfield	Canon	5	101.64	27.37	1,146	215	4%	41%	55%	0%
211	Halifax	Enfield	Chestnut	75	1428.05		1,429	210	4%	96%	0%	0%
213	Johnston	Benson	Banner		51.92		1,380	440	3%	51%	46%	0%
218	Johnston	Wendell	Wendell	5	75.06		593	215	19%	67%	14%	0%
230	Johnston	Zebulon	Thanksgiving Fire	1.999	20.3		354	175	19%	81%	0%	0%
302	Nash	Bailey	Sabattus		35.2		376	100	10%	35%	55%	0%
306	Nash	Bailey	Tracy		49.56	49.56	575	150	29%	71%	0%	0%
367	Warren	Macon	Five Forks		527.45		956	225	22%	0%	78%	0%
382	Warren	Warrenton	Bolton	6.24	304.64		4,835	4,670	9%	0%	86%	4%
383	Warren	Warrenton	Warrenton	6.24	152.68		1,037	125	47%	0%	39%	14%
387	Johnston	Newton Grove	Williams	5	29.33	29.33	393	335	13%	87%	0%	0%
411	Edgecombe	Battleboro	Fern	100	1235.42	960.71	1,494	220	5%	76%	19%	0%
415	Edgecombe	Rocky Mount	Edgecombe		1544.34	600	2,416	185	1%	38%	61%	0%
432	Edgecombe	Legett	Whitakers-Leggett		122.82	122.82	2,454	255	1%	49%	50%	0%
433	Edgecombe	Pinetops	Pinetops		81.05	54	1,473	340	6%	40%	53%	1%
434	Edgecombe	Conetoe	Conetoe	80	1389.89	910.6	1,152	120	5%	78%	17%	0%
435	Edgecombe	Conetoe	Conetoe II		111.91	55.49	916	555	1%	56%	43%	0%
482	Halifax	Enfield	North 301	20	208.69	128.75	1,825	135	4%	63%	8%	25%
488	Franklin	Louisburg	Highest Power		553	427	271	58	62%	21%	16%	0%
509	Halifax	Littleton	Shieldwall	-	139.88	30.04	1,196	285	10%	50%	40%	0%
511	Halifax	Scotland Neck	American Beech	160	3255.22	1807.8	1,262	205	2%	58%	38%	3%
515	Johnston	Wendell	Truman(NC)	5	123.27	40.64	1,122	915	19%	28%	53%	0%
519	Edgecombe	Tarboro	Harts Mill		1522.82	1162.6	814	180	5%	43%	52%	0%
561	Halifax	Enfield	Halifax 80mw 2019	80	1007.58	1007.6	672	190	8%	73%	19%	0%
581	Warren	Manson	Virginia Line	35	695	342	1,147	275	6%	68%	20%	5%
584	Halifax	Enfield	Sweetleaf	94	1956.34	1250	968	160	5%	63%	32%	0%
590	Halifax	Enfield	Grissom	5	102.1	75.2	1,648	1,455	10%	74%	16%	0%
614	Johnston	Willow Springs	HCE Johnston 1	2.6	31.54	13.29	485	335	24%	73%	0%	3%
Total Number of Solar Farms				82								
Average				22.92	278.7	207.7	927	396	14%	56%	26%	4%
Median				5.00	77.8	40.6	686	213	8%	63%	19%	0%
High				160.00	3255.2	1807.8	4835	4670	94%	99%	100%	76%
Low				1.50	15.2	11.0	123	50	0%	0%	0%	0%

IV. Specific Factors on Harmony with the Area

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no odor.

3. Noise

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

Although “appearance” has been ruled by NC Courts to be irrelevant to the issue of “harmony with an area,” I note that larger solar farms using fixed or tracking panels are a passive use of the land that is considered in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will be in harmony with the area in which it is to be developed. The breakdown of adjoining uses is similar to the other solar farms tracked.

V. Conclusion

The matched pair analysis shows no impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by N.C. Courts or overturned by N.C. Courts when a board found otherwise (see, for example *Dellinger v. Lincoln County*). Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments. Industrial uses rarely absorb negative impacts from adjoining uses.

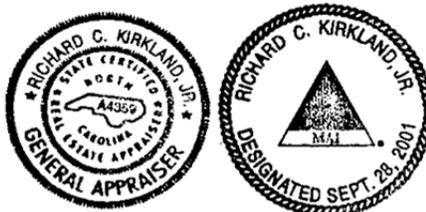
Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser




Nicholas D. Kirkland
Trainee Appraiser

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.
- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the

Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise stated.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

Certification

I certify that, to the best of my knowledge and belief:

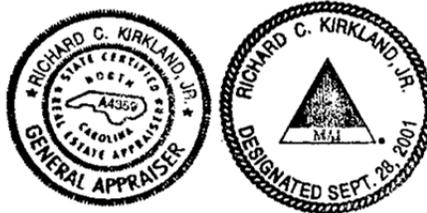
1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have completed a similar impact analysis for the same client on the same project in 2016 as detailed earlier in this report.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser




Nicholas D. Kirkland
Trainee Appraiser



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Mobile (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
SC State Certified General Appraiser # 6209	
FL State Certified General Appraiser # RZ3950	
IL State Certified General Appraiser # 553.002633	
OR State Certified General Appraiser # C001204	

EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
--	------

CONTINUING EDUCATION

Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011

Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

**Nash County
Commissioner's Agenda Information Sheet**

Date: Monday, June 1, 2020

Page 1 of 8
Attachments: 7

Item: Public Hearing on General Rezoning Request Z-200501 to rezone 81 acres on Stoney Hill Church Rd, Chapman Rd, and Juniper Rd from R-40 (Single-Family Residential) and RA-30 (Single-Family Residential) to RA-20 (Medium Density Residential).

Initiated By: Adam Tyson, Planning Director

Actions Proposed: Hold a legislative public hearing, adopt a consistency statement, and approve or deny the zoning map amendment.

Notice of Public Hearing:

Mailed Notice: May 19, 2020 (To Property Owners Within 600 Feet)
Published Notice: May 20, 2020 (The Enterprise)
May 21, 2020 & May 28, 2020 (The Rocky Mount Telegram)
Posted Notice: May 20, 2020 (On the Subject Property)

Property Tax ID: PIN # 277500703148 / Parcel ID # 335110 (Approx. 12 Acres)
PIN # 277500803410 / Parcel ID # 001323 (Approx. 11 Acres)
PIN # 277500819743 / Parcel ID # 001342 (Approx. 58 Acres)

Commissioner District: District #4 – Sue Leggett

Description of the Subject Property:

The subject property consists of three separate tracts of land acquired by the C. T. Williams Corporation on February 6, 2020 that total approximately 81 acres and are located on both sides of Stoney Hill Church Road, both sides of Chapman Road, and the east side of Juniper Road. The site is located northeast of the Town of Bailey in the area known as the Green Pond Community.

The approximately 12 acre tract located between Juniper Road and Chapman Rd was previously part of a larger, approximately 24 acre parcel rezoned by the Board of Commissioners to the RA-30 (Single-Family Residential) Zoning District on October 7, 2019 (Case File #Z-190601.)

That parcel was subsequently subdivided on February 11, 2020 to create Phase I of the Williams Ridge Subdivision, which includes 16 new residential lots along the already existing public road rights-of-way and one common area lot. Building permits for the construction of new single-family dwellings on seven of the lots have either been issued or are ready to be issued at this time.

This subdivision utilized the cluster development option, meaning that although the standard minimum lot area required by the RA-30 Zoning District is normally 30,000 square feet, these lots were only required to include a minimum lot area of 20,000 square feet each, provided that the land that would have otherwise been included in the private residential lots was set aside in the common area lot for the shared use of all the lot owners.

The other two subject tracts (approximately 11 acres and 58 acres) are included in the large R-40 (Single-Family Residential) Zoning District that characterizes most of the surrounding area.

The subject property is mostly undeveloped and previously used for agricultural crop production with the exception of an existing residential dwelling located at 3326 Stoney Hill Church Road.

The site is located within the Neuse River Basin, it is not located within a regulated floodplain, and portions of it may potentially be impacted by riparian stream buffers. The site is also located in the WS-III-BW Watershed Protection Overlay District, meaning that no lots intended for single-family residential use may be subdivided with less than 20,000 square feet of area for water quality protection purposes, regardless of the zoning classification.

Description of the Rezoning Request:

The property owner has now submitted General Rezoning Request Z-200501 in order to rezone the subject property from R-40 (Single-Family Residential) and RA-30 (Single-Family Residential) to RA-20 (Medium Density Residential).

The RA-20 (Medium Density Residential) Zoning District is “*primarily intended to accommodate single-family detached dwellings in areas where public water and/or public sewer services are available or where soil characteristics allow for medium-density development*” (UDO Article IX, Section 9-1, Subsection 9-1.2 E1.)

Approval of the requested rezoning would have three primary impacts on the subject property:

- (1) It would increase the permitted residential development density by reducing the allowable minimum lot area from the currently required 30,000 and 40,000 square feet per lot to 20,000 square feet per lot.**
- (2) The following nine land uses, which are currently permitted for development under some circumstances in either one or both of the current zoning**

districts, would no longer be permitted for potential development under the proposed new zoning district: double-wide (Class A) manufactured homes, rural family occupations, radio or communication towers over 60' in height, solar farms, non-hazardous solid waste disposal collection sites, utility field offices, water treatment plants, horse shows, and/or turkey shoots. (See the included excerpt from UDO Article IX, Section 9-3, Table 9-3-1.)

- (3) The subject property would no longer be eligible for subdivision using the cluster development option, both because that option was amended by the Board of Commissioners on September 23, 2019 (Case File #A-190902) to no longer permit the clustering of residential subdivision lots to sizes less than 20,000 square feet and because the requirements of the WS-III-BW Watershed Protection Overlay District do not permit the subdivision of lots intended for single-family residential use with less than 20,000 square feet of area each for water quality protection purposes.**

Land Development Plan Consistency:

General Rezoning Request Z-200501 is consistent with the recommendations of the Nash County Land Development Plan (LDP) because:

- (1) The LDP designates the subject property as Suburban Growth Area.
- (2) The LDP supports the rezoning of property located within the Suburban Growth Area to either the RA-30 (Single-Family Residential) or the RA-20 (Medium Density Residential) Zoning Districts where public water service is available and where the soil conditions are suitable to accommodate the installation of on-site septic systems.
- (3) The subject property has access to Nash County public water service via existing four-inch waterlines installed along the immediately adjacent Stoney Hill Church Road and Chapman Road public rights-of-way as well as a two-inch waterline recently installed by the property owner along the Juniper Road public right-of-way. Furthermore, the Nash County Public Utilities Department has determined that the existing water system has sufficient capacity to accommodate the residential development of the subject property at the proposed density.
- (4) The soil conditions of the majority of the subject property as observed by the Nash County Environmental Health Division appear generally sandy, well drained, and favorable for the installation of on-site septic systems.

- (5) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.

However, the LDP leaves the decision regarding the appropriate development density (either RA-30 or RA-20) to the discretion of the Board of Commissioners on a case-by-case basis, subject to the consideration of the specific characteristics of each particular site.

It should also be noted that the LDP is an advisory document providing general guidance for land development decisions, but the Board of Commissioners is not obligated to approve a development request simply because it is consistent with the recommendations of the plan, especially if it determines that a request is not reasonable, not in the public interest, or incompatible with the specific characteristics of a particular site.

Spot Zoning Analysis:

General Rezoning Request Z-200501 could be considered “spot zoning” because the property would become the only land in the general area to be subject to the higher density dimensional standards of the RA-20 (Medium Density Residential) Zoning District.

Approval of the request could be considered reasonable “spot zoning” because:

- (1) The large size of the subject property (totaling approximately 81 acres) demonstrates that approval of the request will establish a new zoning district within which multiple residential lots may be subdivided, rather than creating a single, small, isolated area.
- (2) The subject property has unique access to existing public water service and its soil conditions are favorable for the installation of on-site septic systems.
- (3) The request is consistent with the recommendations of the Nash County Land Development Plan as established above.
- (4) The subject property already is and will continue to be zoned for residential use.
- (5) The RA-20 (Medium Density Residential) Zoning District will allow higher density residential development, however, it is also more restrictive in terms of permitted land uses than either of the two current zoning districts.

Alternatively, approval of the request could be considered unreasonable “spot zoning” because:

- (1) The reduced minimum lot area requirement (20,000 square feet per lot) and the directly related increased residential development density permitted by the proposed RA-20 (Medium Density Residential) Zoning District may be determined to be incompatible with the predominantly rural and low-density development conditions of the surrounding area.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-200501 on April 30, 2020 and recommended **DENIAL** based on:

- (1) The previous **DENIAL** by the Board of Commissioners on October 7, 2019 of a request to rezone a 24 acre tract (including the approximately 12 acre tract which is the subject of the current request) to the proposed RA-20 (Medium Density Residential) Zoning District, **due to the Board's determination that the RA-30 (Single-Family Residential) Zoning District was more appropriate and compatible with the predominantly rural and low-density development conditions of the surrounding area** (Case File #Z-190601.)
- (2) The previous **DENIAL** by the Board of Commissioners on December 2, 2019 of a request to rezone four tracts totaling approximately 163 acres (including the approximately 11 and 58 acre tracts which are the subject of the current request) to the RA-30 (Single-Family Residential) Zoning District, **due to the Board's determination that the request was not reasonable at that time until the adjacent 24 acre tract previously rezoned to the RA-30 Zoning District was further developed in order to demonstrate its compatibility with the surrounding area** (Case File #Z-191101.) It should be noted that the Board of Commissioners reviewed an approved preliminary plan for Phases I & II of the Williams Ridge Subdivision at the time of that decision.

Planning Board Recommendation:

The Nash County Planning Board considered General Rezoning Request Z-200501 on May 18, 2020. In addition to the applicant, one adjoining property owner addressed the Board in support of the request.

The Planning Board voted unanimously to recommend:

- (1) **APPROVAL of Consistency Statement 'A' below** – finding the request to be reasonable, in the public interest, consistent with the recommendations of the Nash County Land Development Plan, and reasonable “spot zoning;” and

- (2) **APPROVAL** of the request to rezone approximately 81 acres to the RA-20 (Medium Density Residential) Zoning District.
-

Suggested Motions:

MOTION #1: ADOPT A CONSISTENCY STATEMENT:

*I move that the Nash County Board of Commissioners adopt **Consistency Statement 'A' or 'B' (choose one from below)** related to General Rezoning Request Z-200501.*

Consistency Statement 'A' (For APPROVAL):

General Rezoning Request Z-200501 is:

- (1) Reasonable and in the public interest.
- (2) Consistent with the recommendations of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP designates the subject property as Suburban Growth Area.
 - (b) The LDP supports the rezoning of property located within the Suburban Growth Area to either the RA-30 (Single-Family Residential) or the RA-20 (Medium Density Residential) Zoning Districts where public water service is available and where the soil conditions are suitable to accommodate the installation of on-site septic systems.
 - (c) The subject property has access to Nash County public water service via existing four-inch waterlines installed along the immediately adjacent Stoney Hill Church Road and Chapman Road public rights-of-way as well as a two-inch waterline recently installed by the property owner along the Juniper Road public right-of-way. Furthermore, the Nash County Public Utilities Department has determined that the existing water system has sufficient capacity to accommodate the residential development of the subject property at the proposed density.
 - (d) The soil conditions of the majority of the subject property as observed by the Nash County Environmental Health Division appear generally sandy, well drained, and favorable for the installation of on-site septic systems.
 - (e) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.
- (3) Reasonable "spot zoning" because:
 - (a) The large size of the subject property (totaling approximately 81 acres) demonstrates that approval of the request will establish a new zoning district within which multiple residential lots may be subdivided, rather than creating a single, small, isolated area.

- (b) The subject property has unique access to existing public water service and its soil conditions are favorable for the installation of on-site septic systems.
- (c) The request is consistent with the recommendations of the Nash County Land Development Plan as established above.
- (d) The subject property already is and will continue to be zoned for residential use.
- (e) The RA-20 (Medium Density Residential) Zoning District will allow higher density residential development, however, it is also more restrictive in terms of permitted land uses than either of the two current zoning districts.

--- OR ---

Consistency Statement 'B' (For DENIAL):

General Rezoning Request Z-200501 is:

- (1) Not reasonable or in the public interest at this time because approval of the request would be inconsistent with the following previous actions of the Board of Commissioners:
 - (a) The previous denial on October 7, 2019 of a request to rezone a 24 acre tract (including the approximately 12 acre tract which is the subject of the current request) to the proposed RA-20 (Medium Density Residential) Zoning District, due to the Board's determination that the RA-30 (Single-Family Residential) Zoning District was more appropriate and compatible with the predominantly rural and low-density development conditions of the surrounding area (Case File #Z-190601.)
 - (b) The previous denial on December 2, 2019 of a request to rezone four tracts totaling approximately 163 acres (including the approximately 11 and 58 acre tracts which are the subject of the current request) to the RA-30 (Single-Family Residential) Zoning District, due to the Board's determination that the request was not reasonable at that time until the adjacent 24 acre tract previously rezoned to the RA-30 Zoning District was further developed in order to demonstrate its compatibility with the surrounding area (Case File #Z-191101.)
- (2) Consistent with the recommendations of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP designates the subject property as Suburban Growth Area.
 - (b) The LDP supports the rezoning of property located within the Suburban Growth Area to either the RA-30 (Single-Family Residential) or the RA-20 (Medium Density Residential) Zoning Districts where public water service is available and where the soil conditions are suitable to accommodate the installation of on-site septic systems.
 - (c) The subject property has access to Nash County public water service via existing four-inch waterlines installed along the immediately adjacent Stoney Hill

Church Road and Chapman Road public rights-of-way as well as a two-inch waterline recently installed by the property owner along the Juniper Road public right-of-way. Furthermore, the Nash County Public Utilities Department has determined that the existing water system has sufficient capacity to accommodate the residential development of the subject property at the proposed density.

- (d) The soil conditions of the majority of the subject property as observed by the Nash County Environmental Health Division appear generally sandy, well drained, and favorable for the installation of on-site septic systems.
- (e) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.

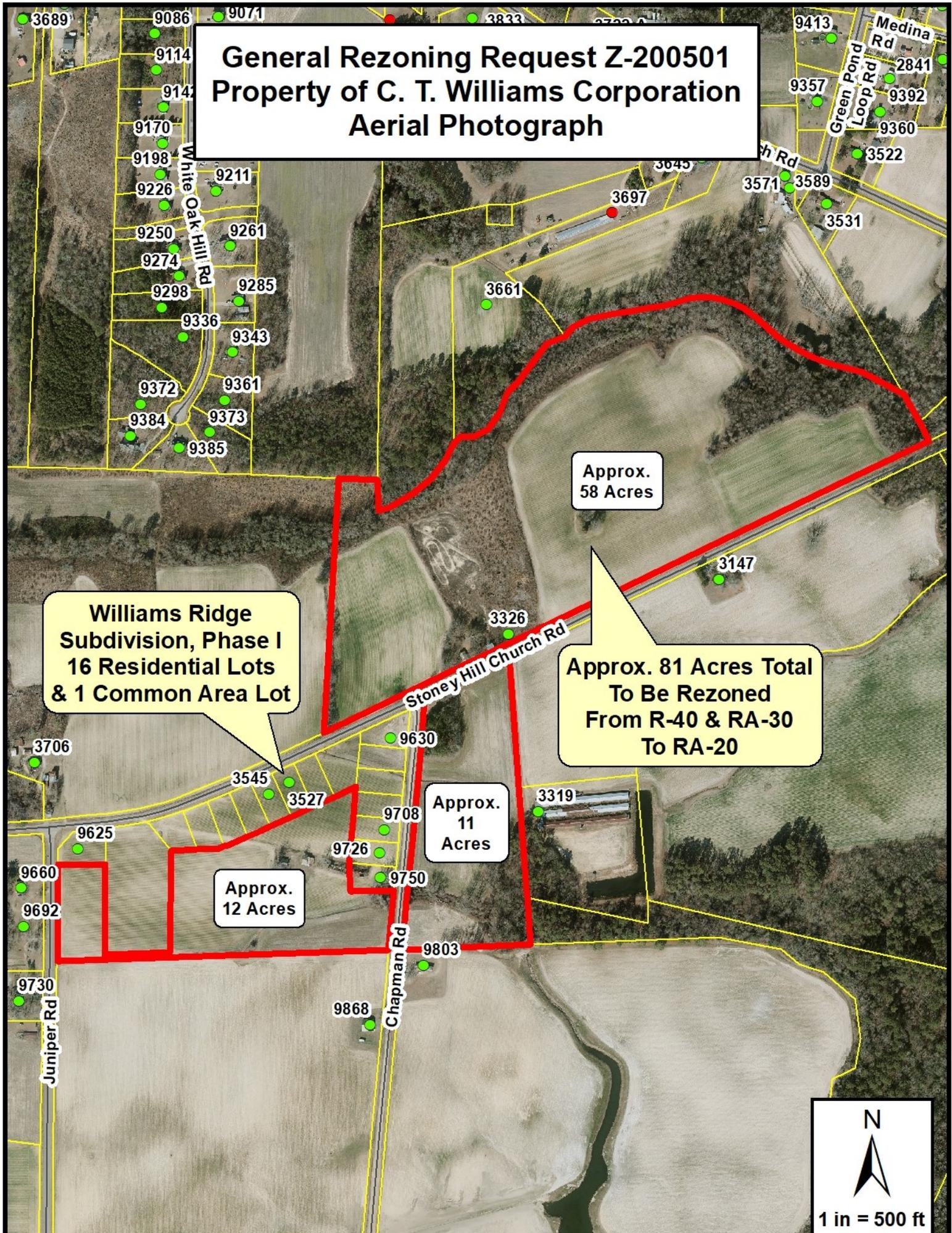
However, the LDP leaves the decision regarding the appropriate development density (either RA-30 or RA-20) to the discretion of the Board of Commissioners on a case-by-case basis and, in this particular case, the Board has determined that the residential development permitted by the requested RA-20 (Medium Density Residential) Zoning District would be too dense to be compatible with the predominantly rural and low-density development conditions of the surrounding area.

- (3) Unreasonable “spot zoning” because:
 - (a) The reduced minimum lot area requirement (20,000 square feet per lot) and the directly related increased residential development density permitted by the proposed RA-20 (Medium Density Residential) Zoning District would be incompatible with the predominantly rural and low-density development conditions of the surrounding area.

MOTION #2: APPROVE OR DENY THE ZONING MAP AMENDMENT:

*I move that the Nash County Board of Commissioners **APPROVE or DENY (choose one)** General Rezoning Request Z-200501 to rezone the subject property to RA-20 (Medium Density Residential).*

General Rezoning Request Z-200501 Property of C. T. Williams Corporation Aerial Photograph



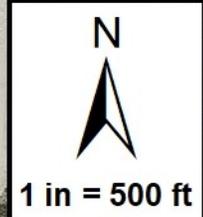
**Williams Ridge
Subdivision, Phase I
16 Residential Lots
& 1 Common Area Lot**

**Approx.
58 Acres**

**Approx. 81 Acres Total
To Be Rezoned
From R-40 & RA-30
To RA-20**

**Approx.
11
Acres**

**Approx.
12 Acres**



General Rezoning Request Z-200501 Property of C. T. Williams Corporation Zoning Map

**R-40
(Residential)**

Approx.
58 Acres

**Williams Ridge
Subdivision, Phase I
16 Residential Lots
& 1 Common Area Lot**

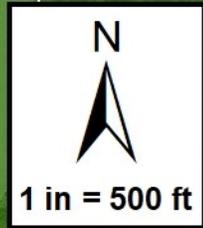
**Approx. 81 Acres Total
To Be Rezoned
From R-40 & RA-30
To RA-20**

**RA-30 - CD
(Cluster Development)**

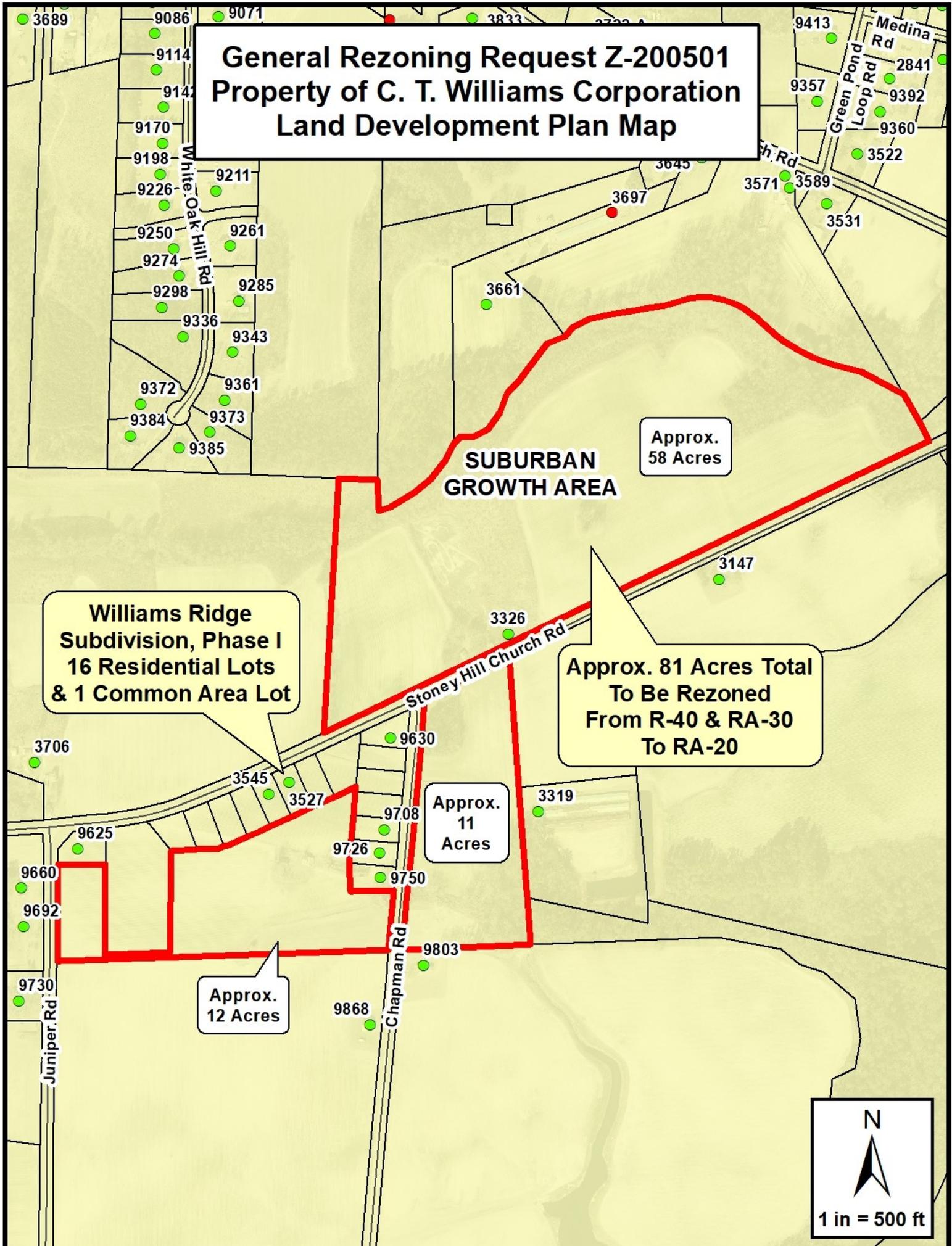
Approx.
11
Acres

**RA-30
(Residential)**

Approx.
12 Acres



General Rezoning Request Z-200501 Property of C. T. Williams Corporation Land Development Plan Map



Approx.
58 Acres

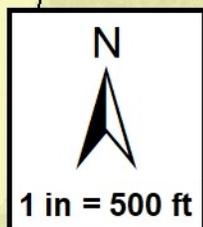
**SUBURBAN
GROWTH AREA**

**Williams Ridge
Subdivision, Phase I
16 Residential Lots
& 1 Common Area Lot**

**Approx. 81 Acres Total
To Be Rezoned
From R-40 & RA-30
To RA-20**

Approx.
11
Acres

Approx.
12 Acres



UDO Table 9-3-1: Table of Permitted Uses (Excerpt)

Land Use Type	Ref. SIC	Zoning District		
		R-40	RA-30	RA-20
AGRICULTURAL USES				
Agricultural Production (Crops)	0100	P	P	P
Agricultural Production (Livestock)	0200	P	P	P
Forestry	0810	P	P	P
RESIDENTIAL USES				
Bed and Breakfast	7011	S	S	S
Family Care Home	0000	P	P	P
Modular Home	0000	P	P	P
Manufactured Home, Class A	0000	P		
Patio Homes	0000	D	D	P
Single-Family Detached Dwelling	0000	P	P	P
ACCESSORY USES AND STRUCTURES				
Accessory Uses and Structures (Customary)	0000	P	P	P
Emergency Shelter	0000	P	P	P
Home Occupation	0000	D	D	D
Rural Family Occupation	0000	S		
Satellite Dish Antenna	0000	D	D	D
Swimming Pool	0000	D	D	D
RECREATIONAL USES				
Athletic Fields	0000	S	S	S
Club	8640	S	S	S
Country Club with Golf Course	7997	S	S	S
Golf Course	7992	S	S	S
Public Park or Recreational Facility, Other	7990	D	D	D
Swim and Tennis Club	7997	S	S	S
EDUCATIONAL AND INSTITUTIONAL USES				
Cemetery or Mausoleum	0000	P	P	P
Church	8661	D	D	D
Day Care Center, Adult and Child	8320	S	S	S
Elementary or Secondary School	8211	P	P	P
Fire Station	9224	P	P	P
Library	8231	S	S	S
Nursing and Convalescent Home	8050	S		S
Law Enforcement Station	9221	P	P	P
TRANSPORTATION, WAREHOUSING, AND UTILITIES				
Radio or Communication Tower Under 60' in Height	0000	P	P	P
Radio or Communication Tower Over 60' in Height	0000	S	S	
Solar Farm	0000	C		
Solid Waste Disposal (Non-Hazardous), Collection Sites, Convenience Centers, and Transfer Sites	4953	C		
Utility Field Office (Government Owned)	0000	S		
Utility Lines	0000	P	P	P

P = Use permitted by Zoning Permit
D = Use permitted by Zoning Permit with development standards
S = Special Use Permit required
C = Conditional Use Permit required

UDO Table 9-3-1: Table of Permitted Uses (Excerpt)

Land Use Type	Ref. SIC	Zoning District		
		R-40	RA-30	RA-20
Utility Related Appurtenances, Substation	0000	D	D	D
Water Treatment Plant, Government Owned or Operated	0000	D		
OTHER USES				
Automobile Parking On Same Lot As Principal Use	0000	P	P	P
Horse Shows	7999	D		
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (With Concurrent Building Permit for Permanent Building)	0000	P	P	P
Temporary Hardship Manufactured Home	0000	S	S	S
Temporary Commercial Construction Office	0000	D	D	D
Temporary Construction/Repair Residence	0000	S	S	S
Temporary Emergency Repair Residence	0000	D	D	D
Turkey Shoots	0000	D		

P = Use permitted by Zoning Permit
D = Use permitted by Zoning Permit with development standards
S = Special Use Permit required
C = Conditional Use Permit required





PRE-SALE AVAILABLE

CALL COUNTRYWIDE
919-217-3444

**Nash County
Commissioner's Agenda Information Sheet**

Date: Monday, June 1, 2020

Page 1 of 10
Attachments: 10

Item: Public Hearing on General Rezoning Request Z-200502 to rezone 66 acres on Jordan Rd from R-20 (Medium Density Residential) and R-20-CU (Medium Density Residential Conditional Use) to R-10 (High Density Residential).

Initiated By: Adam Tyson, Planning Director

Actions Proposed: Hold a legislative public hearing, adopt a consistency statement, and approve or deny the zoning map amendment.

Notice of Public Hearing:

Mailed Notice: May 19, 2020 (To Property Owners Within 600 Feet)
Published Notice: May 21, 2020 & May 28, 2020 (The Rocky Mount Telegram)
Posted Notice: May 20, 2020 (On the Subject Property)

Property Tax ID: PIN # 373700415380 / Parcel ID # 330935 (Approx. 44 Acres)
PIN # 373700508927 / Parcel ID # 108021 (Approx. 22 Acres)

Commissioner District: District #5 – J. Wayne Outlaw

Description of the Subject Property:

The subject property consists of two adjacent tracts of land owned by the C. T. Williams Corporation and Fairfield Realty Down East, LLC that total approximately 66 acres and are located on both sides of Jordan Road between the Rocky Mount-Wilson Regional Airport to the west and the Town of Sharpsburg to the east.

The approximately 22 acre eastern tract was previously rezoned by the Board of Commissioners to the R-20 (Medium Density Residential) Zoning District on January 8, 2007 (Case File #Z-060401). It is west of and immediately adjacent to Phases I – IV of the William's Meadows Subdivision. Phases I – III (17 lots) were developed initially with a minimum required lot size of 30,000 square feet per lot and Phase IV (2 lots) was developed later with a minimum required lot size of 20,000 square feet per lot.

The approximately 44 acre western tract was previously rezoned by the Board of Commissioners to the R-20-CU (Medium Density Residential Conditional Use) Zoning District on October 1, 2018 (Case File #CU-180901) subject to attached conditions that specifically exclude the potential development of three land uses (boarding and rooming houses, congregate care facilities, and/or manufactured home parks) on the subject

property as well as prohibit the use of individual sewage grinder pump stations to provide sewer service to any future lots subdivided for residential use.

The rezoned parcel was subsequently subdivided on July 8, 2019 to create Phase I of the Worthington Farm Subdivision, which includes nine residential lots along the north side of Jordan Road with a minimum required lot size of 20,000 square feet per lot. Nine new single-family dwellings served by private, individual on-site septic systems have recently been constructed on each of those lots.

On February 17, 2020 the Planning Board, at the request of the applicant, reviewed and approved a major subdivision plat for an adjacent Phase II expansion of the Worthington Farm Subdivision which would include 17 proposed new residential lots to be developed on the subject property along both sides of Jordan Road with a minimum required lot size of 20,000 square feet per lot.

The developer proposes to provide municipal sewer service to each of the new lots through an existing utility agreement with the Town of Sharpsburg to connect to an existing sewer force main line located within the Jordan Road right-of-way. Instead of the previously proposed installation of sewage grinder pump stations on each individual lot, the agreement has been amended to permit the installation of septic tank effluent pump (S.T.E.P.) stations on each individual lot in order to facilitate their connection to the pressurized sewer force main line. Once installed, the Town of Sharpsburg has agreed to own, operate, maintain, repair, and replace (as needed) the S.T.E.P. stations and related sewer line connections.

The applicant still plans to develop this already approved subdivision design for the front of the subject properties, regardless of the outcome of this rezoning request. However, approval of the request would allow the option of redesigning it with smaller lot sizes.

The subject property is undeveloped and includes both wooded areas and areas previously used for agricultural crop production. The site is located within the Tar-Pamlico River Basin, it is not located within a regulated floodplain or a designated watershed protection overlay district, and portions of it may potentially be impacted by riparian stream buffers, particularly along the easternmost boundary. The site is located in the AO-H Horizontal Airport Height Limitation Zone due to its proximity to the Rocky Mount-Wilson Regional Airport and any structures developed on the property would be subject to a height limitation of no more than approximately 166 feet above the ground elevation, which should not directly affect typical residential structures.

Description of the Rezoning Request:

The property owners have now submitted General Rezoning Request Z-200502 in order to rezone the subject property from R-20 (Medium Density Residential) and R-20-CU (Medium Density Residential Conditional Use) to R-10 (High Density Residential).

The R-10 (High Density Residential) Zoning District is “*primarily intended to accommodate single-family detached dwellings, Class A manufactured homes, two-family dwellings, manufactured home parks, and multi-family dwellings at relatively high densities in areas where public water, sewer, and other urban services are available*” (UDO Article IX, Section 9-1, Subsection 9-1.2 H.)

Approval of the requested rezoning would have three primary impacts on the subject property:

- (1) It would increase the permitted residential development density by reducing the allowable minimum lot area by half from the currently required 20,000 square feet per lot to 10,000 square feet per lot and by reducing the required minimum lot width from 100 feet per lot to 75 feet per lot.**
- (2) It would remove the specific zoning conditions currently applicable to the approximately 44 acre western tract, meaning that the three previously excluded land uses (boarding and rooming houses, congregate care facilities, and/or manufactured home parks) could potentially be permitted for development on the entire subject property and the use of individual sewage grinder pump stations would no longer be prohibited.**
- (3) The following three land uses, which are not permitted for development in the current R-20 Zoning District, would become permitted land uses on the subject property under the new R-10 Zoning District: group care facilities, multi-family dwellings (including apartments and condominiums), and/or townhouse dwellings. (See the included excerpt from UDO Article IX, Section 9-3, Table 9-3-1.)**

The applicant had previously intended to subdivide the subject property into 10,000 square foot lots using the cluster development option and designating a common area lot for the shared use of all the lot owners, however, this site is no longer eligible for that particular option since it was amended by the Board of Commissioners on September 23, 2019 (Case File #A-190902) to no longer permit the clustering of residential subdivision lots to sizes less than 20,000 square feet.

Land Development Plan Consistency:

General Rezoning Request Z-200502 is consistent with most of the recommendations of the Nash County Land Development Plan (LDP) because:

- (1) The LDP designates the subject property as Suburban Growth Area.

- (2) The LDP supports rezoning of property located within the Suburban Growth Area for higher density residential development with minimum required lot sizes smaller than 20,000 square feet where both public water and public sewer services are available.
- (3) The subject property has access to Nash County public water service via an existing four-inch waterline installed along the immediately adjacent Jordan Road public right-of-way.
- (4) The subject property has potential access to Town of Sharpsburg municipal sewer service via an existing sewer force main line installed along the immediately adjacent Jordan Road public right-of-way through a recently amended utility agreement between the applicant and the town permitting the connection of up to 25 lots using individual septic tank effluent pump (S.T.E.P.) stations as well as the connection of up to 75 additional lots to be served by a proposed new sewage lift/pump station.
- (5) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.

However, General Rezoning Request Z-200502 is not consistent with one other recommendation of the Nash County Land Development Plan (LDP) because:

- (1) The LDP recommends the potential use of buffers and/or other design features when permitting higher density residential development with minimum required lot sizes smaller than 20,000 square feet on property located within the Suburban Growth Area in order to minimize the potential impacts on neighboring properties.
- (2) Due to the general (as opposed to conditional use) nature of this rezoning request, no specific zoning conditions may be attached to its approval that would restrict the developer to a particular development plan or specific design features intended to mitigate the potential impacts of the higher density residential development on the neighboring properties.

It should also be noted that the LDP is an advisory document providing general guidance for land development decisions, but the Board of Commissioners is not obligated to approve a development request simply because it is consistent with the recommendations of the plan, especially if it determines that a request is not reasonable, not in the public interest, or incompatible with the specific characteristics of a particular site.

Spot Zoning Analysis:

General Rezoning Request Z-200502 could be considered “spot zoning” because the property would become the only land in the general area to be subject to the higher density dimensional standards of the R-10 (High Density Residential) Zoning District.

Approval of the request could be considered reasonable “spot zoning” because:

- (1) The large size of the subject property (totaling approximately 66 acres) demonstrates that approval of the request will establish a new zoning district within which multiple residential lots may be subdivided, rather than creating a single, small, isolated area.
- (2) The subject property has unique access to existing public water service and potential access to municipal sewer service.
- (3) The request is consistent with most of the recommendations of the Nash County Land Development Plan as established above.
- (4) The subject property already is and will continue to be zoned for residential use.

Alternatively, approval of the request could be considered unreasonable “spot zoning” because:

- (1) The proposed R-10 (High Density Residential) Zoning District would substantially increase the permitted residential development density by reducing the allowable minimum lot area by half from the currently required 20,000 square feet per lot to 10,000 square feet per lot and by reducing the required minimum lot width from 100 feet per lot to 75 feet per lot.
- (2) The proposed R-10 (High Density Residential) Zoning District would permit the development of the following land uses that are currently excluded on either one or both of the subject tracts: boarding and rooming houses, congregate care facilities, group care facilities, manufactured home parks, multi-family dwellings (including apartments and condominiums), and/or townhouse dwellings.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-200502 on April 30, 2020 and recommended **DENIAL** based on:

- (1) The previous **DENIAL** by the Board of Commissioners on August 6, 2018 of a request to rezone a 48 acre tract (including the approximately 44 acre tract which is

the subject of the current request) to the R-15 (Medium Density Residential) Zoning District, **due to the Board's determination that the 15,000 square foot minimum lot area required by the proposed R-15 Zoning District would permit residential development too dense to be compatible with the 20,000 to 30,000 square foot minimum lot areas required by the surrounding R-20 and R-30 Zoning Districts** (Case File #Z-180701.)

- (2) The reduced 10,000 square foot minimum lot area requirement and the 75 foot minimum lot width requirement of the currently proposed R-10 (High Density Residential) Zoning District would permit residential development **even more dense than the previously denied R-15 Zoning District.**

The TRC also noted that a conditional use rezoning request (as opposed to a general rezoning request) may be more appropriate for high density residential development because it would permit the attachment of specific zoning conditions that could restrict the development of particular land uses and/or restrict the developer to a particular design plan intended to mitigate the potential impact on the neighboring properties.

Planning Board Recommendation:

The Nash County Planning Board considered General Rezoning Request Z-200502 on May 18, 2020.

The applicant addressed the Board in support of the request. Six adjoining and/or surrounding property owners addressed the Board in opposition to the request, citing various concerns including the high-density nature of the proposed zoning district, the potentially permitted land uses, the desire to maintain a rural lifestyle, as well as fears of increased traffic and crime and diminished property values.

The Planning Board recommended, **with a split vote of 4 to 3:**

- (1) **APPROVAL of Consistency Statement 'B' below** – finding the request to be unreasonable, not in the public interest, mostly but not entirely consistent with the recommendations of the Nash County Land Development Plan, and unreasonable “spot zoning;” and
- (2) **DENIAL** of the request to rezone the approximately 66 acres to the R-10 (High Density Residential) Zoning District.

The Planning Board members opposed to the request noted their agreement with the TRC that a conditional use rezoning may be more appropriate in this case, because it would allow the attachment of zoning conditions to restrict the development of particular land uses that may not be appropriate for this specific site.

Suggested Motions:

MOTION #1: ADOPT A CONSISTENCY STATEMENT:

*I move that the Nash County Board of Commissioners adopt **Consistency Statement 'A' or 'B' (choose one from below)** related to General Rezoning Request Z-200502.*

Consistency Statement 'A' (For APPROVAL):

General Rezoning Request Z-200502 is:

- (1) Reasonable and in the public interest.
- (2) Consistent with most of the recommendations of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP designates the subject property as Suburban Growth Area.
 - (b) The LDP supports rezoning of property located within the Suburban Growth Area for higher density residential development with minimum required lot sizes smaller than 20,000 square feet where both public water and public sewer services are available.
 - (c) The subject property has access to Nash County public water service via an existing four-inch waterline installed along the immediately adjacent Jordan Road public right-of-way.
 - (d) The subject property has potential access to Town of Sharpsburg municipal sewer service via an existing sewer force main line installed along the immediately adjacent Jordan Road public right-of-way through a recently amended utility agreement between the applicant and the town permitting the connection of up to 25 lots using individual septic tank effluent pump (S.T.E.P.) stations as well as the connection of up to 75 additional lots to be served by a proposed new sewage lift/pump station.
 - (e) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.

However, the request is not consistent with one other recommendation of the Nash County Land Development Plan (LDP) because:

- (a) The LDP recommends the potential use of buffers and/or other design features when permitting higher density residential development with minimum required lot sizes smaller than 20,000 square feet on property located within the Suburban Growth Area in order to minimize the potential impacts on neighboring properties.
- (b) Due to the general (as opposed to conditional use) nature of this rezoning request, no specific zoning conditions may be attached to its approval that would restrict the developer to a particular development plan or specific design

features intended to mitigate the potential impacts of the higher density residential development on the neighboring properties.

- (3) Reasonable “spot zoning” because:
 - (a) The large size of the subject property (totaling approximately 66 acres) demonstrates that approval of the request will establish a new zoning district within which multiple residential lots may be subdivided, rather than creating a single, small, isolated area.
 - (b) The subject property has unique access to existing public water service and potential access to municipal sewer service.
 - (c) The request is consistent with most of the recommendations of the Nash County Land Development Plan as established above.
 - (d) The subject property already is and will continue to be zoned for residential use.

--- OR ---

Consistency Statement ‘B’ (For DENIAL):

General Rezoning Request Z-200502 is:

- (1) Not reasonable or in the public interest at this time because approval of the request would be inconsistent with the following previous action of the Board of Commissioners:
 - (a) The previous denial on August 6, 2018 of a request to rezone a 48 acre tract (including the approximately 44 acre tract which is the subject of the current request) to the R-15 (Medium Density Residential) Zoning District, due to the Board’s determination that the 15,000 square foot minimum lot area required by the proposed R-15 Zoning District would permit residential development too dense to be compatible with the 20,000 to 30,000 square foot minimum lot areas required by the surrounding R-20 and R-30 Zoning Districts (Case File #Z-180701.)
 - (b) The reduced 10,000 square foot minimum lot area requirement and the 75 foot minimum lot width requirement of the currently proposed R-10 (High Density Residential) Zoning District would permit residential development even more dense than the previously denied R-15 Zoning District.
- (2) Consistent with most of the recommendations of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP designates the subject property as Suburban Growth Area.
 - (b) The LDP supports rezoning of property located within the Suburban Growth Area for higher density residential development with minimum required lot sizes smaller than 20,000 square feet where both public water and public sewer services are available.

- (c) The subject property has access to Nash County public water service via an existing four-inch waterline installed along the immediately adjacent Jordan Road public right-of-way.
- (d) The subject property has potential access to Town of Sharpsburg municipal sewer service via an existing sewer force main line installed along the immediately adjacent Jordan Road public right-of-way through a recently amended utility agreement between the applicant and the town permitting the connection of up to 25 lots using individual septic tank effluent pump (S.T.E.P.) stations as well as the connection of up to 75 additional lots to be served by a proposed new sewage lift/pump station.
- (e) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.

However, the request is not consistent with one other recommendation of the Nash County Land Development Plan (LDP) because:

- (a) The LDP recommends the potential use of buffers and/or other design features when permitting higher density residential development with minimum required lot sizes smaller than 20,000 square feet on property located within the Suburban Growth Area in order to minimize the potential impacts on neighboring properties.
 - (b) Due to the general (as opposed to conditional use) nature of this rezoning request, no specific zoning conditions may be attached to its approval that would restrict the developer to a particular development plan or specific design features intended to mitigate the potential impacts of the higher density residential development on the neighboring properties.
- (3) Unreasonable “spot zoning” because:
- (a) The proposed R-10 (High Density Residential) Zoning District would substantially increase the permitted residential development density by reducing the allowable minimum lot area by half from the currently required 20,000 square feet per lot to 10,000 square feet per lot and by reducing the required minimum lot width from 100 feet per lot to 75 feet per lot.
 - (b) The proposed R-10 (High Density Residential) Zoning District would permit the development of the following land uses that are currently excluded on either one or both of the subject tracts: boarding and rooming houses, congregate care facilities, group care facilities, manufactured home parks, multi-family dwellings (including apartments and condominiums), and/or townhouse dwellings.
-

MOTION #2: APPROVE OR DENY THE ZONING MAP AMENDMENT:

*I move that the Nash County Board of Commissioners **APPROVE or DENY (choose one)** General Rezoning Request Z-200502 to rezone the subject property to R-10 (High Density Residential).*

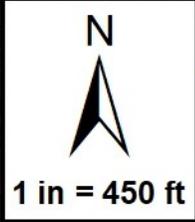
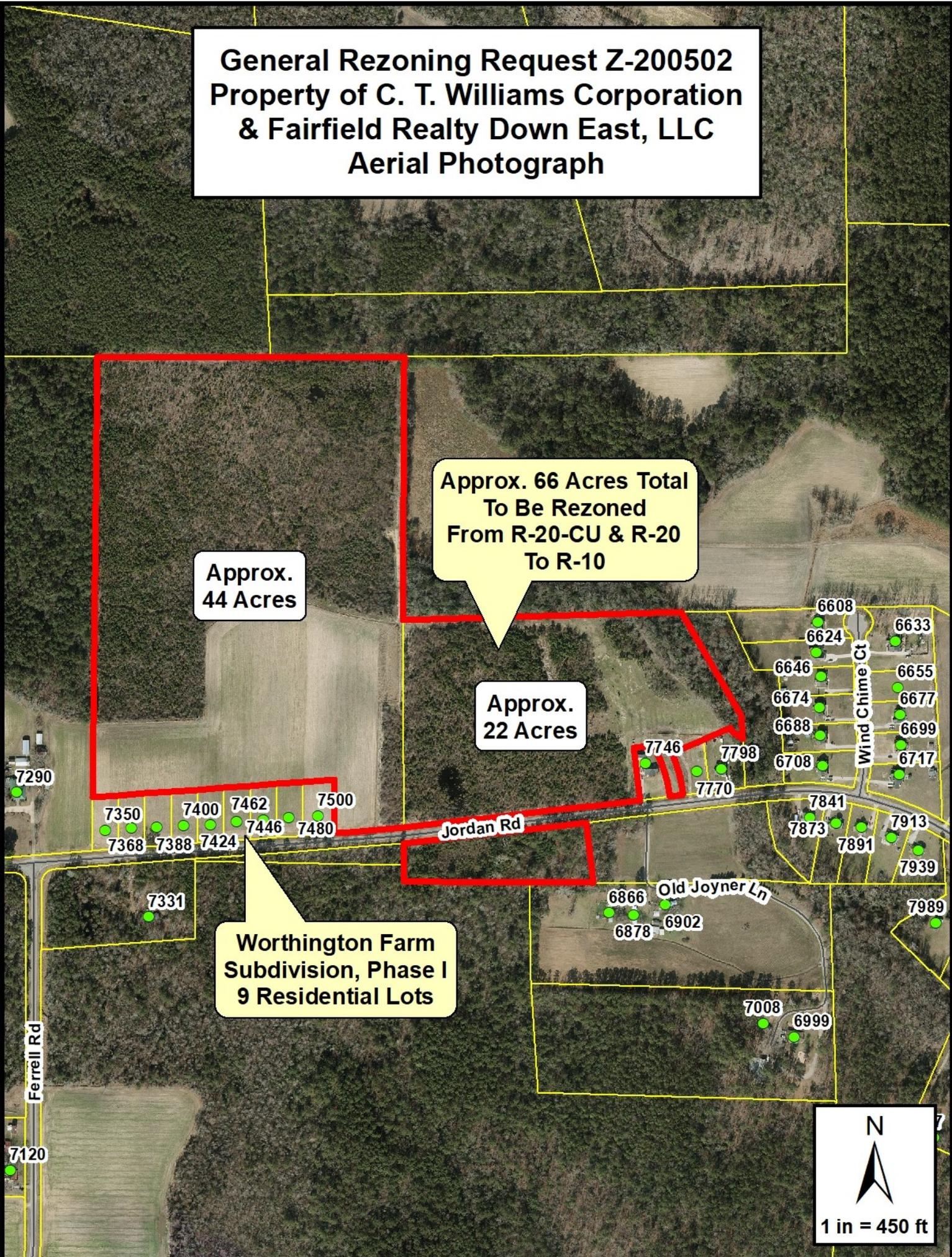
**General Rezoning Request Z-200502
Property of C. T. Williams Corporation
& Fairfield Realty Down East, LLC
Aerial Photograph**

**Approx.
44 Acres**

**Approx. 66 Acres Total
To Be Rezoned
From R-20-CU & R-20
To R-10**

**Approx.
22 Acres**

**Worthington Farm
Subdivision, Phase I
9 Residential Lots**



**General Rezoning Request Z-200502
Property of C. T. Williams Corporation
& Fairfield Realty Down East, LLC
Zoning Map**

**R-30
(Residential)**

**Approx.
44 Acres**

**R-20 - CU
(Conditional Use)**

**Approx. 66 Acres Total
To Be Rezoned
From R-20-CU & R-20
To R-10**

**Approx.
22 Acres**

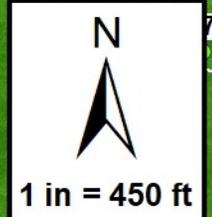
**R-20
(Residential)**

Jordan Rd

**Worthington Farm
Subdivision, Phase I
9 Residential Lots**

6608
6624
6633
6646
6655
6677
6688
6699
6708
6717
7798
7746
7770
7841
7873
7891
7913
7939
7989
7008
6999

7290
7350
7368
7388
7400
7424
7446
7462
7480
7500
7331



**General Rezoning Request Z-200502
Property of C. T. Williams Corporation
& Fairfield Realty Down East, LLC
Land Development Plan Map**

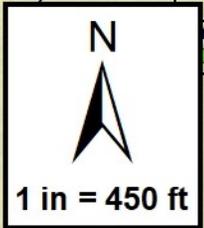
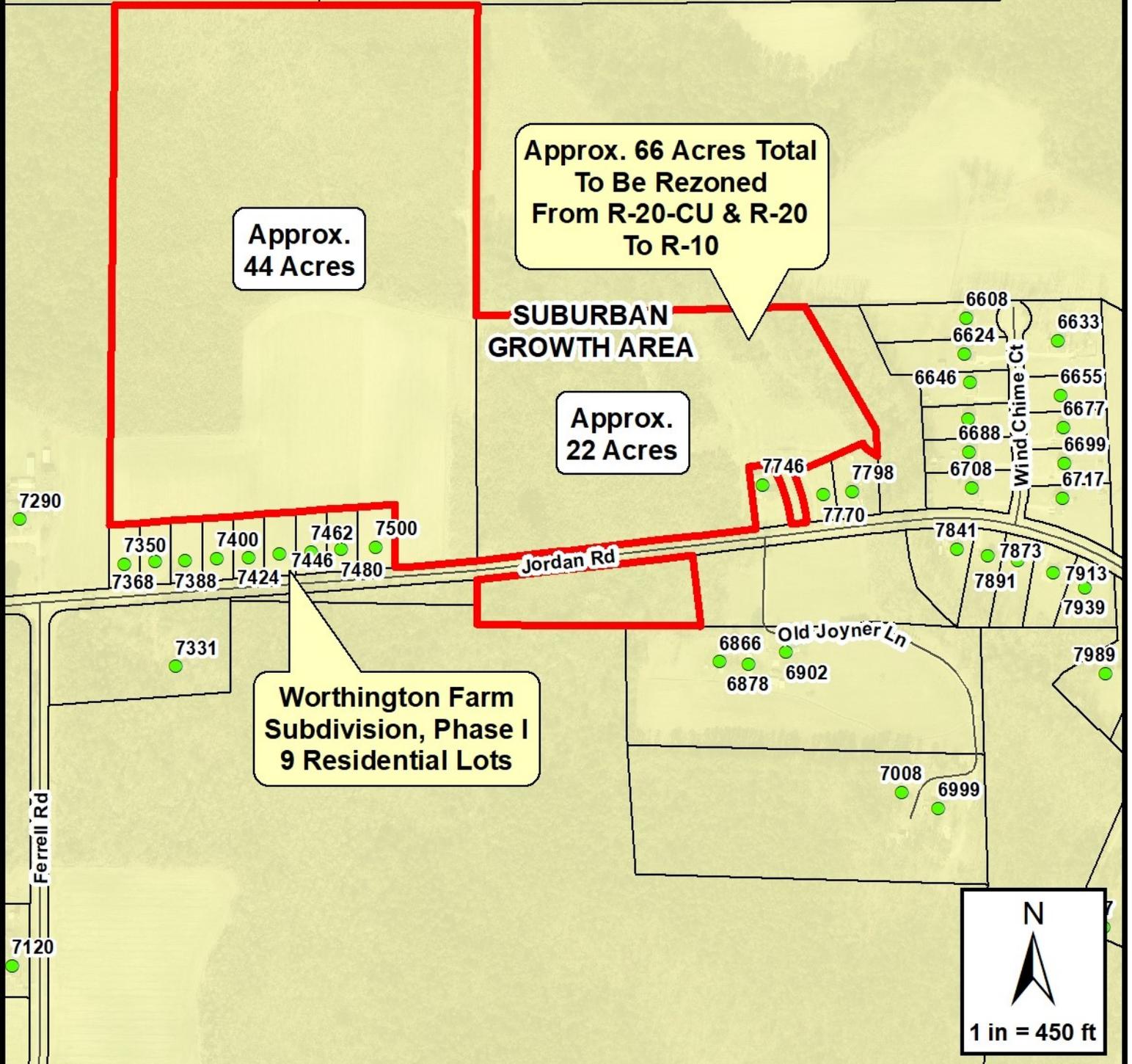
Approx.
44 Acres

Approx. 66 Acres Total
To Be Rezoned
From R-20-CU & R-20
To R-10

**SUBURBAN
GROWTH AREA**

Approx.
22 Acres

**Worthington Farm
Subdivision, Phase I
9 Residential Lots**



- NOTES**
- AREAS COMPUTED BY COORDINATE CALCULATIONS
 - ALL DISTANCES SHOWN ARE HORIZONTAL
 - ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE
 - NO CEMETERIES VISIBLE ON THIS PROPERTY
 - NO WETLANDS HAVE BEEN DELINEATED ON THIS PROPERTY
 - THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
 - A TITLE REPORT HAS HAS NOT X BEEN SUPPLIED FOR THIS PROPERTY OR THIS SURVEY.
 - THIS PROPERTY IS LOCATED IN THE TAR-PAMLICO RIVER BASIN.
 - NASH COUNTY PUBLIC WATER IS AVAILABLE ALONG JORDAN RD. CONTACT NASH COUNTY PUBLIC UTILITIES AT 252-462-2436 FOR MORE INFORMATION.

SITE DATA

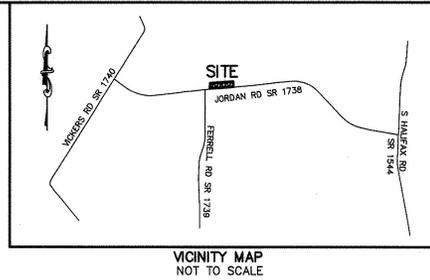
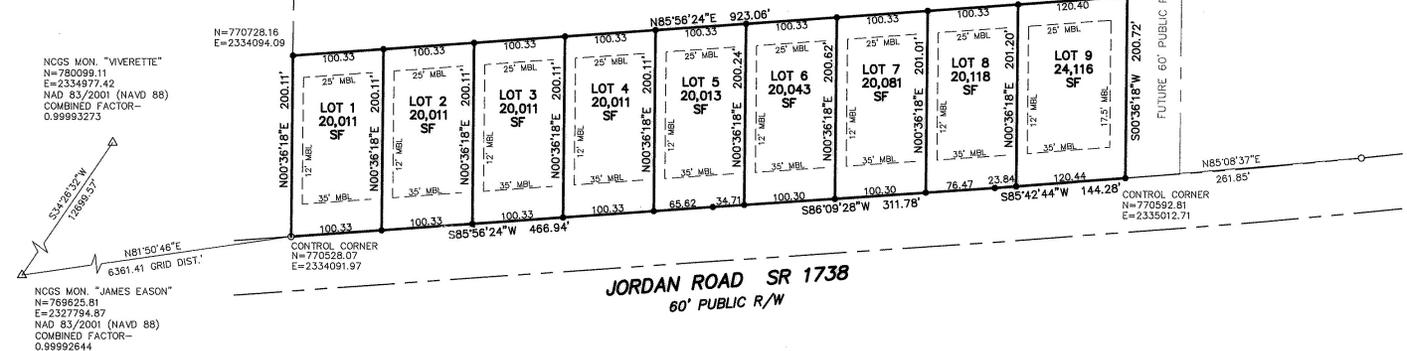
TOTAL AREA: 184,415 SF (4.23 AC)
 ZONE: R-20-CU (RESIDENTIAL)
 MIN. BUILDING LINES: FRONT - 35'
 SIDE - 12'
 ST. SIDE - 17.5'
 REAR - 25'
 LOT WIDTH: 100' MIN. AT 35' SETBACK
 TOTAL NO. OF LOTS: 9
 PARCEL ID: 025676
 PIN NO.: 373700415380
 REFERENCE: DEED BOOK 1955 PAGE 373
 DEED BOOK 2972 PAGE 961
 DEED BOOK 3005 PAGE 291
 PLAT BOOK 31 PAGE 32
 PLAT BOOK 36 PAGE 250
 PLAT BOOK 42 PAGE 1

- LEGEND**
- NEW IRON PIPE
 - IRON PIPE FOUND
 - △ NCGS MONUMENT FOUND

Doc ID: 008048410001 Type: CRP
 Recorded: 10/04/2019 at 09:08:46 PM
 Fee Amt: \$21.00 Page 1 of 1
 Nash County North Carolina
 Anne J. Melvin Register of Deeds
 BK 42 PG 38

N/F
 LINDA J. SHEPHERD
 JOHN SHEPHERD JR.
 DB 1955 PG 376
 PB 31 PG 32
 PIN: 373700319349
 ZONE: R-30

N/F
 C.T. WILLIAMS CORP.
 DB 2972 PG 961
 PB 31 PG 32
 PIN: 373700415380
 ZONE: R-20-CU
 (44.3 +/-
 ACRES REMAINING)



Book 42 Page 38

I, William A. Bartlett, certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

I, William A. Bartlett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1955, page 373, etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SHOWN, page ON PLAT; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 1 day of October, 2019.

William A. Bartlett
 Surveyor L-3788

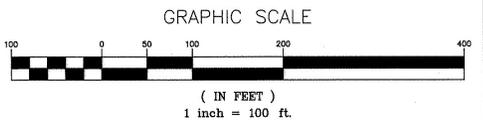


10/1/2019

North Carolina
 Nash County
 I, *Bill Denton*, Review Officer of Nash County, certify that the map or plat to which this certification is affixed meets all statutory requirements for registration.
Bill Denton 04 Oct 2019
 Review Officer Date

DEVELOPER:
 D R HORTON INC
 2000 AERIAL CENTER PARKWAY
 SUITE 110
 MORRISVILLE NC 27560

PROPERTY OF
 D R HORTON INC.
 REVISED PLAT



BARTLETT
 ENGINEERING & SURVEYING, PC
 1906 NASH STREET NORTH
 WILSON, N.C. 27893
 License No. C-1551
 www.bartlettus.com

DATE: JAN. SURVEY BY: TWG/WHS PROJECT: 18-301
 SCALE: 1" = 40' DRAWN BY: LR/WAB REVISIONS: REVISE BEARINGS ON SIDE PROPERTY LINES 9-25-2019
 CODE: WILCEC
 DWG FILE: 18301FP1REV

WORTHINGTON FARM
 PHASE I

ROCKY MOUNT OUTSIDE TWSP NASH COUNTY
 NORTH CAROLINA ZONE: R-20-CU

NOTE: THIS PLAT IS A REVISION OF PLAT BOOK 42 PAGE 1, PREVIOUSLY RECORDED JULY 8, 2019, NASH COUNTY REGISTRY. THE PURPOSE OF THE PLAT IS TO CORRECT A TYPOGRAPHICAL ERROR OF THE BEARINGS PREVIOUSLY LISTED ON THE SIDE PROPERTY LINES. THE LOCATION OF THE PROPERTY LINES AND CORNER MONUMENTS HAVE NOT CHANGED. THE ACREAGE OF THE LOTS HAVE NOT CHANGED. SEE PLAT BOOK 42 PAGE 1 FOR SIGNATURES OF APPROVAL BY THE OWNERS, NASH COUNTY PLANNING DEPARTMENT AND NASH COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

NOTES

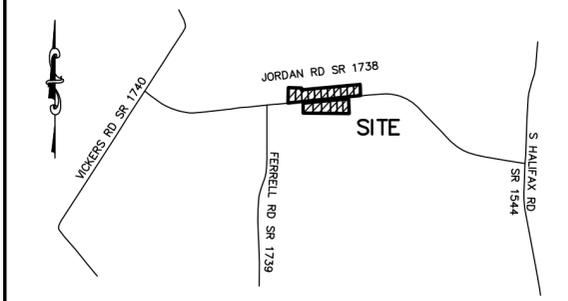
- AREAS COMPUTED BY COORDINATE CALCULATIONS
- ALL DISTANCES SHOWN ARE HORIZONTAL
- ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE
- NO CEMETERIES VISIBLE ON THIS PROPERTY
- NO WETLANDS HAVE BEEN DELINEATED ON THIS PROPERTY
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA
- THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- A TITLE REPORT HAS ____ HAS NOT X BEEN SUPPLIED FOR THIS PROPERTY OR THIS SURVEY.
- THIS PROPERTY IS LOCATED IN THE TAR-PAMLICO RIVER BASIN.
- LOTS 10-26 WILL UTILIZE SANITARY SEWER SYSTEM VIA A STEP SYSTEM THROUGH THE TOWN OF SHARPSBURG.
- NASH COUNTY PUBLIC WATER IS AVAILABLE ALONG JORDAN RD. CONTACT NASH COUNTY PUBLIC UTILITIES AT 252-462-2436 FOR MORE INFORMATION.
- BLANKET UTILITY EASEMENTS TO BE ESTABLISHED ON EACH PROPOSED LOT FOR THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF THE SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) STATIONS INCLUDING THE ASSOCIATED TANKS, PUMPS AND LINES.
- TO BE DETERMINED BY ACTUAL LOCATION OF HOUSE AND DRIVEWAY.
- A MAIL DELIVERY CLUSTER BOX UNIT (CBU) IS REQUIRED BY THE UNITED STATES POSTAL SERVICE PRIOR TO APPROVAL OF THIS PLAT. THE CBU DESIGN WILL NEED TO BE APPROVED BY THE U.S.P.S. AND N.C.D.O.T.

SITE DATA

TOTAL AREA: 354843 SF (8.15 AC)
 ZONE: R-20 & R-20-CU
 MIN. BUILDING LINES: FRONT - 35'
 SIDE - 12'
 ST. SIDE - 17.5'
 REAR - 25'
 LOT WIDTH: 100' MIN. AT 35' SETBACK
 TOTAL NO. OF LOTS: 17
 PARCEL ID: 108021 330935
 PIN NO.: 373700508927 373700415380
 REFERENCE: DEED BOOK 2140 PAGE 292
 DEED BOOK 2972 PAGE 961
 DEED BOOK 2495 PAGE 217
 DEED BOOK 2308 PAGE 852
 DEED BOOK 1077 PAGE 826
 PLAT BOOK 31 PAGE 32
 PLAT BOOK 36 PAGE 250
 PLAT BOOK 34 PAGE 334
 PLAT BOOK 42 PAGE 38

I hereby certify that the Town of Sharpsburg will provide sanitary sewer service to Lots 10-26 shown on this plat via individual septic tank effluent pump (S.T.E.P.) stations and that all related and required municipal sanitary sewer system utility improvements and easements have either been installed or established in an acceptable manner and in accordance with the applicable utility specifications and requirements of the Town of Sharpsburg or that an appropriate performance bond or other sufficient surety has been posted with the Town of Sharpsburg to assure completion of the required utility improvements. I further acknowledge that the use of individual sewage grinder pump systems is currently prohibited on a portion of the subdivided property shown on this plat in accordance with Condition #3 of Nash County Conditional Use Rezoning Case #CU-180901 adopted October 1, 2018 by the Nash County Board of Commissioners.

Authorized Representative of the Town of Sharpsburg, North Carolina Date



- LEGEND**
- NEW IRON PIPE
 - IRON REBAR FOUND
 - IRON PIPE FOUND
 - COMPUTED POINT
 - EXIST. WATERLINE
 - FM EXIST. FORCE MAIN-SANITARY SEWER

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new, public roads or any change in existing public roads, that the subdivision is in all respects in compliance with the Nash County Unified Development Ordinance, and that therefore this plat has been approved by the Nash County Planning Director, subject to its being recorded in the Nash County Registry within sixty days of the date below.

Planning Director _____ Date _____

I (We) hereby certify that I am (we are) the owner(s) of the property described hereon, which property is within the subdivision regulation jurisdiction of Nash County, and that I (we) freely adopt this plan of subdivision. I (We) further certify that the residual tract on this plan cannot be further subdivided within two years of the date of recordation unless a sketch plan and/or preliminary plat and final plat are submitted for the entire remainder.

Owner _____ Date _____

Owner _____ Date _____

I, William A. Bartlett, certify that the grid tie as shown was determined from an actual GPS survey made under my supervision, and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: 0.09 US Ft.
- (3) Type of GPS field procedure: Real Time Kinematic Networks
- (4) Dates of survey: DECEMBER 19, 2019
- (5) Datum/Epoch: NAD 1983 (CONUS) 2001
- (6) Published/Fixed-control use: NCGS James Eason & NCGS Viverette
- (7) Geoid model: Geoid 03 (CONUS)
- (8) Combined grid factor(s): 0.99992644 & 0.99993273
- (9) Units: US Survey Feet

Professional Land Surveyor L-3788

I, William A. Bartlett, certify that this survey creates a subdivision of land within an area of a county or municipality that has an ordinance that regulates parcels of land.



I, William A. Bartlett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2140, page 292, etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SHOWN, page ON PLAT; that the ratio of precision as calculated is 1:10,000±; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, registration number and seal this ____ day of _____, A.D., 2020.

Surveyor L-3788

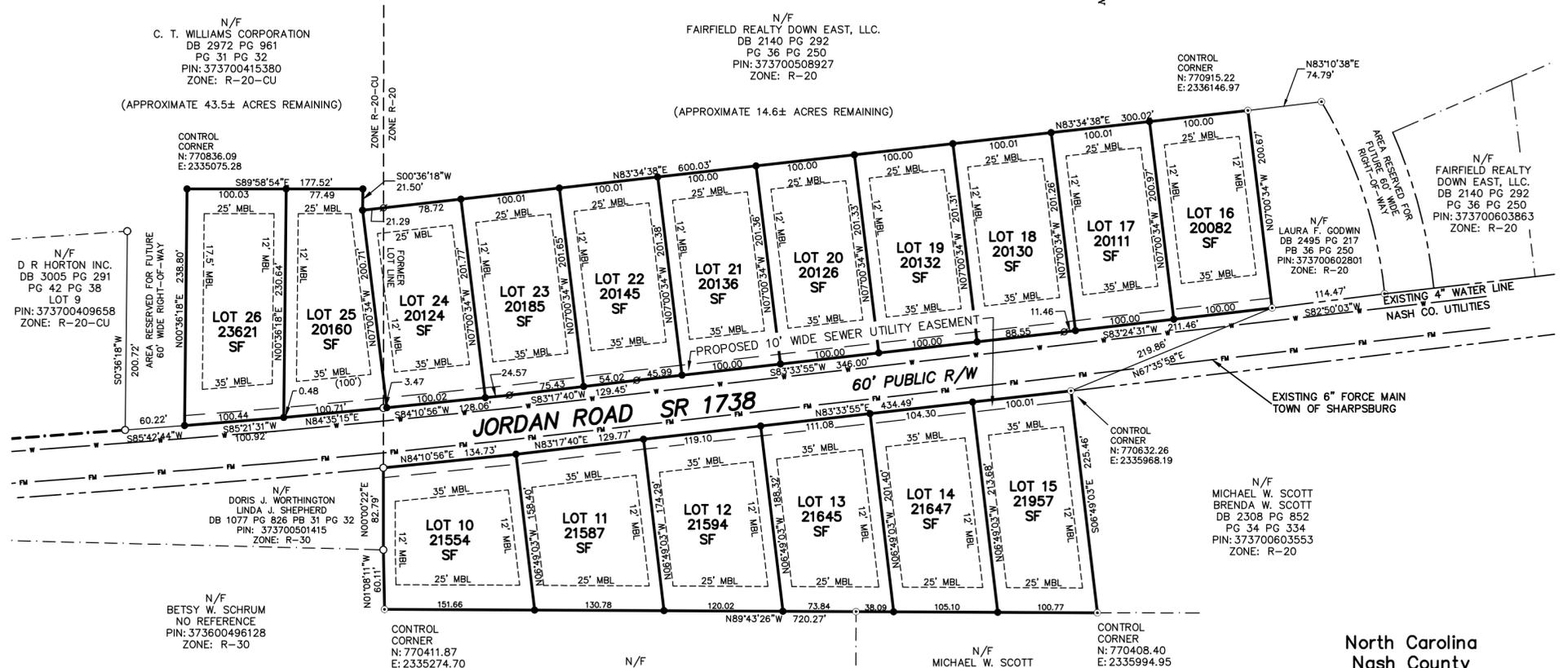
North Carolina
Nash County

I, _____, Review Officer of Nash County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recordation.

Review Officer _____ Date _____

**PRELIMINARY PLAT:
NOT FOR RECORDATION,
SALES OR CONVEYANCES**

DEVELOPER/OWNER:
FAIRFIELD REALTY DOWN EAST, LLC.
and C.T. WILLIAMS CORPORATION
3303 SUNSET AVE., SUITE H
ROCKY MOUNT, NC 27804
252-205-1151



North Carolina
Nash County
Filed For Registration
at _____ o'clock a.m./p.m. _____ day of
_____ 2020 and recorded
in Book _____ Page _____.
Register of Deeds

PROPERTY OF
FAIRFIELD REALTY DOWN EAST, LLC.
&
C. T. WILLIAMS CORPORATION

MAJOR FINAL PLAT

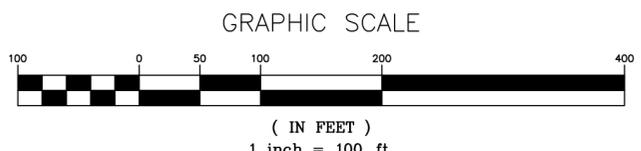


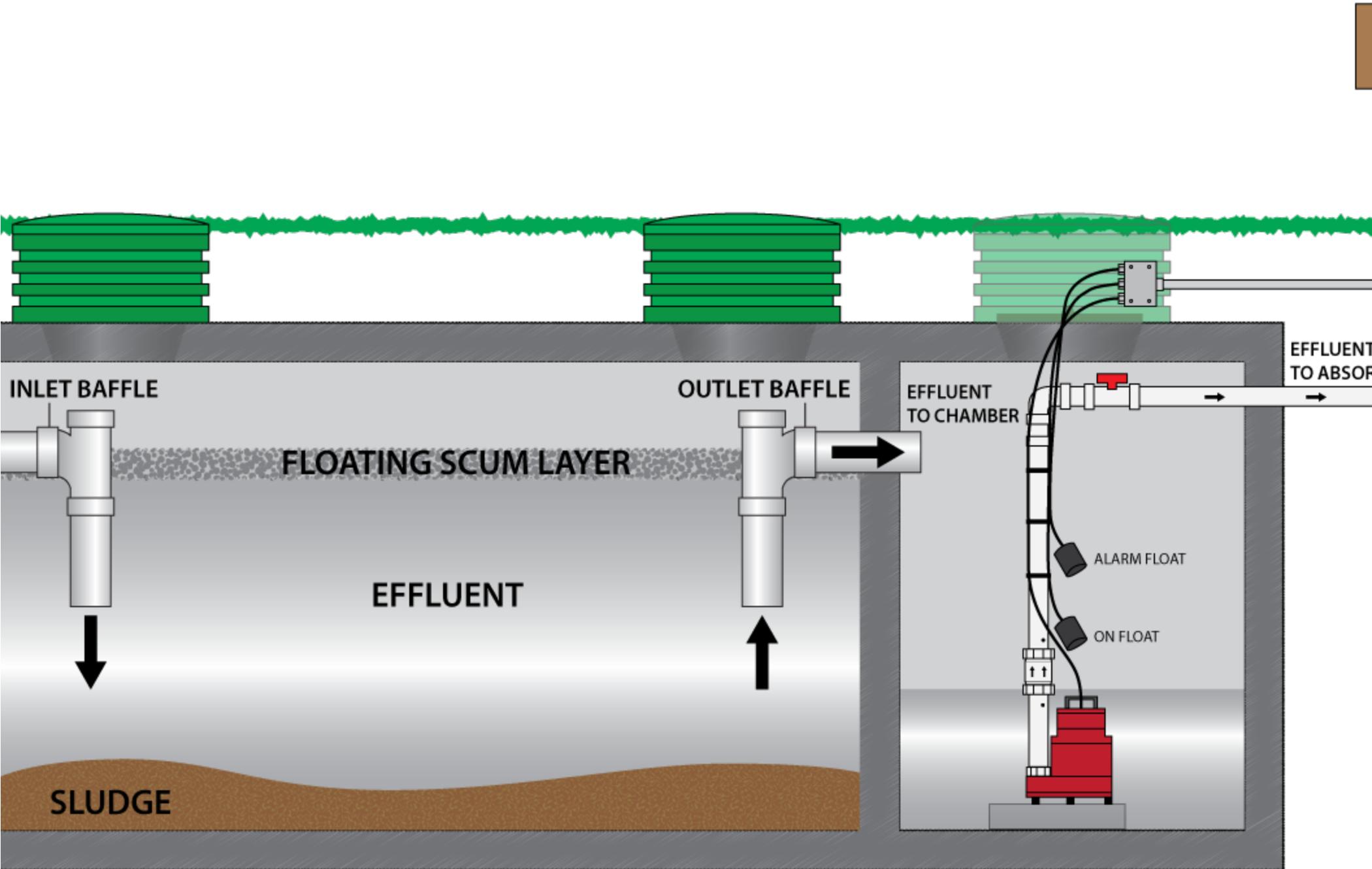
BARTLETT
ENGINEERING & SURVEYING, PC
1906 NASH STREET NORTH WILSON, N.C. 27893
TELE: (252) 399-0704
FAX: (252) 399-0804
License No. C-1551 www.bartlett.us.com

DATE: JAN. 2020	SURVEY BY: TMG/BMF	PROJECT: 18-301
SCALE: 1" = 100'	DRAWN BY: TRB	
REVISIONS	ADDRESS NASH COUNTY COMMENTS 2-3-2020	CODE: WILCEC DWG FILE: 18301FP3

WORTHINGTON FARM
PHASE II

ROCKY MOUNT OUTSIDE TWSP	NASH COUNTY
NORTH CAROLINA	ZONE: R-20 & R-20-CU





UDO Article IX, Table 9-3-1: Table of Permitted Uses (Excerpt)

Land Use Type	Ref. SIC	Zoning District	
		R-20	R-10
AGRICULTURAL USES			
Agricultural Production (Crops)	0100	P	P
Agricultural Production (Livestock)	0200	P	P
Forestry	0810	P	P
RESIDENTIAL USES			
Bed and Breakfast	7011	S	S
Boarding and Rooming House	7021	P	P
Congregate Care Facility	0000	D	D
Family Care Home	0000	P	P
Group Care Facility	0000		S
Modular Home	0000	P	P
Manufactured Home, Class A	0000	P	P
Manufactured Home Park	0000	S	S
Multifamily Dwelling (Including Condominium)	0000		P
Patio Homes	0000	P	P
Single-Family Detached Dwelling	0000	P	P
Townhouse Dwelling	0000		P
Two-Family Dwelling (Duplex)	0000	P	P
ACCESSORY USES & STRUCTURES			
Accessory Solar Panel Array (Photovoltaic)	0000	P	P
Accessory Uses and Structures (Customary)	0000	P	P
Emergency Shelter	0000	P	P
Home Occupation	0000	D	D
Satellite Dish Antenna	0000	D	D
Swimming Pool	0000	D	D
RECREATIONAL USES			
Athletic Fields	0000	S	S
Club	8640	S	S
Country Club with Golf Course	7997	S	S
Golf Course	7992	S	S
Public Park or Recreational Facility, Other	7990	D	D
Swim and Tennis Club	7997	S	S
EDUCATIONAL & INSTITUTIONAL USES			
Cemetery or Mausoleum	0000	P	P
Church	8661	D	D
Day Care Center, Adult and Child	8320	S	S
Elementary or Secondary School	8211	P	P
Fire Station	9224	P	P

P = Use permitted by Zoning Permit
D = Use permitted by Zoning Permit with development standards
S = Special Use Permit required
C = Conditional Use Permit required

UDO Article IX, Table 9-3-1: Table of Permitted Uses (Excerpt)			
Land Use Type	Ref. SIC	Zoning District	
		R-20	R-10
Library	8231	S	S
Nursing and Convalescent Home	8050	S	S
Law Enforcement Station	9221	P	P
TRANSPORTATION, WAREHOUSING, & UTILITIES			
Radio or Communication Tower Under 60' in Height	0000	P	P
Utility Lines	0000	P	P
Utility Related Appurtenances, Substation	0000	D	D
OTHER USES			
Automobile Parking On Same Lot As Principal Use	0000	P	P
Temporary Construction, Storage, or Office; Real Estate Sales or Rental Office (with Concurrent Building Permit for Permanent Building)	0000	P	P
Temporary Hardship Manufactured Home	0000	S	S
Temporary Commercial Construction Office	0000	D	D
Temporary Construction/Repair Residence	0000	S	S
Temporary Emergency Repair Residence	0000	D	D

P = Use permitted by Zoning Permit
 D = Use permitted by Zoning Permit with development standards
 S = Special Use Permit required
 C = Conditional Use Permit required



NEW
HOMES

252.203.0266

Worthington
Farm

Express
HOMES

A D.R. Horton Company
All homes are constructed by D.R. Horton, Inc. NC 02 License # 20171.





**Nash County
Commissioner's Agenda Information Sheet**

Date: Monday, June 1, 2020

Page 1 of 2
Attachments: 3

Item: Request for an additional six-month extension of Conditional Use Permit CU-141102 previously issued for the Spring Hope Solar 2, LLC solar farm to be located on Frazier Rd.

Initiated By: Adam Tyson, Planning Director

Action Proposed: Approve or deny the permit extension request.
(No public hearing is required.)

Property Tax ID #: PIN # 273800961680 / Parcel ID # 009960 (Approx. 53 Acres)

Commissioner District: District #3 – Dan Cone

Description of the Subject Property:

The Nash County Board of Commissioners issued Conditional Use Permit CU-141102 on January 5, 2015 for the development of three proposed solar farm facilities – Spring Hope Solar 1, Spring Hope Solar 2, and Spring Hope Solar 3 – to be located on both sides of Frazier Road. The issuance of the permit established a two (2) year vested right period within which the facilities could begin construction, however, that vested right period expired on January 5, 2017.

Since that time, the approval for the Spring Hope Solar 1 project was allowed to expire and the Spring Hope Solar 3 project was authorized for construction by Pine Gate Renewables on September 24, 2019.

The Spring Hope Solar 2 project includes approximately 53 acres owned by Dogwood Creek Land Holdings, LLC and located on the north side of Frazier Road.

The Board of Commissioners has previously granted seven (7) successive six-month extensions for this permit on December 5, 2016; June 5, 2017; December 4, 2017; June 4, 2018; December 3, 2018; June 3, 2019; and December 2, 2019.

Description of the Request:

Conditional Use Permit CU-141102 previously issued for the Spring Hope Solar 2, LLC solar farm is currently set to **expire on July 5, 2020**, however, Cypress Creek Renewables, the project developer, has requested an **additional six-month extension** to allow the permit to **remain valid through January 5, 2021**.

Since the most recent permit extension was granted back in December, the project has continued to move through the required steps of the North Carolina Interconnection Procedures Process.

The developer recently signed an interconnection agreement with the utility provider, Duke Energy Progress, on April 3, 2020 in order to pay the necessary costs to upgrade the surrounding utility infrastructure in order to allow the interconnection of the proposed solar farm to the existing power grid. The actual payment was scheduled to be made on May 19, 2020 and the developer's next step will be to enter into a power purchase agreement.

Construction of the project is now anticipated to begin around the fourth quarter of 2020, however, the developer notes that the timeframe is largely dependent upon the utility provider's progress on completing the required infrastructure upgrades.

Ordinance Requirements for Permit Extension:

In accordance with Article IV, Section 4-10 (C) of the Nash County Unified Development Ordinance, the Board of Commissioners, as the permit-issuing authority, may extend for a period up to six months the date when a conditional use permit would otherwise expire, if it concludes that:

- (1) The permit has not yet expired;
- (2) The permit recipient has proceeded with due diligence and in good faith; and
- (3) Conditions have not changed so substantially as to warrant a new application.

Permit extensions may be granted without the submittal of any new applications or fees and without holding any further public hearings. There is no limit on the number of permit extensions that may be granted for a particular project. A permit extension does not alter any of the conditions attached to the original permit, which shall remain in effect.

Suggested Motion:

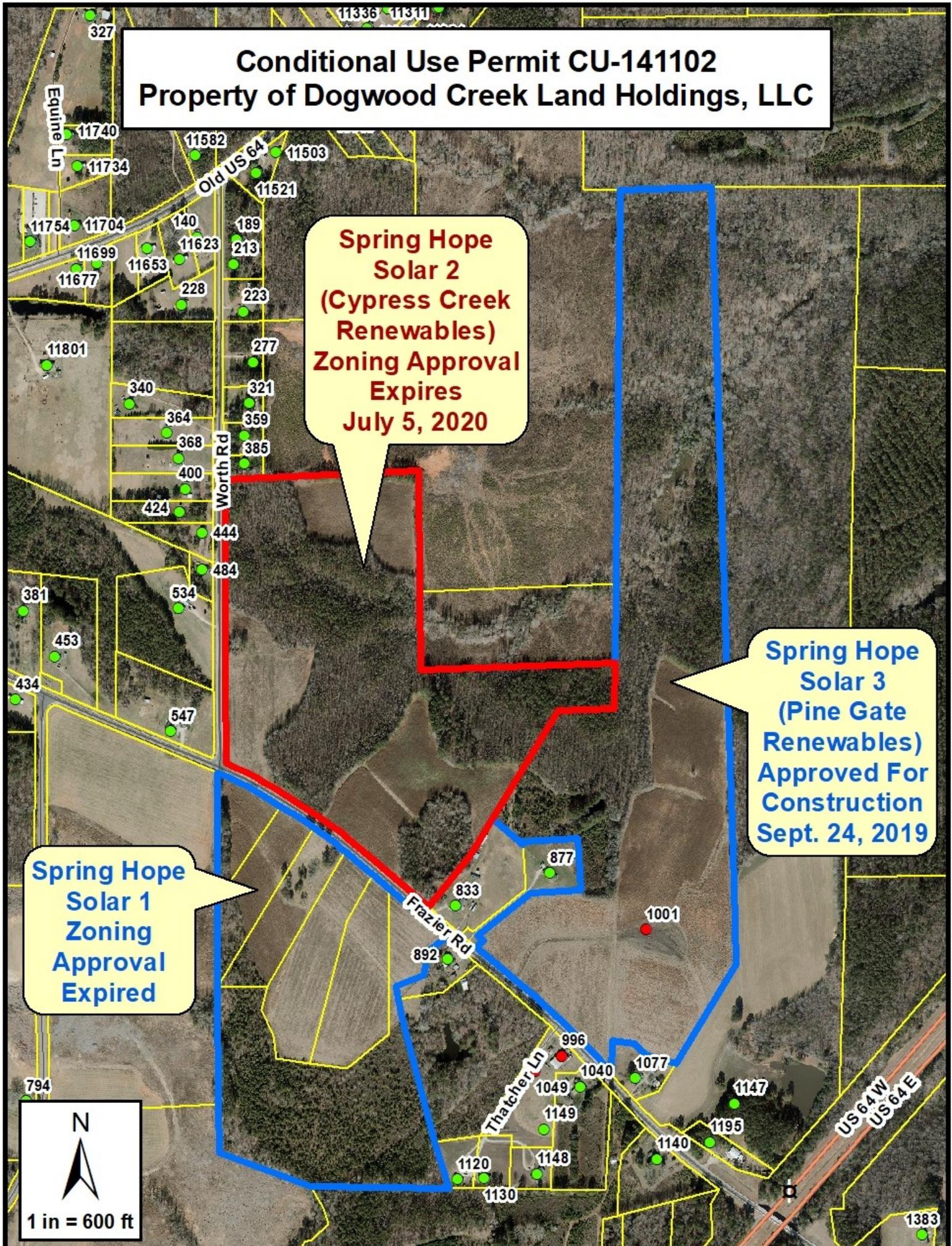
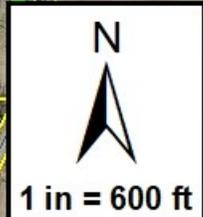
*I move that the Nash County Board of Commissioners **APPROVE or DENY (choose one)** the request to extend the expiration date of Conditional Use Permit CU-141102 issued for the development of the Spring Hope Solar 2, LLC solar farm for an additional six-month period from July 5, 2020 to January 5, 2021.*

Conditional Use Permit CU-141102
Property of Dogwood Creek Land Holdings, LLC

**Spring Hope Solar 2
(Cypress Creek Renewables)
Zoning Approval Expires
July 5, 2020**

**Spring Hope Solar 3
(Pine Gate Renewables)
Approved For Construction
Sept. 24, 2019**

**Spring Hope Solar 1
Zoning Approval Expired**



**Statement in Support of Extension to Conditional Use Permit
Spring Hope Solar 2
Frazier Rd., Spring Hope, NC 27882**

Statement of Support

The Conditional Use Permit for Spring Hope Solar 2 was approved by the Nash County Board of Commissioners on January 5, 2015. A six-month extension to the permit was granted December 2, 2019, and it is our understanding that the project approval is set to expire July 5, 2020. As such, Cypress Creek Renewables, the interest owner of Spring Hope Solar 2, LLC respectfully requests a six-month extension to the Conditional Use Permit to provide the additional time needed for the project to complete the interconnection payment required as part of the North Carolina Interconnection Procedures. A demonstration of our progress on the project and good faith in proceeding can be found below. Cypress Creek Renewables cherishes the opportunity to continue developing the Spring Hope Solar 2 site and passionately believes in the many local benefits the facility will provide.

How has the permit recipient pursued this project with due diligence and in good faith? Please provide details.

The applicant, Spring Hope Solar 2, LLC, has pursued this project with due diligence in good faith. Since receiving a previous extension in December of 2019, the project has continued steadily through the North Carolina Interconnection Procedures process. As part of this process, we have signed the Interconnection Agreement on April 3, 2020 that outlines the cost of the necessary upgrades that are required to interconnect the project which will be paid on May 19, 2020. Following this payment, we can sign a Power Purchase Agreement. From a development standpoint, this payment is the final piece before we can submit applications for construction permit. Since receiving zoning approval in January of 2015, significant progress has been made in the project development, including but not limited to:

Project Status Update

Spring Hope Solar 2, LLC: Project Timeline	Next Steps (4-12 Months):
<p> 8/12/14: DEP Interconnection request submitted 10/9/14: Environmental Phase 1 completed 11/2/14: Environmental NEPA completed 11/12/14: NCUC CPCN issued 1/5/15: Conditional Use Permit issued 1/13/15: Jurisdictional determination from U.S. Army Corps of Engineers issued 2/10/15: FERC 556 QF filing acceptance 10/28/16: Submitted into Advanced System Impact Study with DEP 3/1/18: Land Purchased for Solar Site 8/14/18: ALTA Survey updated 1/22/19: DEP System Impact Study received 5/17/19: Updated Approved Jurisdictional Determination from USACE 6/21/19: Letter of No Adverse Affect from US Fish and Wildlife Service 7/23/19: Geotechnical Report received 8/24/19: Duke Point of Interconnection Design determined 10/4/19: Asbestos and Lead Based Paint survey received (negative results) 10/26/19: Preliminary Civil and Electrical Designs received 10/29/19: Facility Study Report received 11/11/19: Title Commitment received 11/20/19: Hydrologic & Hydraulic Assessment received 4/3/20: Signed Interconnection Agreement 4/16/20: NCUC CPCN renewed </p>	<ul style="list-style-type: none"> - Pay interconnection upgrade costs on May 19 - Site design (structural, electrical, civil plans) - Apply for NCDOT driveway permit - Apply for NCDENR Erosion + Sedimentation control permits - Apply for Building/Electrical permits - Secure financing (construction, tax equity, permanent debt, etc.) - Commence construction (appx. Q4 2020) - Pre-commissioning work with DEP (Q2 2021) (Anti-islanding test, witness testing, etc.) - Receive Permission-to-Operate letter from DEP (Q3 2021)

Project Expenditures to date: \$513,406

How have the site conditions remained substantially the same such that the resubmittal of a new permit application is not warranted?

Conditions of the permit approval have remained constant since the Conditional Use Permit was issued in January of 2015. Development provisions have remained consistent to the Nash County Unified Development Ordinance (UDO), and there have been no updates to the UDO that would affect this approval. The site layout demonstrated in the Zoning Site Plans approved on January 5, 2015, are unchanged and we intend to design to the same specifications as indicated. We will continue to comply with all relevant Nash County development regulations as the project progresses.

What is the revised estimated construction date for the project?

Our intention is for construction to commence Q4 of 2020. Commercial operation is largely dependent on when Duke will finish constructing their portion of the upgrades.

Nash County
Commissioner's Agenda Information Sheet

Date: Monday, June 1, 2020

page 1 of 3
attachments: n

Item: COVID-19 Grant Project Ordinance
Initiated By: Donna Wood, Finance Officer
Action Proposed: Approve Grant Project Ordinance Amendment

Description:

The attached project ordinance is submitted to establish a Special Revenue Grant Project Ordinance for Coronavirus Grant funding and related expenditures.

Recommended Action:

Approve Grant Project Budget Ordinance Amendment.

NASH COUNTY, NC
COVID-19 GRANT PROJECT ORDINANCE

BE IT ORDAINED BY THE Nash County Board of Commissioners that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project Ordinance is hereby adopted:

Section 1. The project authorized is the COVID-19 Grant Project described in work statements contained in S.L. 2020-4 for the North Carolina Coronavirus Relief fund, the work statements for the CARES Act Provider Relief Funds from the US Health and Human Services Stimulus and the NC Department of Health and Human Services/Department of Public Health . All program activities are required to be completed by December 31, 2020.

Section 2. The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant documents and the rules and regulations within the related Federal and State grant projects documents, and the budget contained herein.

Section 3. The following revenues are amended for this project:

	Federal Funding	Original
1410220-453536	HHS Medicaid Funding	\$ 149,551
1410215-453538	Coronavirus Relief Fund-CARES	\$ 1,784,259
	State Funding	
141 0211-453537	COVID-19 DHHS/DPH State Funding	\$ 94,714
		<u>\$2,028,524</u>

Section 4. The following expenditures are projected:

	HHS Medicaid Funding	
141 4132 519300	Medical Services	\$ 149,551
	Coronavirus Relief Fund	
141 4133 56xxxx	Category 1: Medical Expenses	\$ 400,000
141 4133 56xxxx	Category 2: Public Health Expenses	\$ 200,000
141 4133 56xxxx	Category 3: Payroll Expenses	\$ 150,000
141 4133 56xxxx	Category 4: Facilitate Compliance	\$ 200,000
141 4133 56xxxx	Category 5: Economic Support	\$ 200,000
141 4133 56xxxx	Category 6: Other Functions	\$ 334,259
141 4133 56xxxx	Category 7: Municipal Grants	\$ 300,000
	Total CARES	\$1,784,259
	State Funding	
141 5131 526000	Supplies	\$ 71,000
141 5131 526500	Equipment Supply	\$ 12,000
141 5131 531100	Travel POV	\$ 2,800
141 5131 531200	Travel and Training	\$ 914
141 5131 519330	Medical Services Lab	\$ 8,000
	Total State COVID-19 Funding	\$ 94,714
	TOTAL	<u>\$2,028,524</u>

Section 5. The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the Grant Agreement and Federal and State regulations.

Section 6. The Finance Officer shall report quarterly on the financial status of each project element in Section 4 and total grant revenues received or claimed.

Section 7. The County Manager shall have the authority to approve incidental change orders up to \$25,000 per occurrence within the budgeted project.

Section 8. Copies of this Grant Project Ordinance shall be made available to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this 1st day of June 2020.

Robbie B. Davis, Chairman

ATTEST:

Janice Evans, Clerk to the Board

Item: Budget Amendments
Initiated By: Donna Wood, Finance Officer
Action Proposed: Approval Requested

Budget Amendments

The following budget amendments are being presented for the Board's consideration for Fiscal Year 2019-2020:

Department of Social Services

This budget amendment is to increase 100% Federal funds for supplemental payments to low income households to previously approved LIHEAP assistance. Payments will range from \$10.46 to \$17.43 and will serve 1,354 households in Nash County. No County funds are required.

Revenue:
0100210-455323 Low Income Home Energy Assistance \$15,806 Incr

Expenditure:
0105510-569820 Low Income Home Energy Assistance \$15,806 Incr

Cooperative Extension

This budget amendment is to budget grant funds from North Carolina State University for the Nash County Farmers Market to purchase refrigeration unit (s) to store Farm and Table Produce Boxes for the related program. No County funds are required.

Revenue:
0100213-487941 NC AgVentures Grant \$6,000 Incr

Expenditure:
0104950-563039 NC AgVentures Grant \$6,000 Incr

Federal Asset Forfeiture

This budget amendment is to budget fund balance appropriation from Federal Asset Forfeiture funds to be used for the purchase of a vehicle including tax and tags and to up-fit the vehicle with law enforcement equipment. No additional county funds are required.

Revenue:

0290991-499100	Fund Balance Appropriation	<u>\$55,254</u> Incr
----------------	----------------------------	----------------------

Expenditure:

0294310-554000	Vehicle	\$43,504 Incr
0294310-526500	Equipment Supply	<u>\$11,750</u> Incr
		<u>\$55,254</u>

Sheriffs Office

This budget amendment re-appropriates grant funds received in May 2019 from the Foundation for Health Leadership & Innovation (FHLI) for the purchase of Narcan. No county funds are required.

Revenue:

0100991-499100	Fund Balance Appropriated	<u>\$4,050</u> Incr
----------------	---------------------------	---------------------

Expenditure:

0104310-569686	FHLI Grant	<u>\$4,050</u> Incr
----------------	------------	---------------------

This budget amendment appropriates donated funds by the Sheriff's Citizens Advisory Committee to provide items for needy families and other services. No County funds are required.

Revenue:

0100230-445018	Sheriff's Dare Contributions	\$5,250 Incr
0100230-445017	Sheriff's Community Support	<u>\$1,088</u> Incr
		<u>\$6,338</u>

Expenditure:

0104310-569678	Sheriff's Dare Program Donations	\$5,250 Incr
0104310-569672	Sheriff's Community Support	<u>\$1,088</u> Incr
		<u>\$6,338</u>

Jail

This amendment is for additional funds to cover departmental budget overruns projected through June 30. Funds are needed as noted below to cover shortages for Juvenile Detention, Jail Medical Services and Adult Detention.

Revenue:		
0100991-499100	Fund Balance Appropriated	\$400,000 Incr
Expenditure:		
0104320-519300	Medical Services	\$100,000 Incr
0104320-544010	Adult Detention	\$275,000 Incr
0104320-544050	Juvenile Detention	<u>\$25,000 Incr</u>
		<u>\$400,000</u>

Legal

This amendment is to budget additional funds for legal services

Revenue:		
0100991-499100	Fund Balance Appropriated	<u>\$ 25,000 Incr</u>
Expenditure:		
0104150-519200	Legal Fees	<u>\$ 25,000 Incr</u>

JCPC Program

This budget amendment increases funding for the Teen Court Program for Discretionary Funds from North Carolina Department of Public Safety. These Funds are for additional supplies related to COVID-19. No County funds are required.

Revenue:		
0100213-458340	OJJ Teen Court	<u>\$885 Incr</u>
Expenditure:		
0105235-569046	OJJ Teen Court	<u>\$885 Incr</u>

ABC Bottle Tax

This amendment is to budget funds to cover additional costs for ABC Bottle tax fees for FY19/20. No County funds required.

Revenue:		
0100200-431100	ABC Mixed Beverage Tax	<u>\$20,000 Incr</u>
Expenditure:		
0105310-569062	Alcohol Rehabilitation	<u>\$20,000 Incr</u>

Medical Examiner

This amendment is to budget funds to cover additional costs for Medical Examiner fees for FY19/20.

Revenue:		
0100991-499100	Fund Balance Appropriated	<u>\$10,000</u> Incr
Expenditure:		
0104360-519300	Medical Services	<u>\$10,000</u> Incr

Senior Services

This budget amendment is to budget funding received to support Meals on Wheels NC from BCBS NC. Funds are to be used on items that increase and support current capacity to provide senior meals in response to COVID-19. No county funds are required.

Revenue:		
0100230-487805	Senior Center Donations	<u>\$10,000</u> Incr
Expenditure:		
0105810-569230	Senior Center Donations	<u>\$10,000</u> Incr

Fire Districts

This budget amendment is for the Nashville Gulley Fire Department is requesting to appropriate \$42,000 from the Gulley Fire Tax District fund balance. These funds will be used to purchase and place 5 air packs (SCBA's) and 10 spare bottles in the aerial platform fire truck. These are some of the last few pieces of equipment need to place this unit into service. No County dollars are requested.

Revenue:		
1200991-499100	Fund Balance Appropriated	<u>42,000</u> Incr
Expenditure:		
1204340-569106	Nashville Fire District	<u>42,000</u> Incr

Item: Board Appointments
Initiated By: Stacie Shatzer, Assistant County Manager
Action Proposed: Consider Appointments

Description: The following appointments need to be considered:

Tourism Development Authority (TDA)

The Tourism Development Board has three members whose terms expired April 30, 2020. Terms for Faye Beddingfield (Collector Member), Zack Dorovic (Collector Member), and Bill Lehnes (Tourism-Related Member) expired and they are not eligible for reappointment; they have all served three full terms and need to be replaced.

ABC Board

Due to COVID-19, Michael Murry has requested that the Board appointments for the ABC Board be delayed 1 year. Board Member Ernestine Neal's term expires June 30, 2020 and will no longer be eligible for additional terms and the Board Chair position is an annual appointment for Member Julia Congleton-Bryant. Mr. Murry is requesting that these appointments be delayed one year.

Nash County Planning Board

The Nash County Planning Board has terms for members Sandra Edwards, Kevin Smith and Barbara Pulley expiring June 30, 2020. Members Kevin Smith and Barbara Pulley are eligible, recommended and willing to be reappointed. Sandra Edwards does not wish to be reappointed. Ms. Edwards is in District #1. Please see the districts and planning board members below. With Ms. Edwards not serving, we will have a vacancy in districts #1 and #2. An appointment is needed to replace Ms. Edwards.

- District #1: Sandra Edwards
- District #2:
- District #3: Chris Sandifer & Barbara Pulley
- District #4: James Glover
- District #5: Kevin Smith & DeLeon Parker, Jr.
- District #6: Moses Brown, Jr.
- District #7: Leonard Breedlove & Jeffrey Tobias

Trillium – Regional Board

The Trillium Regional Board has terms expiring for Commissioner Dan Cone and Amy Pridgen-Hamlett. Both of these members are eligible for reappointment and are highly recommended for reappointment by Mr. Dave Peterson.

Braswell Memorial Library Board of Trustees

The Braswell Memorial Library has the term for Elizabeth Overton expiring on June 30, 2020. She was recently appointed to fill the unexpired term for Ruth Smith. Ms. Overton is eligible, recommended and willing to serve another term.

Nash Community College Board of Trustees

The Nash Community College Board of Trustees has a member, Sonny Foster, whose term expires June 30, 2020. Mr. Foster is eligible, recommended and willing to serve another term.

Turning Point Workforce Development

The Turning Point Workforce Development Board has a member, Beth Ann Rose, whose term expires June 30, 2020. Ms. Rose is eligible, recommended and willing to serve another term.



Board of Trustees

March 10, 2020

Mr. Robbie Davis, Chairman
Nash County Board of Commissioners
Post Office Box 7515
Rocky Mount, NC 27804

RE: Reappointment Request

Dear Chairman Davis: *Robbie* ;

Please accept this letter of support requesting the reappointment of Mr. Clarence Eugene "Sonny" Foster to the Nash Community College Board of Trustees. Mr. Foster has expressed a desire to continue serving and his present term expires on June 30, 2020.

Mr. Foster has served on the Board since June 4, 2012. He presently serves as Chairman of the Building and Grounds Committee; Vice-Chairman of the Audit and Manual Review Committees; as well as membership on the Finance, Legislative, and Personnel Committees. Mr. Foster's construction background and expertise is a tremendous asset to the College.

I believe consistency in leadership; especially during a Presidential transition, will enable the Board to continue working with Local Government Officials in promoting the progress of Nash Community College. Thank you for your support and consideration.

Sincerely,

Paul S. Jaber, Chairman
Board of Trustees

PSJ:oh

c: Clarence Eugene "Sonny" Foster, Trustee
Zee Lamb, Nash County Manager
Dr. Lew Hunnicutt, President

Terms of Board Appointees

- These appointments are inactive
- These appointments will come before the Board at the next Regular Board Meeting

Appointme	Board	Name	Phone	Comm. District	Length	# of Full Terms	Eligible for Reappoint ment	Notes
06/30/13	Rocky Mount Board of Adjustment	Vacant			3 yrs			Waiting for CRM Action
06/30/13	Rocky Mount Board of Adjustment	Vacant			3 yrs			Waiting for CRM Action
12/31/17	UCPRPO - Transportation Advisory Comm.	Vacant (optional)			1 yr			Alternate Commissioner Member
04/30/18	Rocky Mount Planning Bd - ETJ Member	Vacant			3 yrs			Waiting for CRM Action
12/31/18	NHCS - Board of Commissioners	Vacant			3 yrs			Recommended by NHCS
04/30/20	Tourism Development Authority (TDA)	Faye Beddingfield	442-6100	4	3 yrs	3	No	Collector Member
04/30/20	Tourism Development Authority (TDA)	Zack Dorovic	442-8101	5	3 yrs	3	No	Collector Member
04/30/20	Tourism Development Authority (TDA)	Bill Lehnes	937-2857	7	3 yrs	3	No	Tourism-Related Member
06/30/20	ABC Board Chair - Just Chair Appointment	Julia Congleton-Bryant (Chairperson)						Only Chair Term Up (1-year)
06/30/20	Nash County Planning Board	Saundra Edwards	459-7988	1	3 yrs	1	Yes	
06/30/20	Nash County Planning Board	Kevin Smith	904-6487	2	3 yrs	1	Yes	
06/30/20	Nash County Planning Board	Barbara Pulley	478-5791	3	3yrs	1	Yes	
06/30/20	ABC Board	Ernestine Neal	443-7335	7	3 yrs	3	No	Request for 1 year extension
06/30/20	Trillium - Regional Board Member	Dan Cone		3	3 yrs	0	Yes	Commissioner Member - fulfilled Lisa Barnes Term
06/30/20	Trillium - Regional Board Member	Amy Pridgen-Hamlett	459-9876	4	3 yrs	1	Yes	Other Member - Staff
06/30/20	Braswell Memorial Library Board of Trustees	Elizabeth Overton		4	4 yrs	0	Yes	Filling Unexpired term of Ruth Smith
06/30/20	NCC - Board of Trustees	Sonny Foster	446-3384	6	4 yrs	1	Yes	Public Member
06/30/20	Turning Point Work Force Dev. Board	Beth Ann Rose			2 yrs	0	Yes	Public Sector Member
09/01/20	Spaulding Family Resource Center Board	Lou M. Richardson	459-2784	1	3 yrs	2	Yes	
12/31/20	Agriculture Advisory Board	Dan Cone	459-3181	3	3 yrs	2	Yes	Recommended by Extension Dir.
12/31/20	Agriculture Advisory Board	David O. Griffin	904-6157	3	3 yrs	2	Yes	Recommended by Extension Dir.
12/31/20	Agriculture Advisory Board	Jeff Tyson	459-4796	4	3 yrs	2	Yes	Recommended by Extension Dir.
12/31/20	Agriculture Advisory Board	Gary High	245-2654	4	3 yrs	2	Yes	Recommended by Extension Dir.
12/31/20	Braswell Memorial Library Board of Trustees	Cherrye Davis	292-1278	3	4 yrs	3	No	
12/31/20	ABC Board	Chris Gardner			3yrs	1	Yes	
12/31/20	Farmers Market Advisory Board	Karen White	235-3515		3 yrs	1	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Evan Covington Chavez (Durham)		1	3 yrs	1	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Sue Leggett			3 yrs	1	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Kenneth Baker	443-6363		3 yrs	1	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Sue Moore	443-1018		3 yrs	1	Yes	Recommended by Extension Dir.
12/31/20	NHCS - Board of Commissioners	Eugene Holland		2	3 yrs	2	Yes	Recommended by NHCS
12/31/20	NHCS - Board of Commissioners	John Barker		5	3 yrs	2	Yes	Recommended by NHCS
12/31/20	NHCS - Board of Commissioners	Jean Kitchen		6	3 yrs	2	Yes	Recommended by NHCS
12/31/20	NHCS - Board of Commissioners	Martha J. Chesnutt, MD	451-3200	6	3 yrs	2	Yes	Recommended by NHCS
12/31/20	NHCS - Board of Commissioners	Shelia Wallace		7	3yrs	0	Yes	Recommended by NHCS
12/31/20	NHCS - Board of Commissioners	Joel Lee Bryant		3	3yrs	0	Yes	Recommended by NHCS
12/31/20	Farmers Market Advisory Board	Ricky Parks			1 yr	2	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Tim Bass			1 yr	2	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Joyce Kight			1 yr	2	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Vaden Hartley			1 yr	2	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Fred Belfield, Jr.	443-6768	2	1 yr	3	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Freddy Howell			1 yr	0	Yes	Recommended by Extension Dir.
12/31/20	Farmers Market Advisory Board	Joshua Pravin			1 yr	0	Yes	Recommended by Extension Dir.
12/31/20	UCPRPO - Transportation Advisory Comm.	J. Wayne Outlaw	443-3490	5	1 yr	6	Yes	Regular Commissioner Member
12/31/20	UCPRPO - Transportation Advisory Comm.	Town of Middlesex		3	1 yr	4	Yes	Must be outside of the MPO
12/31/20	UCPRPO - Transportation Advisory Comm.	Town of Spring Hope		4	1 yr	4	Yes	Must be outside of the MPO
12/31/20	UCPRPO - Transportation Advisory Comm.	Town of Red Oak		5	NA	8	Yes	Permanent Seat for Lgst Jurisdiction
04/30/21	Consolidated Human Services Board	Vacant			4 yrs			Psychiatrist Member
04/30/21	Consolidated Human Services Board	Dr. Tony Coats	314-8926	5	4 yrs	1	Yes	Psychologist Member
04/30/21	Consolidated Human Services Board	Jeanette Pittman			4 yrs	1	Yes	Public Member
04/30/21	Consolidated Human Services Board	Agnes Moore			4 yrs	1	Yes	Consumer Member

04/30/21	Consolidated Human Services Board	Dan Davis (Vice Chairman)	314-4299	6	4 yrs	1	Yes	Public Member
04/30/21	Consolidated Human Services Board	Sarah Thurman		5	4 yrs	1	Yes	RN Member
04/30/21	Consolidated Human Services Board	Vacant						Public Member
04/30/21	Consolidated Human Services Board	Mike Stocks			4 yrs	1	Yes	Professional Engineer Member
04/30/21	Consolidated Human Services Board	Bert Daniel		4	4 yrs	1	Yes	Consumer Member
04/30/21	Tourism Development Authority (TDA)	Jerry Patel	977-7766	2	3 yrs	3	No	Collector Member
04/30/21	Tourism Development Authority (TDA)	Robbie B. Davis (Chairman)	977-6680	7	3 yrs	4	No	Commissioner Member
04/30/21	Tourism Development Authority (TDA)	Judy Cary Winstead	903-7680		3 yrs	0	Yes	Public Member
04/30/21	Tourism Development Authority (TDA)	Kay Mitchell	908-0722		3 yrs	0	Yes	Public Member
04/30/21	Nash County Board of Adjustment	Cindy Joyner	478-5127	4	3 yrs	3*	Yes	*As a Regular Member
04/30/21	Nash County Board of Adjustment	William Parker	904-8399	2	3 yrs	3*	Yes	*As a Regular Member
04/30/21	Nash County Board of Adjustment	Charles Johnson	220-6180	7	3yrs	1*	Yes	*As a Regular Member
04/30/21	Nash County Board of Adjustment	Brandon Moore	451-1618	1	3yrs	0	Yes	*Service as Alternate Member #2 as of 04-2020
06/30/21	Turning Point Work Force Dev. Board	Corey Nixon	252-529-4363		2 yrs	0	Yes	Private Sector Member corey.nixon@cummins.com
06/30/21	Turning Point Work Force Dev. Board	Mark H. Frohman	822-5083	7	2yrs	2	Yes	Private Sector Member
06/30/21	Turning Point Work Force Dev. Board	Eddie Coats	443-1528	5	2yrs	1	Yes	Recommended by Wayne Outlaw
06/30/21	NCC - Board of Trustees	J. Wayne Outlaw	443-3490	5	4 yrs	2	Yes	Public Member
06/30/21	Braswell Memorial Library Board of Trustees	William C. Roeder	446-8089	6	4 yrs	3	No	
06/30/21	Nash County Planning Board	Chris Sandifer	478-4654	1	3 yrs	1	Yes	
06/30/21	Nash County Planning Board	Jeffrey (Jeff) Tobias	567-8883	7	3 yrs	3	No	
06/30/21	Nash County Planning Board	Leonard Breedlove	908-1708	7	3 yrs	3	No	
06/30/21	Nash County Planning Board	Moses Brown	443-1264	6	3 yrs	3	No	
06/30/21	ABC Board	Julia Congleton-Bryant (Chairperson)			3 yrs	0	Yes	Appointed Chair 07/09/18; 06/07/19
06/30/21	Nash County Jury Commission	L.R. Bass, Jr.	252-326-0132	4	2yrs	0	Yes	Recommended by Linda Thorne
12/31/21	Braswell Memorial Library Board of Trustees	Linda Hardy	442-5759	2	4 yrs	2	Yes	
12/31/21	Farmers Market Advisory Board	Bobby Jo Fisher			3 yrs	2	Yes	Recommended by Extension Dir.
12/31/21	Farmers Market Advisory Board	Michael Obrien	883-1542		3 yrs	2	Yes	Recommended by Extension Dir.
12/31/21	Farmers Market Advisory Board	David Farris	904-6114		3 yrs	2	Yes	Recommended by Extension Dir.
12/31/21	Farmers Market Advisory Board	Margaret Latta	336-251-2334		3 yrs	0	Yes	Recommended by Extension Dir.
12/31/21	Farmers Market Advisory Board	Stephanie Collins	252-883-2148	5	3 yrs	0	Yes	Recommended by Extension Dir.
12/31/21	Agriculture Advisory Board	Brandon Moore	813-3891	1	3 yrs	2	Yes	Recommended by Extension Dir.
12/31/21	Agriculture Advisory Board	Michael Strickland	903-7636	1	3 yrs	2	Yes	Recommended by Extension Dir.
12/31/21	Agriculture Advisory Board	Ronnie Weaver	904-9131	1	3 yrs	2	Yes	Recommended by Extension Dir.
12/31/21	Agriculture Advisory Board	Orville Wiggins	903-5244	1	3 yrs	2	Yes	Recommended by Extension Dir.
12/31/21	NHCS - Board of Commissioners	Jeffrey A. Batts	977-6450	6	3 yrs	2	Yes	Recommended by NHCS
12/31/21	NHCS - Board of Commissioners	Marty Nealey (marty.nealey@hospira.com)		7	3 yrs	4	Yes	Recommended by NHCS
12/31/21	NHCS - Board of Commissioners	Damian Tucker (dtucker@hesterlaw.com)		7	3 yrs	4	Yes	Recommended by NHCS
12/31/21	NHCS - Board of Commissioners	Melvin Mitchell	443-5100	6	3 yrs	3	Yes	Recommended by NHCS
01/31/22	NEED Board of Directors	Fred Belfield	443-6786		3yrs	0	Yes	
01/31/22	NEED Board of Directors	Stacie Shatzer	459-9804		3yrs	0	Yes	
04/30/22	Tourism Development Authority (TDA)	Retho Webster Williams, Jr.			3 yrs	2	Yes	Public Member
04/30/22	Tourism Development Authority (TDA)	Dan Daly		2	3 yrs	2	Yes	Tourism-Related Member
04/30/22	Tourism Development Authority (TDA)	George Griffin			3 yrs	2	Yes	Public Member
04/30/22	Tourism Development Authority (TDA)	Mark Cone	919-576-1709	3	3 yrs	0	Yes	Public Member
04/30/22	Tourism Development Authority (TDA)	Brittany Parker	252-751-7007		3 yrs	0	Yes	Collector Member
04/30/22	Tourism Development Authority (TDA)	Lisa Ann Ferguson	904-3674	7	3 yrs	0	Yes	Collector Member
04/30/22	Nash County Board of Adjustment	Dennis Ray Cobb	459-2384	1	3 yrs	2	Yes	*Serving as a Regular Member as of 04-2020
04/30/22	Nash County Board of Adjustment	Tommy Bass	478-5592	4	3 yrs	2*	Yes	*As a Regular Member
06/30/22	Nash County Planning Board	DeLeon Parker		5	3 yrs	1	Yes	Filled Unexpired Term for David Green 1st term
06/30/22	ABC Board	Kenneth E. Gilliam			3 yrs	2	Yes	(1st term is was filling unexpired)
06/30/22	NCC - Board of Trustees	James Mercer	459-9444	4	4 yrs	2	Yes	Public Member
06/30/22	ABC Board	James "Butch" Mull	904-2477	4	3 yrs	0	Yes	Recommended by Sue Leggett
06/30/22	Nash County Planning Board	James "Jimmy" Glover	H:237-9779 W:237-0926	4	3 yrs	0	Yes	
12/31/22	Agriculture Advisory Board	Steve Bass	459-2481	4	3 yrs	3	?	Recommended by Extension Dir.
12/31/22	Agriculture Advisory Board	Linda Fisher	813-2210	1	3 yrs	3	?	Recommended by Extension Dir.
12/31/22	Agriculture Advisory Board	Brent Leggett	885-0229	4	3 yrs	3	?	Recommended by Extension Dir.
12/31/22	NHCS - Board of Commissioners	Robbie A. Green	731-796-0399	7	3 yrs	0	Yes	Recommended by NHCS
12/31/22	NHCS - Board of Commissioners	Sue Leggett		4	3 yrs	0	Yes	Recommended by NHCS

**Nash County
Commissioner's Agenda Information Sheet**

Date: June 1, 2020

page 1 of 1
attachments: yes

Item:	Elect a Voting Delegate to the NACo Annual Business Meeting (Virtual)
Initiated By:	Stacie Shatzer, Assistant County Manager
Action Proposed:	Elect a Voting Delegate

Description:

The National Association of Counties, NACo will hold the 2020 Annual Business Meeting on Monday, July 20 at 2:00 p.m. on a secure online platform with the ability of members to vote in accordance with the bylaws. The Board needs to elect a voting delegate to represent Nash County.

**Nash County
Commissioner's Agenda Information Sheet**

Date: June 1, 2020

page 1 of 1
attachments: yes

Item:	Elect a Voting Delegate to the NCACC Annual Conference (Virtual)
Initiated By:	Stacie Shatzer, Assistant County Manager
Action Proposed:	Elect a Voting Delegate

Description:

The 113th Annual Conference of the North Carolina Association of County Commissioners will be held virtually. The Board needs to elect a voting delegate to represent Nash County.

**Nash County
Commissioner's Agenda Information Sheet**

Date: June 1, 2020

page 1 of 1
Attachments: yes

Item: Board of Equalization and Review

Initiated By: Doris Sumner, Acting Tax Administrator

Action Proposed: Hearing of any value appeals presented to the Board

Description:

In compliance with North Carolina General Statute 105-322 the Nash County Board of Equalization and Review will meet to hear upon request any and all taxpayers who own or control taxable property assessed for taxation in Nash County with respect to the valuation of such property.

General Order of Business 2020 Nash County Board of Equalization and Review

June 1, 2020

- Meeting called to order by Chairman Davis
- Chairman indicates that Board is ready to hear first case and instructs Clerk (Tax Administrator to proceed)

General outline of appeal format:

A- **Option 1** - If there are appeals docketed with Tax Office to be heard:

1. Clerk or Representative of Tax Office indicates the subject parcel with a brief description, type of property, location, previous assessed value, new assessed valuation under dispute and etc...
2. Chair asks for appellant to come forward and state his/her case
3. Board members ask questions of taxpayer/appellant and tax office rep if needed
4. Board may:
 - a. Dismiss the taxpayer/appellant and it may proceed to make a decision by vote at this time,
 - b. Or it may decide for any reason, to delay the decision at this time. If they delay the decision the Taxpayer/Appellant is advised that he/she will receive notification of Board's decision within 30 days after adjournment
5. Chairman instructs Tax Administrator to introduce the next appeal and the previous process is repeated and etc...(Note after all docketed appeals are heard, the chair would proceed to B- Option 2 #1 instructions as follows:

B- **Option 2** - If there are no appeals docketed with Tax Office or after having heard any appeals that had been on the docket:

1. Chair asks if there is anyone present who wishes to have an appeal heard
 - a. **If no one comes forward**, the Chair would entertain a motion to adjourn the 2020 Board of Equalization and Review for the purpose of accepting any new appeals

Note: If at this point there is no unfinished business such as a decision on an appeal, The vote to adjourn would end the meeting at this point and the Board of Equalization would be adjourned for 2020

But: If there is unfinished business the Board may vote to recess the meeting until the next regular business meeting or some other date of it's choosing in order to complete any unfinished business

- b. **If someone does come forward, refer to steps 2, 3 and 4 in Option 1 above** and hear their appeal after which time the tax office may likely request that it be allowed to review the appeal information brought

forward by the appellant. This would allow the tax office staff to either work the appeal out with the taxpayer administratively, if practical, and either way, the tax office would report back to the Board at the July meeting.

- c. **After all appeals have been heard** and/or scheduled for review and a report back by the tax office;

The Chairman would entertain a motion to adjourn the 2020 Board of Equalization and Review for the purpose of hearing any new appeals after today's date

(note: At this point the Board can recess this meeting and continue to meet at later dates as needed to complete any unfinished business on those appeals that were heard)

**Nash County
Commissioner's Agenda Information Sheet**

Date: June 1, 2020

page 1 of 2
attachments: No

Item:	Monthly Report
Initiated By:	Doris Sumner, Acting Tax Administrator
Action Proposed:	Information only

Description:

In keeping with G.S. 105-360(7), the tax collector will be providing a monthly report showing the amount of taxes collected and efforts being made to collect taxes. This report is designed to keep the board current on activities in the tax collector's office. The report is for your information only and does not require approval. It is recommended that you accept the report so that it will be noted in the minutes.



MONTHLY REPORT OF TAX COLLECTOR

Among the duties of the Tax Collector is:

G.S. 105 – 350 (7) to submit to the governing body at each of its regular meetings a report of the amount he has collected on each year's taxes with which he is charged, the amount remaining uncollected and the steps he is taking to encourage or enforce payment of uncollected taxes.

STEPS BEING TAKEN TO COLLECT:

All legal enforcement procedures prescribed by law including garnishment, levy attachment to bank account, certifying to other counties and foreclosure of real estate.

MONTH OF APRIL 2020 YEAR TO DATE COMMISSIONER REPORT

NASH COUNTY TAX DEPARTMENT

**CURRENT YEAR 2018
NASH COUNTY**

**CURRENT YEAR 2019
NASH COUNTY**

COLLECTED JULY 1, 2018 - APRIL 30, 2019

COLLECTED JULY 1, 2019 - APRIL 30, 2020

TOTAL LEVY=BEG REC+YTD LEVY+YTD ADJ-YTD REL-YTD DISC/WO+YTD T&TT

TOTAL LEVY=BEG REC+YTD LEVY+YTD ADJ-YTD REL-YTD DISC/WO+YTD T&TT

BEGINNING REC	\$	-
YTD LEVY & PENALTY	\$	44,799,970.60
YTD ADJUSTMENTS	\$	10,406.74
(YTD RELEASES)	\$	(47,331.21)
(YTD DISC/WO)	\$	(393.17)
YTD T & TT MV LEVY	\$	5,289,450.18
TOTAL LEVY	\$	50,052,103.14

BEGINNING REC	\$	-
YTD LEVY & PENALTY	\$	46,246,186.96
YTD ADJUSTMENTS	\$	3,296.31
(YTD RELEASES)	\$	(86,309.98)
(YTD DISC/WO)	\$	(767.11)
YTD T & TT LEVY	\$	5,567,413.32
TOTAL LEVY	\$	51,729,819.50

TOTAL COLLECTIONS = YTD PAYMENTS - YTD REFUNDS

TOTAL COLLECTIONS = YTD PAYMENTS - YTD REFUNDS

YTD PAYMENTS	\$	44,056,808.73
(YTD REFUNDS)	\$	(88,600.92)
YTD T & TT COLLECTIONS	\$	5,289,450.18
YTD COLLECTIONS	\$	49,257,657.99

YTD PAYMENTS	\$	45,398,850.37
(YTD REFUNDS)	\$	(67,850.86)
YTD T & TT PAYMENT	\$	5,567,413.32
TOTAL COLLECTIONS	\$	50,898,412.83

YTD RECEIVABLES = TOTAL LEVY - TOTAL COLLECTIONS

YTD RECEIVABLES = TOTAL LEVY - TOTAL COLLECTIONS

TOTAL LEVY	\$	50,052,103.14
(TOTAL COLLECTIONS)	\$	(49,257,657.99)
YTD RECEIVABLES	\$	794,445.15

TOTAL LEVY	\$	51,729,819.50
(TOTAL COLLECTIONS)	\$	(50,898,412.83)
YTD RECEIVABLES	\$	831,406.67

**COLLECTIONS PERCENTAGE= TOTAL COLLECTIONS DIVIDED BY
TOTAL LEVY**

98.41%

**COLLECTIONS PERCENTAGE= TOTAL COLLECTIONS DIVIDED BY
TOTAL LEVY**

98.39%

MONTH OF APRIL 2020 YEAR TO DATE COMMISSIONERS REPORT

NASH COUNTY TAX DEPARTMENT

NASH COUNTY ALL YEARS

COLLECTED JULY 1, 2018- APRIL 30, 2019

TOTAL LEVY=BEG REC+YTD LEVY+YTD ADJ-YTD REL-YTD DISC/WO+YTD T&TT

BEGINNING REC	\$ 3,532,972.58
YTD LEVY & PENALTY	\$ 44,816,885.29
YTD ADJUSTMENTS	\$ 10,406.74
(YTD RELEASES)	\$ (68,048.34)
(YTD DISC/WO)	\$ (417.93)
YTD T&TT LEVY	\$ 5,289,450.18
TOTAL LEVY	\$ 53,581,248.52

TOTAL COLLECTIONS = YTD PAYMENTS - YTD REFUNDS

YTD PAYMENTS	\$ 44,630,094.85
(YTD REFUNDS)	\$ (99,542.41)
YTD T & T T PAYMENT S	\$ 5,289,450.18
TOTAL COLLECTIONS	\$ 49,820,002.62

YTD RECEIVEABLES = TOTAL LEVY - TOTAL COLLECTIONS

TOTAL LEVY	\$ 53,581,248.52
TOTAL COLLECTIONS	\$ (49,820,002.62)
YTD RECEIVEABLES	\$ 3,761,245.90

THIS FIGURE DOES NOT INCLUDE \$214,525.07 COLLECTED IN INTEREST

COLLECTIONS PERCENTAGE 92.98%

NASH COUNTY ALL YEARS

COLLECTED JULY 1, 2019 - APRIL 30, 2020

TOTAL LEVY=BEG REC+YTD LEVY+YTD ADJ-YTD REL-YTD DISC/WO+YTD T&TT

BEGINNING REC	\$ 3,220,928.68
YTD LEVY & PENALTY	\$ 46,246,312.22
YTD ADJUSTMENTS	\$ 3,296.31
(YTD RELEASES)	\$ (88,891.64)
(YTD DISC/WO)	\$ (779.13)
YTD T & TT MV LEVY	\$ 5,567,413.33
TOTAL LEVY	\$ 54,948,279.77

TOTAL COLLECTIONS = YTD PAYMENTS - YTD REFUNDS

YTD PAYMENTS	\$ 45,849,333.49
YTD REFUNDS	\$ (75,811.23)
YTD T & TT PAYMENTS	\$ 5,567,413.33
TOTAL COLLECTIONS	\$ 51,340,935.59

YTD RECEIVEABLES = TOTAL LEVY - TOTAL COLLECTIONS

TOTAL LEVY	\$ 54,948,279.77
TOTAL COLLECTIONS	\$ (51,340,935.59)
YTD RECEIVEABLES	\$ 3,607,344.18

THIS FIGURE DOES NOT INCLUDE \$185,794.88 COLLECTED IN INTEREST

COLLECTIONS PERCENTAGE 93.44%

MONTH OF APRIL 2020 YEAR TO DATE COMMISSIONERS REPORT NASH COUNTY TAX DEPARTMENT

2018 NASH COUNTY MOTOR VEHICLES ONLY

COLLECTED JULY 1, 2018 - APRIL 30, 2019

TOTAL LEVY=BEG REC+YTD LEVY+YTD ADJ-YTD REL-YTD DISC/WO+YTD T&TT

BEGINNING REC	\$	-
YTD LEVY & PENALTY	\$	-
YTD ADJUSTMENTS	\$	-
(YTD RELEASES)	\$	-
(YTD DISC/WO)	\$	-
YTD T & TT LEVY	\$	5,289,450.18
YTD TOTAL LEVY	\$	5,289,450.18

TOTAL COLLECTIONS = YTD PAYMENTS - YTD REFUNDS

YTD PAYMENTS	\$	-
(YTD REFUNDS)	\$	-
YTD T & TT PAYMENTS	\$	5,289,450.18
TOTAL COLLECTIONS	\$	5,289,450.18

YTD RECEIVABLES = TOTAL LEVY - TOTAL COLLECTIONS

TOTAL LEVY	\$	5,289,450.18
(TOTAL COLLECTIONS)	\$	(5,289,450.18)
YTD RECEIVABLES	\$	-

COLLECTIONS PERCENTAGE= TOTAL COLLECTIONS DIVIDED BY

TOTAL LEVY **100.00%**

2019 NASH COUNTY MOTOR VEHICLES ONLY

COLLECTED JULY 1, 2019 - APRIL 30, 2020

TOTAL LEVY=BEG REC+YTD LEVY+YTD ADJ-YTD REL-YTD DISC/WO+YTD T&TT

BEGINNING REC	\$	-
YTD LEVY & PENALTY	\$	-
YTD ADJUSTMENTS	\$	-
(YTD RELEASES)	\$	-
YTD DISC/WO)	\$	-
YTD T&TTMV LEVY	\$	5,567,413.32
TOTAL LEVY	\$	5,567,413.32

TOTAL COLLECTIONS = YTD PAYMENTS - YTD REFUNDS

YTD PAYMENTS	\$	-
(YTD REFUNDS)	\$	-
YTD T & TT PAYMENTS	\$	5,567,413.32
TOTAL COLLECTIONS	\$	5,567,413.32

YTD RECEIVABLES = TOTAL LEVY - TOTAL COLLECTIONS

TOTAL LEVY	\$	5,567,413.32
(TOTAL COLLECTIONS)	\$	(5,567,413.32)
YTD RECEIVABLES	\$	-

COLLECTIONS PERCENTAGE= TOTAL COLLECTIONS DIVIDED BY

TOTAL LEVY **100.00%**

**Nash County
Commissioner's Agenda Information Sheet**

Date: June 1, 2020

page 1 of 1
Attachments: yes

Item: Refund Requests
Initiated By: Doris Sumner, Acting Tax Administrator
Action Proposed: Approve as submitted

Description:

In compliance with North Carolina General Statutes Article 27, 105-381 the Tax Collector will submit to the governing body for their approval a list of any tax refunds after legitimacy of the refund has been established.

REFUND REQUESTS
JUNE 1, 2020

1.	TONYA & TERRENCE MCDADE	NCO 2019	\$301.50
	117 SOUTHALL CT		
	ROCKY MOUNT NC 27804	TOTAL	\$301.50

PARCEL 040602 OWNED BY TONYA & TERRANCE MCDADE
QUALIFIED FOR VETERANS EXEMPTION. THIS WOULD BE A
\$45,000 REDUCTION IN VALUE