

MINUTES
LINCOLN COUNTY BOARD OF COMMISSIONERS
MONDAY, SEPTEMBER 9, 2013

The Lincoln County Board of County Commissioners met September 9, 2013 at the Citizens Center, Auditorium, 115 West Main Street, Lincolnton, North Carolina, at 6:30 P.M.

Commissioners Present:

Alex E. Patton, Chairman
Carl E. Robinson, Jr., Vice Chair
James A. Klein
Carrol D. Mitchem

Commissioners Absent:

Cecelia A. Martin

Others Present:

W. Tracy Jackson, County Manager
Martha W. Lide, Assistant County Manager
Wesley L. Deaton, County Attorney
Amy S. Atkins, Clerk to the Board

Planning Board Members:

Christine Poinsette, Chair
Darrell Gettys, Vice-Chair
Dr. Crystal Mitchem, Secretary
Jeffrey Todd Burgin
John Dancoff
Cathy Davis
Floyd Dean
Keith Johnson
Brian Rabalais

Call to Order: Chairman Patton called the September 9, 2013 meeting of the Lincoln County Board of Commissioners to order. Commissioner Robinson gave the Invocation and led in the Pledge of Allegiance.

Adoption of Agenda: Chairman Patton presented the agenda for the Board's approval.

AGENDA
Lincoln County Board of Commissioners Meeting
Monday, September 9, 2013

6:30 PM

**James W. Warren Citizens Center
115 West Main Street
Lincolnton, North Carolina**

Call to Order

Invocation - Commissioner Robinson

Pledge of Allegiance

1. Adoption of Agenda

2. Consent Agenda

- Tax Requests for Releases - Over \$100
 - July 16 - August 15, 2013
- Minutes for Approval
- Special Events Fee Waiver Request
 - Denver Days
 - East Lincoln Optimist Football
- CDBG Monthly Status Update
- Capital Project Ordinance Amendment #CPOA-YERO
- Proclamation in Recognition of September as Senior Center Month

3. Zoning Public Hearings - Randy Hawkins

~~CUP #326 American Tower Corp., applicant (Parcel ID# 25789) A request for a conditional use permit to erect a 225-foot wireless telecommunications tower in the R-T (Transitional Residential) district. The proposed site is on an 11-acre tract located at 1875 Buffalo Shoals Road, on the west side of Buffalo Shoals Road at Sandy Park Road, in Ironton Township.~~

CUP #327 Strata Solar, LLC (Parcel ID# 30199, 90500 and 90501) A request for a conditional use permit to establish a solar power generation facility in the R-SF (Residential Single-Family) district. The proposed 36-acre site is located on the north and south sides of Webbs Road at Burton Lane in Catawba Springs Township.

CUP #328 Brent Reel, applicant (Parcel ID# 85582) A request for a conditional use permit to allow an accessory dwelling in the form of a garage apartment in the R-T (Transitional Residential) district. The 1.2-acre parcel is located at 974 N. Ingleside Farm Rd., about 300 feet east of Ingleside Farm Road and 8,500 feet north of N.C. 73, in Ironton Township.

CUP #329 Jonas Smithhisler, applicant (Parcel ID# 02857) A request for a conditional use permit to sell vehicles in the B-G (General Business) district. The 0.28-acre parcel is located at 6864 E. NC 150 Hwy., on the south side of N.C. 150 about 500 feet west of Henry Dellinger Road, in Ironton Township.

WSCUP #15 John Coughlin, applicant (Parcel ID# 89431) A request for a conditional use permit to allow the use of the high-density option in the WS-IV Critical Area of the Catawba/Lake Norman Watershed. The applicant is proposing to develop 0.9 acre with a 2,760-square-foot commercial building, driveways and parking areas. The high-density option would allow the development to have a built-upon surface area covering up to 50 percent of the site, with the u:

engineered stormwater controls. The property is located on the west side of N.C. 16 Business at 600 feet north of Townsend Drive in Catawba Springs Township.

UDO Proposed Amendments #2013-1 Lincoln County Planning and Inspections Department, applicant. A proposal to amend Sections 9.11, 9.18 and 9.19 of the Lincoln County Unified Development Ordinance to make them consistent with new state legislation (Session Law 2013-126) concerning quasi-judicial zoning cases (conditional use permits, variances and appeals).

4. Public Hearing - FY 2014 Rural Operating Assistance Program (ROAP) and Motion to Approve RC Application - Ron Rombs
5. FY 2013 Community Transportation Program (CTP) - Motion to Approve Resolution #2013-30: Resolution Authorizing Lincoln County to Enter Into an Agreement with the North Carolina Department of Transportation - Ron Rombs
6. Public Comments (15 minutes allowed per Rules of Procedure – 3 minutes per person)
7. Second Vote: Motion to Approve Revised Ordinance Regulating Special Events and Mass Gather - Martha Lide
8. Vacancies/Appointments
9. Other Business

Adjourn

UPON MOTION by Commissioner Mitchem, the Board voted unanimously to adopt the agenda moving Strata Solar to the end of the zoning cases as requested by the applicant.

Consent Agenda: **UPON MOTION** by Commissioner Klein, the Board voted unanimously to approve the Consent Agenda.

- Tax Requests for Releases - Over \$100
 - July 16 - August 15, 2013
- Minutes for Approval
- Special Events Fee Waiver Request
 - Denver Days
 - East Lincoln Optimist Football
- CDBG Monthly Status Update
- Capital Project Ordinance Amendment #CPOA-YERO
- Proclamation in Recognition of September as Senior Center Month

Items listed in the Consent Agenda are on file in the office of the Clerk to the Board and are hereby made a part of these minutes as though fully set forth herein.

Chairman Patton welcomed new County Manager Tracy Jackson and thanked Martha Lide for serving as Interim Manager. He also welcomed new Planning Board member Floyd Dean.

Zoning Public Hearings: Randy Hawkins presented the following:

Conditional Use Permit #328 – Brent Reel, applicant:

The applicant is requesting a conditional use permit to allow an accessory dwelling in form of a garage apartment in the R-T (Transitional Residential) district. The apartment would be located in a detached garage that is under construction and that is permitted to include bonus rooms but not a full kitchen. If this request is approved, a full kitchen would be allowed. Under the Unified Development, an accessory dwelling is termed “private residential quarters” and is a conditional use in the R-T district, subject to certain standards.

SITE AREA AND DESCRIPTION

The 1.2-acre parcel is located at 974 N. Ingleside Farm Rd., about 300 feet east of Ingleside Farm Road and 8,500 feet north of N.C. 73, in Ironton Township. It is surrounded by property zoned R-T. Land uses in this area are primarily residential and agricultural. The Lincoln County Land Use Plan designated this area as Suburban Residential.

ORDINANCE STANDARDS

The Unified Development Ordinance sets the following standards for an accessory dwelling:

§4.6.5 Residential Accessory Use Standards

K. Private Residential Quarters

Private residential quarters may be permitted by conditional use permit (See §9.11) as an accessory use to a detached single-family dwelling, subject to the following requirements:

1. Private residential quarters approved as a conditional use shall be subject to annual review for continued compliance in accordance with the requirements of §9.11.
2. Private residential quarters may be attached to or detached from the principal dwelling in the form of a guest house or garage apartment.
3. Private residential quarters shall not be rented or occupied for gain.
4. The area of private residential quarters shall not exceed 1000 square feet or half the size of the principal dwelling, whichever is less.
5. Private residential quarters shall not have a separate electrical meter.
6. The owner of the property shall occupy either the primary structure or the private residential quarters.
7. One additional parking space on the same premises shall be required for the private residential quarters.
8. Private residential quarters shall be architecturally consistent with the principal structure.
9. Manufactured homes may not be used as private residential quarters.

Chairman Patton opened the public hearing.

Brent Reel, applicant, stated that his mother in law will reside in the unit, it will not be rented when she no longer resides there.

Being no additional speakers, Chairman Patton declared the public hearing closed.

Conditional Use Permit #329 – Jonas Smithhisler, applicant:

The applicant is requesting a conditional use permit to sell vehicles in the B-G (General Business) district. An existing building and parking lot would be utilized. Vehicle sales is a conditional use in the B-G district.

SITE AREA AND DESCRIPTION

The 0.28-acre parcel is located at 6864 E. NC 150 Hwy., on the south side of N.C. 150 about 500 feet west of Henry Dellinger Road, in Ironton Township. It is adjoined by property zoned R-T (Transitional Residential) and I-G (General Industrial). Land uses in this area include business, residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

This location was previously used for an auto repair/service and was also used in the past for auto sales.

Keith Johnson, Planning Board member, asked if a buffer would be required. Mr. Hawkins stated that it would not since it is existing business property.

Chairman Patton opened the public hearing.

Jonas Smithhisler, applicant, stated that he is here to answer questions. He would like to open a used car lot at this location.

Gerald Henley, property owner, stated that he inherited this property from his parents. He had a car lot there in 1971 and later a car lot and tire business. He said he leased the building as a race car shop, then it was a garage. He said Mr. Smithhisler wants to put a car lot there and he is in favor of the request.

Being no additional speakers, Chairman Patton declared the public hearing closed.

Watershed Conditional Use Permit #15 – John Coghlin, applicant:

The applicant is requesting a conditional use permit to allow the use of the high-density option in the WS-IV Critical Area of the Catawba/Lake Norman Watershed. The applicant is proposing to develop 0.9 acre with a 2,760-square-foot commercial building, driveways and parking areas. The high-density option would allow the development to have a built-upon surface area covering up to 50 percent of the site, with the use of engineered stormwater controls. (Otherwise, in this watershed district, non-residential developments that require an erosion control plan are limited to a built-upon area of 24 percent.) In this case, a built-upon area of 47.6 percent is proposed.

SITE AREA AND DESCRIPTION

This property is located on the west side of N.C. 16 Business about 600 feet north of Townsend Drive. It is adjoined by property zoned B-N, I-G (General Industrial), R-SF (Residential Single-Family) and R-CR (Residential and Commercial/Recreational). Land uses in this area include business, residential and industrial. This property is part of an area identified by the NC 16 Corridor Vision Plan as the South Triangle community center, where services and activities for the surrounding area are recommended to be concentrated.

HIGH-DENSITY OPTION REQUIREMENTS

Under the water-supply watershed regulations of the Lincoln County Unified Development Ordinance, the Catawba/Lake Norman Watershed is designated for the use of the high-density option. The option requires the use of stormwater control structures to control and treat the runoff from the first one-inch of rain. The structures must be designed to meet the Best Management Practices (BMP) standards of the N.C. Department of Environment and Natural Resources. In this case, the plans call for a sand filter basin.

The regulations require the developer to post a bond or other financial security in an amount not less than 1.25 times the cost of constructing the necessary stormwater control structure. In addition, a binding agreement must be signed, requiring the owner to maintain, repair and, if necessary, reconstruct the structure in accordance with an approved operations and maintenance plan. Once the stormwater control structure have been constructed and inspected, and prior to the release of the financial security, the applicant is required to deposit with the county either cash or a similar approved instrument in an amount equal to 15 percent of the total construction cost or 100 percent of the cost of maintaining the structure over a 20-year period, whichever is greater.

Commissioner Klein asked if we return the maintenance costs that will be deposited. Josh Grant said the first bond or letter of credit, after inspected, 75% can be given back and after one year the remainder can be given back. The 15% or the estimated 20 year maintenance is posted after it's inspected.

Keith Johnson asked how many parking spaces are allowed with this building. He asked how the Engineer missed the cost by more than a factor of 10. Mr. Grant said he was in a hurry to get this in.

Todd Burgin asked who will police the maintenance agreement. Mr. Grant said the county will police it. He said the owner will be responsible for maintaining the structure.

Chairman Patton opened the public hearing.
Being no speakers, Chairman Patton declared the public hearing closed.

UDO Proposed Amendments #2013-1 Lincoln County Planning and Inspections

Department, applicant: This is a proposal to amend Sections 9.11, 9.18 and 9.19 of the Lincoln County Unified Development Ordinance to make them consistent with new state legislation concerning quasi-judicial zoning cases (conditional use permits, variances and appeals).

Among the more significant changes required by the new law:

- 1) Amending Section 9.18.6.B to revise the findings of fact that must be made to approve a variance.
- 2) Amending Section 9.19.6.C to reduce the requirement for a successful appeal of an administrative decision from a four-fifths vote to a simple majority.

These proposed amendments stem from Session Law 2013-126, "An Act to Clarify and Modernize Statutes Regarding Zoning Boards of Adjustment," which was unanimously approved by the N.C. House and Senate and signed into law by Gov. Pat McCrory. It takes effect October 1.

The bill originated as a proposal from the North Carolina Bar Association. It was drafted by committees of attorneys with experience representing developers, local governments and neighbors in zoning cases. Input was obtained from key interest groups, including the N.C. Homebuilders Association, the N.C. Chapter of the American Planning Association, the N.C. Association of Zoning Officials, the N.C. Association of County Commissioners and the N.C. League of Municipalities.

The legislation simplifies the statutes' organization, clarifies the language, incorporates uniform notice requirements, and updates the provisions for judicial review of decisions.

Following are the affected sections, with the text proposed to be deleted shown as struck through and the proposed new text underlined. A copy of Session Law 2013-16 is also included.

Chairman Patton opened the public hearing.

Being no speakers, Chairman Patton declared the public hearing closed.

Conditional Use Permit #327 – Strata Solar, LLC, applicant:

Chairman Patton said there are a lot of individuals signed up to speak on this case. He said if there are questions that those in opposition would like to ask the applicant, the Clerk will compile those and the applicant will answer those at the end.

Randy Hawkins presented the following:

Strata Solar, LLC is the applicant. Strata Solar is requesting a conditional use permit to establish a solar power generation facility in the R-SF (Residential Single-Family) district. Under the Unified Development Ordinance, an electrical generation facility is

classified as a major utility, and a major utility is a conditional use in the R-SF district and in other zoning districts.

The proposed 36-acre site is located on the north and south sides of Webbs Road at Burton Lane in Catawba Springs Township. It is adjoined by property zoned R-SF, PD-R (Planned Development Residential) and I-G (General Industrial). Land uses in this area include residential, agricultural and industrial. The Lincoln County Land Use Plan designates this area as Suburban Residential.

In your packets, there is a site plan presented by Strata Solar. This Site Plan meets all the requirements of the Unified Development Ordinance. The UDO contains no special standards for major utilities, no road buffer is required under the Ordinance, because Webbs Road is classified as a local road, and the standards for a road buffer do not apply to local roads. Because the zoning would stay the same, and would remain residential, no zoning district boundary buffer is required under the Ordinance. Strata Solar has proposed a buffer, partly a landscaped buffer and partly existing trees.

I will be glad to answer any questions you have.

Commissioner Mitchem: Randy, what can be put on this property by right.

Mr. Hawkins: Under current zoning, single family homes, a church, or any agricultural use.

Commissioner Mitchem: So when you say agricultural use, the property owner of this property, is he currently engaged in any farming.

Mr. Hawkins: Yes

Commissioner Mitchem: So on this property, without any notification to any of the landowners adjacent to this, he could put in a commercial chicken farm.

Mr. Hawkins: That is correct.

Commissioner Mitchem: And there would be no warning to nobody.

Mr. Hawkins: There would be no notice required

Commissioner Mitchem: And there would be no meeting

Mr. Hawkins: Correct

Commissioner Mitchem: He could go in there and do it and not ask nobody anything.

Mr. Hawkins: Correct

Commissioner Mitchem: Ok, same way with a free range hog operation, if he wanted to go in there and make a free range hog operation, he could do that and not ask anybody anything, no public hearing, nothing.

Mr. Hawkins: Correct

Commissioner Mitchem: If he wanted to put a dairy farm there, he could do that without any questions asked by anybody.

Mr. Hawkins: That is correct, under North Carolina law, counties cannot regulate agricultural activities through zoning except for very, very large swine operations.

Commissioner Klein: Will we have an opportunity for questions after the applicant speaks. Randy, you mentioned Webbs Road as a local road. What is a local road versus a non-local road.

Mr. Hawkins: It means it primarily funnels traffic from local neighborhoods to collector roads or arterial roads. There is a definition in the ordinance and we also looked at NCDOT's classification of collector and arterial roads. This would be classified as a local road.

Commissioner Klein: Do you recall the rationale when the table was made up for which uses can go into which districts, what the rationale is for allowing a major or minor utility in virtually any district as a conditional use.

Mr. Hawkins: I don't because I believe it dates back to the original zoning ordinance and was simply carried over in the UDO from there.

Commissioner Klein: Is there any Statute that says it is what it is.

Mr. Hawkins: Not that I am aware of.

Commissioner Mitchem: Randy, one other question, how many solar farms have been approved in Lincoln County.

Mr. Hawkins: Two, so far.

Chairman Patton: Any other questions or comments for Randy. Hearing none, I will declare the public hearing open. Let me defer to Mr. Deaton.

Wesley Deaton, County Attorney: At this time, I would like all the Board members of the Board of Commissioners and Planning Board if they have had Ex Parte' communication concerning this matter, to disclose that at the public hearing.

Chairman Patton: I have had several emails and my response to them was to explain the process and to let them know they could not discuss it and that it had to be inside the public hearing and it all had to be sworn testimony in the meeting. Other than that, no communications.

Commissioner Robinson: I've had the same, 3 or 4 emails and a letter, but did not respond to any of them.

Commissioner Klein: I got an email but did not read it, because I knew we couldn't prejudice our views on things, I don't know what it said.

Commissioner Mitchem: I have not read any emails sent to me pertaining to this matter.

Christine Poinsette: I have received emails and was asked to discuss it with someone and I told them that I could not.

Darrell Gettys: I have had questions asked, just haven't answered.

Crystal Mitchem: I have spoke with no one.

Cathy Davis: I have had no communication.

Floyd Dean: No communication.

Todd Burgin: I have had no communication.

Brian Rabalais: I have had no emails, but been part of or listened to communications at church, because a lot of the church members are here from Denver United Methodist Church.

Keith Johnson: None

Chairman Patton: I call Lance Williams to speak.

Susanne Todd: Good evening Commissioners and Planning Board, I'm going to switch it around just a little bit. My name is Susanne Todd and I'm an Attorney with Johnston Allison and Hord in Charlotte, North Carolina, our address is 1065 East Morehead Street, Charlotte NC 28204 and I represent the applicant tonight, Strata Solar. We are presenting sworn testimony, in the form of we've got 3 folks here, expert witnesses to present evidence, Mr. Williams being one of them, so just wanted to lay the foundation or roadmap. We also have affidavits, we have 4 affidavits tonight, 3 of the folks are here and will also be giving testimony. The forth affidavit is from a gentleman, Mr. Bob Logan, he couldn't be here tonight. We have the affidavits if you wish to consider them, it will be up to you to determine what weight you give that affidavit. So if I may present Mr. Williams to speak.

Lance Williams: Thank you, my name is Lance Williams, my address is 10612 Winding Wood Trail, Raleigh, NC. I am the Manager of Site Development for Strata Solar. I know I've spoken to you before, because there are so many people here, with your permission I am going to be a little bit lengthy talking about our proposed project. If you feel I need to speed along, please let me know. Strata Solar is the largest solar developer in the state. We are responsible for more than half the solar development in the State of North Carolina. To give you an idea of our involvement in the solar industry, we start a farm of about this size almost every week in NC, that includes our efforts here locally. Earlier this year, you approved a conditional use permit for some property north of town, just several miles, owned by the Haynes family. I stopped by the job site today, we are under construction. I didn't really check with the office, I just checked in with the people on site and said how many people have we got working here today and they said oh 100, maybe 120 and so I asked the gentleman, who I'm assuming is the contract laborer, I

didn't know him, who is checking us in, I said "how many of you live within 25 miles of here". It was almost everybody, there were a few, that would be our site superintendents, but we are building one now in Lincoln County, we've built I believe 3 in Cleveland County and 2 in Catawba County, providing substantial work for people and adding substantially to the tax base. So we are involved here locally and look forward to your consideration of our request. I had a comment from a neighbor, I've only had a total of 3 comments sent to me, one was an email, one was a phone call and one was a newspaper reporter today. So there hasn't been a whole lot of comments. But one of the most common – how did you get here, did Strata just show up? Before we applied with any land owner and entered a lease, then just started preliminary discussions, one of the first things I did was schedule a meeting with your Planning Department. At that point, not so much now, solar farms were very new and we went on a tour down to a completed facility in Kings Mountain. We walked around it so everybody knows what a solar farm is, how it should be regulated, what impacts we have, what impacts we don't have, and the only thing that's really changed from that farm is now we have improved our construction techniques and so we have a lot less impervious surface now, we had a lot more gravel down there and we've gotten more environmentally friendly. So we started the process almost 2 years ago by having open communication with your planning staff. As mentioned earlier there's 2 other solar farms of like size that have been approved in this county. I want you to consider as you listen to the presentation that a solar farm is low impact development. I'll go into that a little further but the idea is when you have a piece of land, what are my impacts on others and a solar farm is about as low impact as you can have. We add to the tax base of Lincoln County and we pay our taxes but we don't add to traffic. My understanding after talking to members of the community is traffic is a big concern, which goes back to why are we here and does this belong on this site. I'm presenting to you that we are here with a good use of the property that has very little traffic impact. What's the burdens on the schools, what burden are you placing on the county – no a solar farm does not create permanent jobs on a large scale, by the same token, we are not looking for county services. We don't use garbage collection and are not putting anybody in your schools so our taxes go to delaying the next tax increase or the next use as you guys see fit. So again, this is a good low impact use of this property and much lower impact than most any other use. We have applied for and received the appropriate approvals from North Carolina Utilities Commission that involved a public notice and advertising which started back in June. We have been in contact with the county staff to let them know that we have the request coming and we presented our request to the county. We have also been in frequent communication with Randy Hawkins to make sure he has my contact information and to make sure that anybody who wants to contact me, he has my email, he has my cell phone and the only phone call I've gotten was a very polite one from a lady who wrote me an email on Wednesday. She was afraid the email didn't go through so she called me to make sure I got it and I gave her my personal email to make sure she received it. We wrote her a response about 7:00 Friday morning and I have sent that to Randy Hawkins so now that is part of the record. Same token, I got a call from a news organization today and we returned the phone call today. We are not hard to get and have 120 people presently working in your county so we are easy to check out from that standpoint. Background specific to this site - This site we are not proposing any grading, normally we will finish with extremely low

impervious surface, typically below 2% and sometimes below 1%. The idea is that the only thing that does not allow the water to absorb is just the area where the posts are driven in. We set the construction up on logging mats so we don't have to use gravel except where required on the DOT permit, we use that during the construction process on high traffic areas, for areas that rut so those logging mats protect the soil. By the same token, when we leave our construction, in 90 to 120 days, we pick it up so that grass can be planted there again and that remains pervious. Again that is part of our low impact development, by not using grading we are not changing the way water runs off the property. The way it runs off today is the way it will run off with this development. No noise is made by a solar farm which leaves its site, the only noise is the inverters, typically they can be heard from about 150 feet away during the daytime, which is the only time we operate and we don't have any inverters within 150 feet of a residence or really the perimeter of the property so there will be no noise. There are no emissions from our project. It has a low profile, typically solar panels are no more than 10 feet high, if I drive down the road I see houses are higher than that, a fire station, substations, commercial building next door, porta jon company down the street. We have a very low profile. As mentioned there are no buffers required on this site. From day one, we have talked to our landlord and are going to landscape this site. I'd like to hand you a larger site plan if I could. As Ms. Todd hands those out, what you will be getting is a site plan, which shows an aerial view of our location and also shows the proposed landscaping areas. What you'll see is with this site, there are substantial existing trees on the north side of the property to the east and the west. Tim Dellinger, one of our landlords has a house on the right and there is a tree line behind his house that remains. There's trees to the south of the property and the light green surrounding the solar farm, and it's not required by code, all the way around here, all the way around there, all the way around there (pointing out on map), all the way along that side, across the front and along there is landscape buffer that we have volunteered to put in. The landscape detail talks about holly and wax myrtles, which is fairly typical with providing landscape buffers. Basically it is 2 rows of hollies, 20 feet on center with a row behind it, also 20 feet on center. The holly trees will grow to be 8 feet tall and our solar panels aren't any higher than that. It doesn't do any good to have an oak tree, because the view we are protecting is from the road, not from the neighbors, so the idea is to spread out and create buffer and a level that provides a visual break. So if I have an 8 foot tall holly tree every 20 feet, by the time it matures, the branches are going to come out about 4 feet to each side, so 20 feet minus 4 minus 4 is 12 feet and then behind it is another 8 foot tall holly tree that stretches out to be about 8 feet. So it is not opaque and is not meant to be opaque, it is to provide a visual screening or buffer, much like a CVS Store, much like a commercial building, much more so than a lot of businesses have. So we feel like we've gone above and beyond what's been listed in the code and offered something that should provide a visual break that is more than is what is common place driving around many similar roads in Lincoln County. We have had at times two different variations of this landscape buffer presented to staff and our conversations and their determination of what is required and not required. Of the two, staff felt like this one provided better cover. I am about finished. I'd like to talk about the general questions we've received from the public; there's five. This has only been in the last couple days, but we have had time to look at them and you will need your map and go over it. The first, on the north side a gentleman

asked on Friday well why don't we move that landscape buffer closer to the road. Depending on how staff interprets things and what recommendations and approvals get in place, if there's a way to write it so we can work with staff on having flexibility on either locating the buffer where it is or closer to the road we are glad to, it doesn't matter to us. We chose to put it where we did, because it comes in from back of the existing buildings so it kind of to me made a line. If I was bringing the landscape buffer closer to the road, I thought that was more impactful. That wasn't the opinion of somebody I talked to on Friday, but you know we want to do a good job and we are willing to take flexibility and other people's opinions in that, not a problem. We had somebody from the north write that said where these trees are (pointed out on map) these neighbors behind here, all these trees do not provide adequate buffer for our 10' solar farm. I would submit that this is a much greater buffer between our use and most any other uses. If we were to develop, you wouldn't normally get a whole set of trees and so we didn't find reason to adjust our plan on that basis. We had a question, we have a temporary lay down area on logging mats up along here (pointed out on map) and someone said why are you putting it on Webbs Road, why don't you put it behind the building and come into it from Little Fork Cove Road and our landlord is acceptable to that. We did not feel it was something we would want to propose, but if the Planning Board or Commissioners tell them to, they will be glad to. The idea is the logging mats will only be down there for 90 to 120 days and they rely on DOT and civil engineers to tell them where they can come in and out of safely. I would not, doesn't mean this is the right answer, propose for a temporary basis, coming in and clearing out large trees so we can put the entrance in there, to me that would not be a better answer but we are glad to take direction from the Planning Board, but we proposed on because we would like to not take down the existing coverage. I had a question about the temporary area on Burton Road and the question was well can't you put the loading area on the south west corner of that property as you get towards that southwest part, there is a creek or some sort of protected area. My request would not be to come in and again to take down trees and see how close I can get to a protected feature when I know I'm using only a temporary logging mat. That seems less risky, a small impact and to move it would be a larger impact. The final question was Lance in your detail, you say these trees will be 3 feet tall at planting and so we talked and said we have used 4 feet tall trees before. He asked that the condition be added that the trees are at least 48" tall. It may seem like it's just a foot, but also increases the width and how quickly it would get to 8'. The person who talked to me was very polite and very professional and I appreciate his insight. The question was then brought on why we didn't put them 8' tall or put a third row of plants. We are going back to code, there is not guidance, we are going back to our landlord's desire, we're going back to the fact that we've always been treated courteously in Lincoln County, we're trying to put up a visual break, not trying to make it opaque. So if I made it larger with one neighbors comments, then I'm open to well what's the next neighbor going to ask and so that's why I said I will propose the 48" inches and rehash our conversation and I will trust the process of when we get to Planning Board to see what the comments are. That concludes my presentation initially and we have other expert witnesses. I appreciate your time and patience in hearing this, but I wanted to be thorough and talk about items specifically on this site.

Attorney Todd asked Mr. Williams to specifically address the setbacks on this site.

Mr. Williams: So the setbacks from this local road, you can see it hatched on the lower portion along Webbs Road there is a 40 foot setback from the road and that typically does not apply to your plantings or fencing, it applies to your structures, so the civil engineer worked to reduce the impact, to push it back away. You can see that our first array on the north side of the road is 133 feet back, three times the setback. You will see that the proposed fencing is about 113 feet back. Again, when we proposed the landscaping and all to be back away from the road, we weren't trying to put landscaping in where it is not most effective we just made the judgment that that would be the least impactful way of doing things. We would like to open a solar farm and do a good job and are certainly open to the input of this process.

Chairman Patton: Are there are additional questions for Mr. Williams from the Planning Board or Board of Commissioners.

Christine Poinsette: Will there be more testimony coming from any other witnesses for Strata Solar. Mr. Williams: There will be more. Christine Poinsette: I would like to hold my questions until all evidence is presented.

Attorney Todd: I would like to introduce Brent Nieman, a professional Engineer, designated and an employee of Strata Solar.

Brent Nieman: Good evening. My name is Brent Nieman, 829 Hempton Cross Drive, Wake Forest, North Carolina. I am a licensed Civil Engineer and work for Strata Solar. I got my license in 2001 and have been practicing land development for 16 plus years, single family, multi-family and commercial and for the last year, solar farms. In the last year, I've worked on over seventy projects in the State of North Carolina in about twenty counties, including the Hanes Farm in Lincoln County. I'm just going to talk about our construction practices and the plan itself. Basically, we have a fixed, mounted solar panel on aluminum racking with steel posts. They are oriented due south at a twenty degree tilt. There are spaces between the panels on the racks as well as between the racks themselves. There is a detail on the top of the plan showing a typical rack. This particular system, the racks are about 63 feet long, there's about 38 solar panels per rack. We will have just short of 22,000 panels on this site. The first thing we do is get our erosion control approval from Lincoln County and obviously DOT permits. We do have one other DOT permit to connect the 2 farms together, there's an aerial line in between, so we will be going underground to make the connection between the 2 sides of the road, but this is not a problem, we have done this before. We will come in and set up our staging area, this staging area is about ½ an acre roughly of logging mats. This is the delivery point for all the racking, posts, panels, wire. It is all staged in this area. We prefer the logging mats because they are low impact, we can pull them up, regrade, seed and stabilize, just like it was before we got there. The logging mats also provide a great bit of stability, the loggers are really onto something there, it works really well for us, much better than gravel, less maintenance. Once the staging area is set up, we will prepare the site with any clearing we have to. On this site, we do have a little bit of

clearing and grubbing. In general, we will clear and grub the trees only within the permanent fence or staging area. Any trees outside of the permanent fence are cut down to grade and that is to prevent shading of the array. So after that site prep is done, we start post driving, post driving happens pretty fast. They use a machine similar to what NCDOT uses to drive guardrail posts, so they are all mechanically driven, depending on the soil types they are driven anywhere from 4 to 8 feet and the racking manufacturer does the actual testing on the site. We don't have that data yet, but we will. Then the posts are driven and the racking starts. All materials delivered and used, if we were to deliver all the materials at one time, this area would not be nearly large enough. So it's strategically planned and our guys are very good at it. It does take us typically from the day we set them out on the ground to the day we pull them up about 90 days to completion. The materials delivered and installed very quickly, it does not set around. We do have security, we put up permanent fencing around the facilities – they are 6 feet tall with 3 strands of barb wire at the top. We have some temporary fencing around our staging areas that we pull out when the project is complete. We also have security on site during construction 24/7. Post construction we have a camera system set up to monitor the facility, all infrared motion sensitive, we know when someone is trying to get in. Additionally all the equipment is web monitored so everything is plugged in. We know exactly what each string of panels is producing per day so we can identify problems quickly and come out to fix those. Those steel posts are driven and after that the racking – aluminum racking – goes on. It is kind of a staged area so they start in one area and as they complete it, the next area is started so it's a very rapid process. The panels go on, everything is wired together, the majority of the wiring on the site is underground, between the panels themselves and to the inverters where the power is converted. The panels make a direct current deliverable to the power company as an alternating current. That's the inverters job is to convert that power so it's deliverable and a transformer there to step the voltage up so that the electrical grid can accept it. We match that and it's all worked out with the utility prior to construction. As I said, all underground wiring to the inverter. When it leaves the inverter, on this particular job, on the north side you will see some underground lines connecting the 2 inverters, that then goes underground and will continue underground and cross the street. At that point, it comes overhead and so we have installations where 2 inverters are tied to a dip pole. That's for maintenance, fusing, basically to make sure we can isolate particular areas of the farm for maintenance. You'll also see the other 2 inverters are connected, wired underground to the perimeter of the site. On this case it's to the south and west of the existing house on the corner, the southern parcel. Then it follows along there, over to the road. There's actually a couple different utilities going on around the front of this site. You have Energy United as well as Duke power so our connection is to Duke across the street, but Duke will build across to us. I will answer any questions you have.

Commissioner Klein asked where the inverters are. Mr. Nieman pointed the inverters out. He said there are 6 inverters on this job and at each inverter location, you have a direct current disconnect cabinet, the inverter itself, and then the transformer. And then once it leaves the transformer this is all underground, under the road.

Mr. Nieman: That pretty much concludes my testimony.
Commissioner Robinson asked him to repeat the information he said concerning the inverters and transformers and where they will be located.

Mr. Nieman: So the inverters are pretty much centrally located within the arrays they are wired to, this is for cost efficiency of the wire itself plus its further away from other properties. There are 6 inverter areas on this job, so 6 inverters and 6 transformers, ground mounted.

Attorney Todd: Is there any glare impact.

Mr. Nieman: No, the panels are anti-glare coated and they are obviously made to absorb light not reflect it.

Commissioner Klein: So it won't reflect light?

Mr. Nieman: So any amount of glass reflects from certain angles at certain times, but it's not a sustained glare. There are many solar farms that are adjacent and near runways.

Commissioner Klein: These are facing due south, which means they would face, the northern piece of this would face Webbs Road.

Mr. Nieman: That is correct.

Commissioner Robinson: When you were describing fencing, you mentioned a chain link fence with barb wire at the top. He asked if this was the final fencing or if this is the laydown area.

Mr. Nieman: This is the final fencing, it's a chain link, 6 foot, with barb wire on top.

Chairman Patton: So you will be able to see the top of it over the 8 feet screen?

Mr. Nieman: the barb is a foot over so if the trees are 8 feet, the top of the wire will be 7. The fence is 6 and the barb is another foot.

Commissioner Klein: so the posts are driven into the ground and there is no concrete involved?

Mr. Nieman: We do have concrete at the inverter areas, like precast slabs, but there is no concrete.

Commissioner Klein: Is that new or has that been your practice?

Mr. Nieman: That has been our practice. When you see the above grade concrete, which I'm assuming you are referring to is a ballasted system, where there is very poor soils. In

our situation, ballasted systems are very ineffective from a cost and construction standpoint.

Commissioner Klein: Are there any hazardous materials in the construction of the panels?

Mr. Nieman: No sir, these are silicone based panels.

Commissioner Klein: Do you have a policy as a company as to what you do once the useful life of the panels has been spent?

Mr. Nieman: Sir, a decommissioning plan. The solar farm has a pretty high decommissioning value, because all the panels can be recycled. The solar panels themselves, the racking is all aluminum, steel posts, there is quite a bit of recyclable value.

Commissioner Klein: So it behooves you to take them.

Mr. Nieman: So we have a lease with the property owner and generally the panels are warranted for 25 years to 85% efficiency. The inverters and transformers have a ten to fifteen year life span, so they be replaced.

Commissioner Klein: So at the end of the 20 – 30 year period, or at the end of the lease, you typically take everything with you?

Mr. Nieman: If the property owner wants it restored back to the preconstruction, we will do that.

Commissioner Klein: Is this something that has been discussed?

Mr. Neiman: Lance would probably have to speak to that specifically.

Commissioner Klein: Do we have a plan? I understand you have a plan, but would like to know if we have one.

Lance Williams: The lease states we will return the property back to its current condition at the end of the lease, however what he alluded to was this panel will still be producing 85% of its original rate 25 years from now so this is a long use for the property. The most likely answer is that somebody will have a good negotiation with either us or another electrical contractor to keep this up and running. This brings up the idea that our operating expenses are only about 12% of the operating income so there is plenty of income to keep these up. And more specifically to answer your question on recycle values, while it's hard to say what's out there 25 years from now, we have commissioned a study, and we have outside third party confirmation, on a farm similar size, basically it costs about \$200,000 to \$220,000 to decommission a farm, but the recyclable value of equipment based on today's dollars is about \$970,000. So it's a pretty big payday. If you

think about it and had a metal barn on your property and you said you can have it for free and take the scrap metal, people would do it. And again we are copper, glass, aluminum and steel.

Planning Board member Todd Burgin: If you are not using concrete, how deep in the ground are you going to secure them.

Mr. Nieman: The posts are typically driven between 4 and 7 feet.

Commissioner Robinson: You said this will be remotely monitored, so will there be any jobs created locally, as far as doing any maintenance or anything?

Mr. Nieman: So we do have a first responder that's hired that can put eyes on the site in case there is something we need eyes on within an hour. That is a temporary position. We do currently handle all our own operation and maintenance so there's no long term employment directly associated. There's no constant worker there, it's just producing power daily.

Commissioner Robinson: Where's it remotely monitored from?

Mr. Nieman: Our office, it's available on any website.

Rich Kirkland: Hi, my name is Rich Kirkland. I've been hired by Strata Solar to address the question of what kind of impact the solar farm might have on adjoining properties. I'm a North Carolina Certified General Appraiser and I've been working in North Carolina for over 16 years and grew up in the area. Currently, I am 5029 Hilltop Needmore Road, Fuquay Varina. I am MIA designated, which is a national designation for advanced studies of appraisal techniques and going into this I started looking at national studies looking into seeing what kind of impacts they see and there's not a lot of useful information on that for this type of size so I had to go out and do my own study. I went out and investigated over 25 solar farms in North Carolina, visited different sites, looked at aerial maps to quantify what the adjoining uses are, and also have been seeking out matched pairs. Matched pairs is an appraisal technique for determining what kind of impact something has – in essence, I am looking for properties that have sold adjoining a solar farm and comparing those to similar properties that are similar in every way but not adjoining a solar farm. More specific to this property, I've looked at a solar farm that is in Goldsboro, North Carolina, it's the AM Bess Solar Farm. It adjoins Spring Garden Subdivision, that is a new subdivision where they are doing new construction, there's new homes being built there right now. We've got matched pairs out there showing in 2013, the homes selling backing up to the solar farm as well as homes across the street not adjoining the solar farm, no view. They are selling for the same price for the same size home, selling for the same price per square foot and speaking with H&H, the builder out there, they said that the solar farm was really just a non-factor as far as they were concerned. So looking at that basis, I really find from the matched pair analysis, there is really no impact to homes in that price range. Spring Gardens is in the \$240,000 to \$260,000 price range and there is nothing showing that this price range is going to have

any impact on beyond that either. Typically when you are looking at any kind of negative impact, you are looking at something specific you would site, you would look at some form of visual or sound or traffic, you look at these different aspects to say well this is going to have a negative impact. Looking at the solar farm, this is again going to have zero traffic generated, zero noise generated, zero emissions generated, and there is going to be essentially from an impact on adjoining properties, there is nothing to detect other than a visual impact, which is going to be screened. Looking at landscaping and screens typical for these areas, there is really no real expectation this would have a negative impact. A solar farm is quiet, it's passive, it is a good neighbor. I've looked at these other solar farms and the report has been passed out, looking at the types of uses where solar farms are being placed, the vast majority of these solar farms are being placed in these rural residential sort of transition areas where the farm meets the subdivision – this is where these are being located and I think the average percentage of adjoining uses is 80 to 95% of the adjoining uses are residential or agricultural adjoining these solar farms. In these cases, it makes perfect sense because the solar farm is looking for land that is cleared, it's looking for land near infrastructure and it's also looking for land that's got users located nearby. So for that reason I conclude that this is a harmonious use with adjoining residential uses and it's also my professional opinion in looking at matched pairs and other solar farms I've looked at that these are not going to have any impact on adjoining property values.

Chairman Patton: Any questions for Mr. Kirkland by any member of the Board of Commissioners or Planning Board?

Commissioner Mitchem: I have one. In your professional opinion, if a commercial chicken operation was located on that property, what would that do to the property value?

Mr. Kirkland: A chicken farm would have a serious negative impact on property values.

Planning Board Member Floyd Dean: When you were looking at comparable sales, did you find any neighborhoods that had solar farms adjacent to them that had homes that were in the range to \$500,000 to \$2,500,000?

Mr. Kirkland: No, I have not looked at any that are like that – I have done a lot of work with local developers, there is a developer, Rex Vick with Windjam Developers, he's out of Raleigh, he does a development in Chatham County on Mt. Gilead Church Road. They have million dollar homes out there, I have actually talked with him and his interest in putting actually a solar farm at the entrance to Phase II of that development primarily because in his view it would help to enhance it – he could market it as a green community and that the solar farm would be an enhancement to that – that's part of the project.

Commissioner Klein: Mr. Kirkland, I guess you have now given us 2 comparable pieces of information but it doesn't suggest to me that this sampling is enough to draw any statistical conclusions.

Mr. Kirkland: There is no way you could apply statistical analysis to this at this time. Solar farms of this nature in North Carolina is only a very recent activity and that's one of the functions of finding these at this time, looking at matched pairs, is there is not many solar farms out there to look at.

Commissioner Klein: Is the sample size large enough regionally, say the southeast in your opinion?

Mr. Kirkland: If you look at expanding out, again, you find more solar farms, but again statistics are really – appraisal technique is not statistics, there is no real way to apply the information I get from South Carolina to what is going on here, there is a lot of local nuances that wind up getting g trapped into everything.

Chairman Patton: Any other questions or comments? Thank you.

Attorney Todd: We also have one affidavit from Robert B. Logan. Mr. Logan is both an appraiser and a realtor/broker in Goldsboro, North Carolina. It's the site of a recently completed solar farm. Mr. Logan actually developed 35 acres of property into what is known as the Springs Garden Subdivision, he's actually the developer but a resident of these properties. He began selling lots in Spring Garden in 2007, he also sold property adjacent to the subdivision for use as a solar farm and based on the sales from 2007 and the recent sales of lots adjacent to the solar farm, actually these were homes that he determines in his professional opinion that the solar farm has not negatively impacted home values. He was unable to be here tonight and I would like to hand these to the Board and you can consider them as you will.

Wesley Deaton, County Attorney, advised the Board that this not be taken into account since he is not here to be cross-examined.

Chairman Patton: Do you have anyone else who wishes to speak.

Attorney Todd: No sir, I don't. I would simply ask for the record that for applicant's exhibits that Exhibit A be the affidavit of Lance Williams, Exhibit B be the colored site plan submitted, Exhibit C be the affidavit of Brent Nieman, Exhibit D be the affidavit of Richard Kirkland, and that those be introduced into the record. I would simply conclude by saying that we have met our burden of proof of providing sufficient evidence, and would ask that this permit be issued. Thank you so much.

Planning Board Chair Christine Poinsette: I would like to ask a few questions of Lance Williams please. You probably told us this and I didn't hear it so I apologize if you are repeating it, but Strata Solar, how many solar facilities do they have?

Mr. Williams: We presently have completed approximately 35, I believe the number by the end of 2013, this year that we will have completed is a total of 45.

Mrs. Poinsette: You referred to the other project here in Lincoln County that we approved and if I remember correctly, it was off the road and had natural buffering.

Could you or do you have pictures of some of your other sites of the buffering on the sites and what it looks like when they are completed.

Mr. Williams: So I don't have any pictures with me, you know the buffering and landscaping is always a local determination – we talked about the one on Haynes, which was approved in this area. It does have residences near there, there are some residential lots to the right-hand side, there is a subdivision across the street, and one of the findings of fact that was approved affirmatively was it did not have a significant impact on value and I had not heard a different standard of impacting somebody's value depending on whether they had a really expensive house or not. I thought everybody had the same protections.

Mrs. Poinsette: I would just like to see pictures of areas that you've done and what the buffering looks like when it's completed.

Mr. Williams: Ok, so I don't have any pictures with me and most of the sites have been built this year and unless we have an approved buffer that you are trying to get a picture of, but it's unlikely to have a buffer that matches up with what you approve.

Mrs. Poinsette: You referred to it when you were speaking, but will the proposed buffer that you are putting in prevent you from seeing the solar panels?

Mr. Williams: It will not prevent you, it does provide a visual screen much like other uses, whether it be a house that you can see or a business you can see, a school you can see, or a church you can see. People provide landscaping to provide aesthetic pleasing and certainly there has been no standard in Lincoln County to make it not seen and like I said, we started the conversation with your planning staff and looking at farms to see what the standards were in Lincoln County.

Mrs. Poinsette: Would you be willing to meet with our Planning staff to make this a more opaque buffer?

Mr. Williams: I would want to see what the Planning Board's comments are on the buffer we've presented. With the topography, opaque is not a standard that we would look for on a solar farm and quite frankly, I think an opaque would be something that looks out of place. For instance, last week, we had a solar farm approved in Angier and they had a standard where for their code there is a wooden fence and large trees. We went through the very public discussion of saying what is going to make it look well in your community and the answer was let's get some trees and some hollies down to this 8 foot level, because driving down the road and having an opaque screening when nothing else almost in Lincoln County has one. That would not look like a standard that is reasonable to me.

Floyd Dean: The chain link fence, is it metal or did you say it is vinyl?

Mr. Williams: It is metal.

Floyd Dean: Is it galvanized metal – the fence itself?

Mr. Williams: I believe it is galvanized, yes our Engineers tell me it is galvanized, yes sir.

Floyd Dean: Do they produce a fence that has colors that blend in with the structure?

Mr. Williams: I don't know that they do, and I don't know whether that would grant desired effect. Again, we have not done it previously, have not had that request so I really don't know specifically, but back to the idea that it's not going to be opaque, quite often we go to places and people want a solar farm to be seen, it's no emissions. You know you turn on your house and that's where the electricity is coming from so we often get comments making sure that it can be seen.

Floyd Dean: The shrubbery that you are proposing, how long will it take for the growth to be to a point that the fence itself is not that noticeable?

Mr. Williams: The maturity would be somewhere between 3 to 5 years, of course they will continue to get bigger. Yes, a 4 foot fall holly is not going to look that tall, much like the CVS store down the street. You know, I drove by there and they've got plants that need to mature also.

Attorney Todd: I did want to make one comment with regards to landscaping, that this buffer is not something that is required under the current UDO, they are providing this buffer to be good neighbors and that there is also a lot of natural trees and this is in addition to the existing trees there is also this buffer – would be within that so you've sort of got double buffer in many areas.

Cathy Davis: At existing solar farms that are already in place with this 6 foot fence, are the 3 rows of barbed wire at all those locations.

Mr. Williams: Yes and I will state this is an important part of our plan and an important part of your job is the standards change from community to community but the barbed wire fence serves a couple purposes, although you can walk around a solar farm as much as your staff did, it is producing electricity, it does need to be secure. Much like most any business, it needs to be secure and then you also need to be secure that people know you are protecting your asset. As you drive by most any business, they have different security measures, including fencing that you see many places in Lincoln County. I drove in through Lincoln County and certainly as you come by the lake and pass the boat dealerships and many things in Denver and elsewhere, a fence is a common site along the local roads in Lincoln County. We've done our best to provide much more screen than is required for anybody under similar circumstances.

John Dancoff: Are there any requirements or what are the standards for wind resistance or storm resistance for these panels?

Mr. Williams: So these meet the wind codes of the building code so I believe this is a 70 mph district, but this meets the same building codes that's required of any other business. They also do have ratings, I'm not an expert on hail damage, but we do carry full insurance on projects that you expect us to.

Commissioner Klein: Have you had any projects turned down in North Carolina by some Commission or Planning Board somewhere else?

Mr. Williams: So I guess we've had fifty projects we've done, maybe eighty. We have one presently on appeal, but I believe that is the only one yet to be approved.

Commissioner Klein: So there's been a conclusion of some sort, but you've appealed it, or something. Is that what you are telling me?

Mr. Williams: There is one still going through the appeals process and there is approximately more than 50 approved. To kind of go back into part of what you are asking, I sit on a steering committee of the North Carolina Sustainable Energy Association that's conducted symposiums across the state, including one in Greensboro, one in Asheville, where they have met with Planners, Department of Insurance, Department of Agriculture to get everybody's input that if an area wanted a specific Solar Ordinance what should be in it. And so I am familiar with standards around the state and one of the things when I am coming forward with the landscape buffer is after a lot of input from a lot of people on what many people have found to be a reasonable amount of screening in a situation like this. Unfortunately, that report is not published until later in October, it's going through its final rounds, but I do have a background with many boards on many projects.

Commissioner Klein: Can I get a clarification from the Attorney, we were talking about the buffer and you reminded the Planning Board that this is not required and this is voluntary on the part of Strata, that's my understanding, and we appreciate that, but are you suggesting that buffering is not a consideration either for the Planning Board or Commission because it is voluntary or am I not understanding.

Attorney Todd: No, I think buffering is a valid consideration and I didn't mean to suggest otherwise.

Commissioner Klein: I just wanted to be sure that I was clear in that regard.

Mr. Williams: And so we've put the buffer in and engaged in this conversation and so we've been proactive and it's been part of it from day one, I just wanted to respectfully comment back to the Planning Board that solar farms are not typically put in opaque environment, that's not something you see in North Carolina or not see since it's opaque and that would be in my opinion more of a standout thing than attractive landscaping, which we've tried to produce. Again, we've been treated nothing but courteously our 2 years in Lincoln County and we are certainly trying to reciprocate.

Todd Burgin asked Mr. Kirkland to come back to the podium.

Todd Burgin: Of all these solar systems or the areas you've put in, the price of the homes, the average price, do you know the average price of the home is in all the facilities you've put in in North Carolina.

Mr. Kirkland: Not in those that I'm looking at, I've only been plugging in a price for homes when I've got actual matched pairs or sales by that I'm trying to track.

Todd Burgin: Is there any place that has half-million dollar homes and up with a solar system within a quarter of a mile?

Mr. Kirkland: Again, I've not been looking out a quarter mile on any of these, I have looked specifically on just those that adjoin and directly touch.

Mr. Burgin: But you don't have an average price of the homes in those areas?

Mr. Kirkland: Well that's true, within a quarter mile, there is a solar farm, actually the first one I ever looked at, it's been a while since I looked at it, it's on Governor's Club Road, just south of Governor's Club outside of Chapel Hill. Again Governor's Club has got million dollar plus homes right there.

Commissioner Klein: I guess I just have an observation but my sense of the Planning Board and the audience is that buffering this site is a very key element to moving forward. I know that is a presumption on my part and I drove all quadrants that I could reach over the weekend of this property, know it fairly well. What concerns me as you drive east on Webbs Road, and Mr. Williams I guess you know the lay of the land as well as anybody, from the existing office structure, heading east, it is quite a climb to the top of that elevation, probably 3 stories and those panels from what I understand it will be facing south. So if I lived beyond that office, east of that office, I'd be very interested in having the opaque nature in that stretch of road, from that view. Very interested. Now that I know where they are facing, you know I am a little less concerned looking at the back of a solar panel because it's just black metal I suppose, but the other side is a little different – I don't know how much reflectivity, I think engineers said it will absorb as much light – I don't know the details of that. I think if that can be effectively dealt with and for those folks that abut any of the 4 quadrants, in the winter time, seeing something differently and not very pleasant than they would in the summer because of leafage is a problem and I don't know how we get there from here. Since I am a visual person, I would love to see a map that puts me in a car on Webbs Road and I'm heading east and when we put these buffers in and we are not going to change the topography, what am I going to see as I'm driving down the road from that office to the stop sign. What am I going to see and when I'm on Burton, what am I going to see heading north and south. And I have struggled²³ to take an elevation view and put in my head, ok I'm going to see this or I'm not going to see that – if that can be made into a drawing I could see or maybe the Planning Board is interested in seeing that – it would be enormously helpful.

Attorney Todd: Mr. Nieman can address your questions.

Mr. Nieman: We have tons of photos we could provide.

Commissioner Klein: Well I know what it looks like now, what I don't know is when the fence is there, the buffers are there at maturity, when I'm standing facing east on Webbs Road and I look that north plot what am I going to see and when I look to the south, what am I going to see.

Mr. Nieman: There is some topography change.

Commissioner Klein: It climbs, I don't want to say steeply, but probably 20 to 30 feet or something like that so as I go up the hill, that contour follows the road and the 2 plots follow one another, but at the base you can see the peaks. I'm not sure that if I lived there, I would be too excited about that but I'm not sure that I will see that or won't see that absent a drawing that shows me the site line from my horse or my car or whatever.

Chairman Patton: Next individual signed up to speak is George Arena.

George Arena: Good evening Chairman Patton and Board of Commissioners. Nice to see you, different to be on this side of the fence. Planning Board, Mrs. Poinsette, Mr. Jackson welcome to Lincoln County. My first order of business is to object to the line of questioning we are restricted to, putting our questions in writing, we have not been able to deal directly with the applicants after their presentation so I would like to put that objection on the record please.

Chairman Patton: So noted.

George Arena: My next order of business was going to be to ask for a continuance, however based on the presentation, I am going to change that. You all know and we all know that this is a conditional zoning permit, the burden on the proof on the findings of fact are on the applicants, we have not heard any direct testimony relative to the harmony specifically towards the areas around Sailview, Sailview berms, Norman Pointe, and Norman Pointe berms, Ashley Cove, Lakewood, West Bay or the other houses on Webbs Road that have been there for a while that are established. The cement plant is a non-event, that was a non-conforming use that was there before zoning, it was there almost everybody that has bought their property since that point in time knows it has been there, that has not been an impact so that is not relevant to this case. These parcels are completely surrounded by residential property other than that non-conforming use, they have not unequivocally stated that there will be no impact that this is a case where they have never stated a case where they are surrounded by residential property. They have never had a case where there is over ten million dollars worth of homes for sale during their construction phase. They have not unequivocally stated there will be no impact on those houses during the sale process. They have not unequivocally stated that they meet any of the harmony conditions that are required in the surrounding area. Their plan is incomplete, there are poles that we've seen on their other sites, there are parcels that are

on this plan – you only see the leased area, we don't know what is unavailable on the rest of the parcels so from my prospective, they have not done anything to positively prove that they meet the findings of fact. Now additionally, and we'd like you to consider that, additionally, we have some issues with the UDO and the result is that we were not able to have a community involvement meeting on this project – it is not required by the UDO and the applicant did not volunteer to come to the neighborhood and conduct a community involvement meeting. We have 280 some signatures on a petition, we have a significant audience and they have not had a chance to ask any questions. This testimony that we are preparing requires us to have an expert witness and have some additional validity to it, so we don't want to present that evidence or risk getting it thrown out so we would like to first have you consider that they have not met the burden of proof and second ask you for a continuance for at least 30 to 60 days so that we may, you received a letter from us this morning – Randy did – requesting a continuance based on this path. I indicated that would be answered when we requested it this evening so we are requesting that continuance. Part of the reason is, the UDO is new and we understand that, there is an auto body shop on Hwy. 16 that has to go through a community involvement plan in a business district to expand his business by 1.8 acres but there is no requirement for these people to have a community involvement meeting for 36 acres of an industrial power plant completed surrounded by residential property, so we are at a disadvantage and ask for that continuance.

Chairman Patton: I will defer to the Board, is there a motion to continue this to another time.

Commissioner Klein: I would like to hear more testimony if I may.

Mr. Arena: We are concerned that we would like to have an Attorney, we have not been able to hire a land use attorney, given the short process between the posting of the signs and this time frame. We want to retain the experience of a licensed appraiser or two because this is unique property, it is surrounded essentially by residential property. They haven't stated that they have any other similar properties that are surrounded by residential, so before we go forward, we just don't want to make any missteps and we want the advice and the appearance of experts.

Commissioner Klein: It's your position then that you want us to present that question now and vote on it, Mr. Arena.

Mr. Arena: Yes, please.

Mr. Deaton: Prior to that being voted on, counsel for the applicant should also have a chance to respond to that motion.

Attorney Todd: Thank you Commissioners. We have provided a lot of information in the affidavits that we presented and handed up as well as that cover the issues regarding whether this is harmonious with the adjacent properties and the uses so you have that information. Also, you did hear Mr. Hawkins who came up earlier to speak and said this

was absolutely a use in compliance with the UDO so I don't think there is any issue there. We are here tonight, this is important to us, we have our folks here and we would respectfully ask that this matter not be continued.

Chairman Patton: Chair would entertain a motion to express the Board's pleasure if there is a motion out there.

Commissioner Klein: I will make the MOTION to continue for 60 days, because I think it is going to take some time.

Chairman Patton: You've heard the motion, any discussion.

Commissioner Klein: And the driver, not terribly different than Mr. Arena's, and I have two of them: he makes an excellent point with respect to the UDO, we fashioned that document 4 years ago and are still in its infant stages of trying to determine with this Commission and Planning Board how effective it is and this is an excellent case of perhaps we ask too much of an auto body shop who wants to do a little bit and we have no mechanism for such a substantial move like this built into UDO, whether they are quasi-judicial or any other kind of process, if there is a way to get the community involvement without muddying the judicial process I'm all in, not that we can change the process for this particular case, but I don't have enough information, considering I'd feel a whole lot better if I looked at more elevations, site lines, and a variety of other things.

Chairman Patton: Counselor, let me ask you a question: If we do continue this, would they be able to have a community meeting with any staff involved, how would that work?

County Attorney Deaton: Not at this point, it couldn't be done. It would be essentially like ex parte communications.

Chairman Patton: But the community could do it with the applicant

County Attorney Deaton: That is correct.

Chairman Patton: Just none of us could be involved in that.

County Attorney Deaton: That is correct.

Commissioner Mitchem: So there would be another public hearing?

Commissioner Klein: We would continue the public hearing.

Commissioner Mitchem: I would like to ask Counsel that – would there be another public hearing.

County Attorney Deaton: If the purpose of continuing the public hearing is to allow additional testimony, then yes, it would essentially be a second public hearing – a continuation of this.

Chairman Patton: Any other questions or comments concerning the motion?

Mr. Arena: May I make another comment

Chairman Patton: Not yet, there is a motion. Any other discussion?

Hearing none, all in favor of continuance, indicate by saying I.

Any opposed?

VOTE: 3 – 1 AYES: Patton, Klein, Robinson

NOES: Mitchem

Chairman Patton: Vote passes 3 – 1 so this case is continued.

Chairman Patton called for a 10 minute recess and announced the Board of Commissioners meeting would continue in the Commissioners Room while the Planning Board would remain in the auditorium to deliberate the cases.

Public Hearing – FY 2014 Rural Operating Assistance Program (ROAP) and Motion to Approve ROAP Application: Ron Rombs presented the following:

North Carolina Department of Transportation (NCDOT) administers all state and federal funds applicable to providing public transportation.

He requested the Board of Commissioners approve the ROAP application in the sum of \$196,070.

State-Funded Rural Operating Assistance Program Allocated

Elderly & Disabled Transportation Assistance Program (EDTAP)	\$ 74,522
Employment Transportation Assistance Program (EMPL)	\$ 17,975
Rural General Public Program (RGP)	\$103,573
TOTAL	\$196,070

NCDOT has allocated Lincoln County a total of \$196,070 for EDTAP, Work First and RGP. These amounts reflect an approximant 10% increase over last years funding. There are no county matching funds for the Elderly and Disabled Transportation Assistance Program (EDTAP) or the Employment Transportation Assistance Program (Work First). There is however, a Lincoln County match of 10% for the Rural General Public Transportation Program (RGP) that has already been figured into the TLC budget for FY 2013-2014.

UPON MOTION by Commissioner Robinson, the Board voted unanimously to approve the ROAP Application as submitted.

FY 2013 Community Transportation Program (CTP) - Motion to Approve Resolution #2013-30: Resolution Authorizing Lincoln County to Enter Into an Agreement with the North Carolina Department of Transportation - Ron Rombs presented the following:

North Carolina Department of Transportation (NCDOT) administers all state and federal funds applicable to providing public transportation.

The fiscal year 2012 -2013 CTP Capital Grant amount requires an amended amount due to a cost increase for apparatus purchases.

The amounts originally budgeted were quoted by NCDOT and were changed after the NCDOT Transportation Board approved the grant. These amounts were recently added to our approved grant by the NCDOTTB to cover the cost increase.

I request the Board of Commissioners approve the CTP Resolution that adds \$15,925 to the approved FY 13 CTP Grant.

There is a required Lincoln County match of 10% for the increased amount totaling \$1,592.50. This amount was allocated in the approved FY 13 budget.

UPON MOTION by Commissioner Klein, the Board voted unanimously to approve Resolution #2013-30: Resolution Authorizing Lincoln County to Enter into an Agreement with the North Carolina Department of Transportation.

Public Comments: Chairman Patton opened public comments.

Martin Oakes, 8057 Lucky Creek Lane, Denver, stated that the ROAP Application was supposed to be a public hearing.

Being no speakers, Chairman Patton closed public comments.

Chairman Patton opened the public hearing concerning the Fiscal Year 2014 Rural Operating Assistance Program (ROAP).

Being no speakers, Chairman Patton closed the public hearing.

UPON MOTION by Commissioner Robinson, the Board voted unanimously to approve

the ROAP Application as submitted.

Second Vote: Motion to Approve Revised Ordinance Regulating Special Events and Mass Gatherings: Chairman Patton said they would like to hold this agenda item until the next meeting, when all Commissioners are present.

Vacancies/Appointments: Commissioner Robinson presented the following:

**Lincoln County
Board of Commissioners
Board Vacancies/Appointments
September 9, 2013**

Vacancies:

- Nursing and Adult Home Community Advisory Committee
- Recreation Commission
 - o Lincolnton Township
- Lincoln Natural Resources
- Airport Authority
- Industrial Revenues Bond Board
- Board of Adjustment – 2 alternates
- Centralina Economic Development Commission (CEDC)
- Local Fireman's Relief Fund:
 - o Boger City
 - o South Fork
 - o North 321
 - o North Brook
 - o Ore Bank Pumpkin Center

UPON MOTION by Commissioner Robinson, the Board voted unanimously to approve the following appointments:

Appointments:

Charlotte Douglas International Airport Authority

- Tom Anderson

Lincoln County Public Library Board of Trustees

- Appoint:
 - o Jeanette Kokocheck (Term ending 12/31/15)
- Reappoint:
 - o Charles Lampley, III (Term ending 12/31/13)
 - o Annette Heavner (Term ending 12/31/13)
 - o Rebecca Powell (Term ending 12/31/14)

- Jane Crouse (Term ending 12/31/14)

Lincoln County Board of Adjustment

- Appoint – Alternate seats
 - Isabelle Roman-Barrio
 - Ronald Stephen Smolen
- Reappoint
 - Bill Piersol
 - Giles Martin
 - Darren Smith

UPON MOTION by Commissioner Klein, the Board voted unanimously to make the following appointment:

Gaston-Cleveland-Lincoln MPO

- Carl Robinson as Primary
- Cecelia Martin as Secondary.

Adjourn: **UPON MOTION** by Commissioner Robinson, the Board voted unanimously to adjourn.

Amy S. Atkins, Clerk
Board of Commissioners

Alex E. Patton, Chairman
Board of Commissioners

9/9/13
CUP #327 Strata Solar
Exhibit A

STATE OF NORTH CAROLINA
COUNTY OF LINCOLN

BEFORE THE
COUNTY COMMISSIONERS
AND PLANNING BOARD
CUP #327

CONDITIONAL USE PERMIT
APPLICATION FOR A
SOLAR FARM

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AFFIDAVIT OF
LANCE WILLIAMS

NOW COMES the undersigned Affiant, who, being first duly sworn deposes and says:

1. I am over eighteen (18) years of age and competent to testify to the matters set forth in this Affidavit.
2. I am Manager of Site Development for Strata Solar. I have worked for Strata Solar in this capacity since September 2011. I am a Qualifier on Strata Solar's North Carolina General Contractor's license. During my employment, I have overseen the planning and development of solar farms located within cities and counties throughout North Carolina.
3. Strata Solar proposes to construct a solar farm on approximately 36 ± acres located on the north and south sides of Webbs Road at Burton Lane in Catawba Springs Township (the "Property"). The Property is owned by Gary and Virginia Dellinger and Timothy Dellinger. The Property consists of all or portions of Parcel ID#s 30199, 90500 and 90501.
4. The solar farm will consist of fixed solar panels that generate no noise, no smell and less traffic than one typical residential dwelling.
5. The creation of solar energy is virtually silent, the only sound being the quiet hum of equipment converting and conveying electricity to the power grid during daylight hours. The solar panels will be approximately ten feet (10') in height.
6. Access to the site will be from one driveway onto Burton Lane and one driveway onto Webbs Road. The solar farm will not be staffed daily. Employees will visit the site weekly or less frequently to check and maintain the equipment.
7. Fencing (6' chain link with 3 strands barbed wire) will be provided along the perimeter of the solar farm site (with all entrances gated) to prevent trespassing on the property.
8. I am familiar with the proposed solar farm use, including the conditional use permit No. 327. I have personally toured the Property and specifically inspected the

location of the proposed project. I assisted in preparation of the application and associated for submittal to the County. It is my professional opinion that the application is in substantial compliance with the Lincoln County Unified Development Ordinance.

9. It is my professional opinion that the proposed solar farm will be in harmony with the area in which it is to be located. The proposed solar farm is compatible with the residential and industrial land uses that exist in the area today.

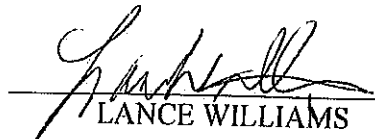
10. It is my professional opinion that the proposed solar farm will be in general conformity with the land use plan, planning ordinance, and other official plans adopted by Lincoln County.

11. It is my professional opinion that the proposed solar farm will not materially endanger the public health or safety. Access to the site will be via one (1) upgrade driveway on Webbs Road and one (1) new driveway on Burton Lane. The site is appropriately located to be served by fire, police and emergency services, if needed.

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Further the Affiant Sayeth Not.

This the 9th day of September, 2013.


LANCE WILLIAMS

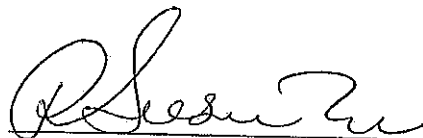
ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Lance Williams.

Date: September 9, 2013

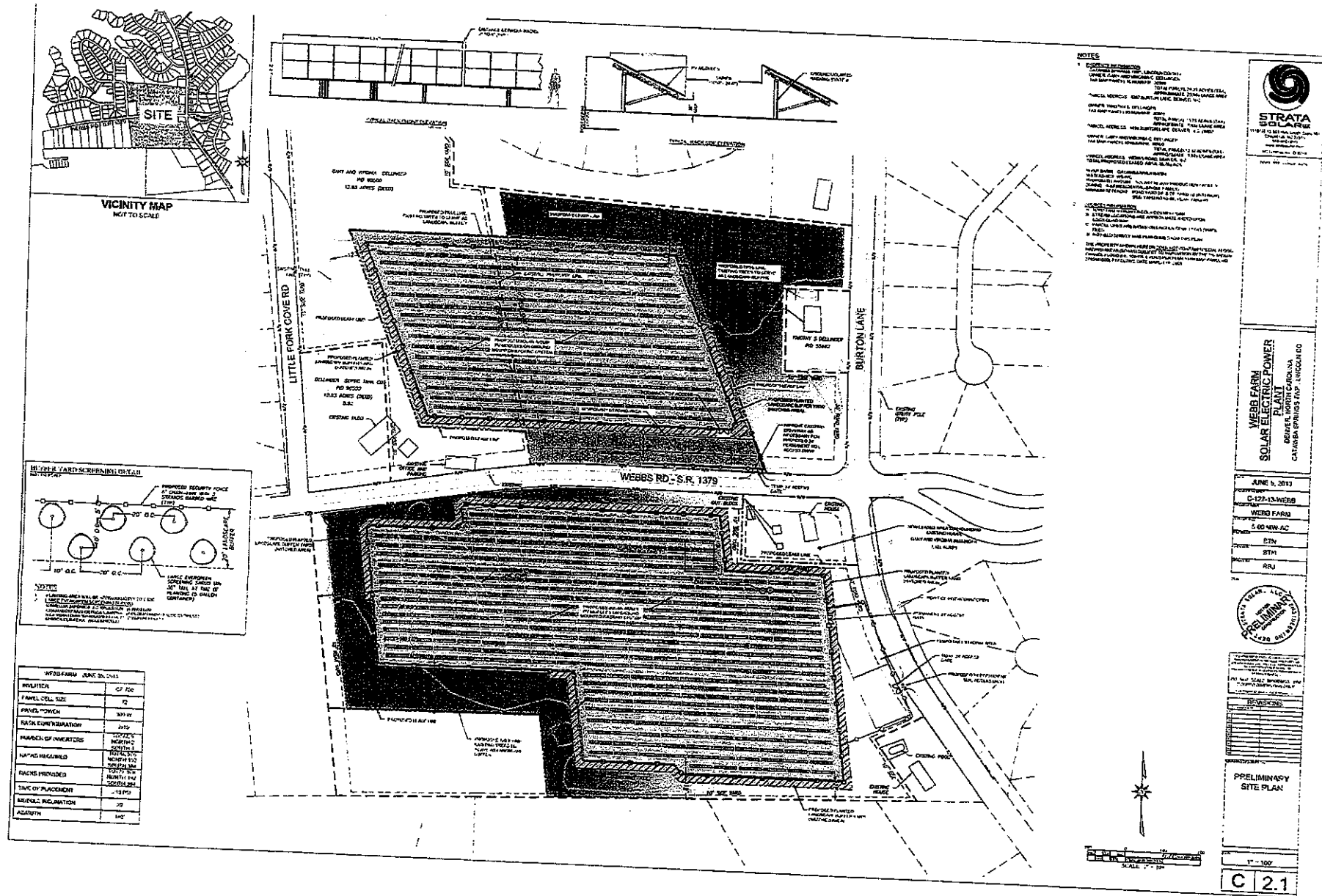

[Notary's signature as name appears on seal]

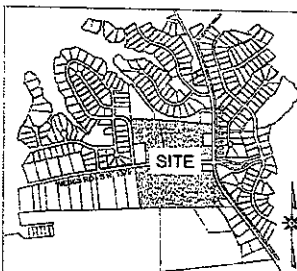
R. Susanne Todd, Notary Public
[Notary's printed name as name appears on seal]

(SEAL)

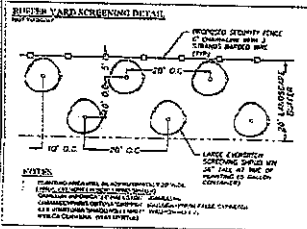
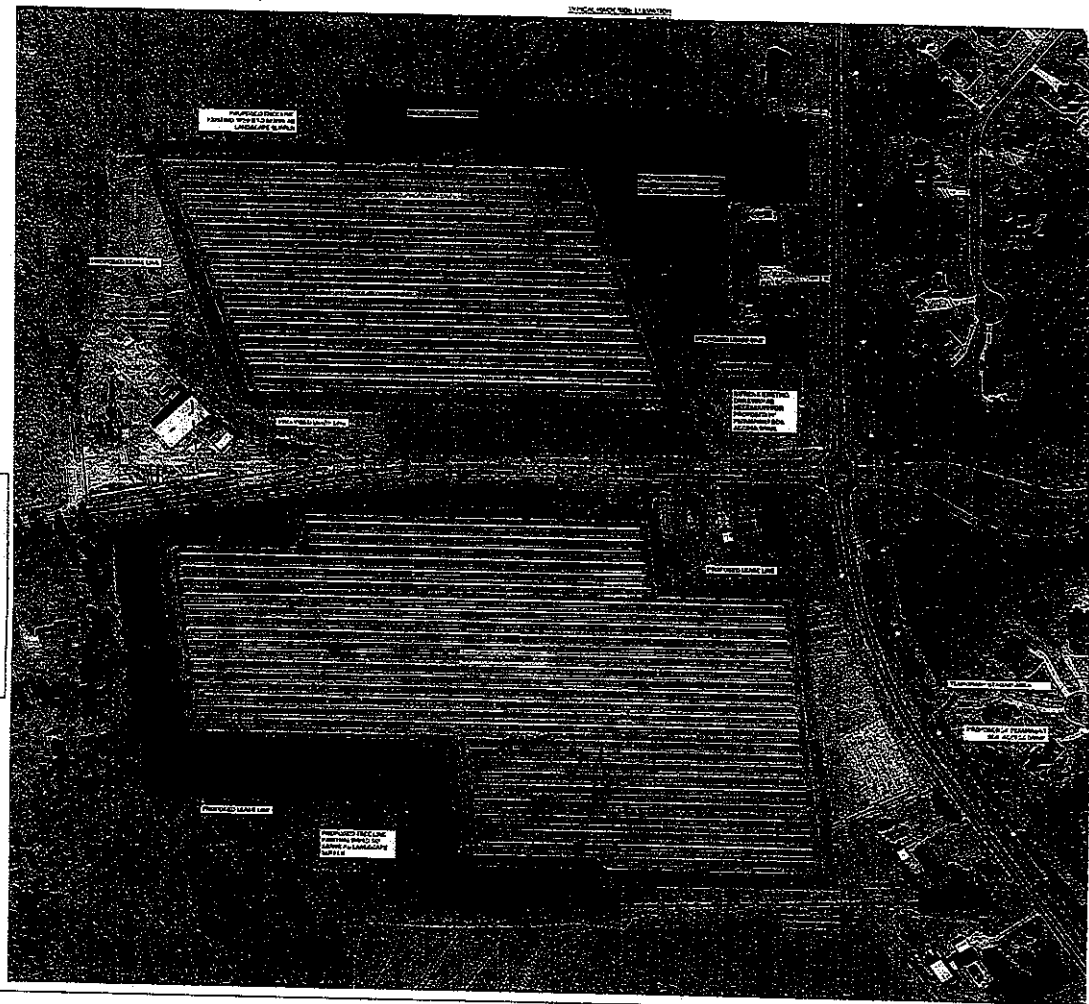
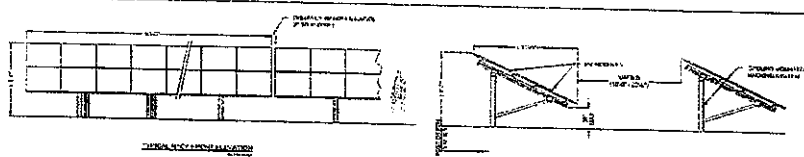
My commission expires: 1/2/16

9/9/13
CUP #327 Strata Solar
Exhibit B





VICINITY MAP
NOT TO SCALE



WEBB FARM - JUNE 25, 2013

PROJECT SIZE	0.750
MAIN CELL SIZE	12
MAIN POWER	300 W
MAIN CONFIGURATION	2x14
NUMBER OF INVERTERS	2x14
INVERTER TYPE	2x14
INVERTER SIZE	2x14
INVERTER PROVIDED	2x14
TYPE OF PLACEMENT	2x14
WINDSPEED	2x14
ALPHATH	100

NOTES

1. THE PROJECT IS A 0.750 AC SOLAR PROJECT. THE TOTAL PROJECT AREA IS 0.750 AC. THE PROJECT IS SITUATED ON A 100' WIDE STRIP OF LAND. THE PROJECT IS SITUATED ON A 100' WIDE STRIP OF LAND. THE PROJECT IS SITUATED ON A 100' WIDE STRIP OF LAND.
2. THE PROJECT IS A 0.750 AC SOLAR PROJECT. THE TOTAL PROJECT AREA IS 0.750 AC. THE PROJECT IS SITUATED ON A 100' WIDE STRIP OF LAND. THE PROJECT IS SITUATED ON A 100' WIDE STRIP OF LAND. THE PROJECT IS SITUATED ON A 100' WIDE STRIP OF LAND.
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**WEBB FARM
SOLAR ELECTRIC POWER
PLANT**
CITY OF SAN JOSE, CALIFORNIA
CITY OF SAN JOSE, CALIFORNIA

JUNE 5, 2013
C-127-10-0055
WEBB FARM
SOLAR ELECTRIC POWER
PLANT



REVISIONS

NO.	DATE	DESCRIPTION
1	06/05/13	PRELIMINARY SITE PLAN

PRELIMINARY
SITE PLAN

1" = 500'
C 2.1

STATE OF NORTH CAROLINA
COUNTY OF LINCOLN

BEFORE THE
COUNTY COMMISSIONERS
AND PLANNING BOARD
CUP #327

CONDITIONAL USE PERMIT
APPLICATION FOR A
SOLAR FARM

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)
)

**AFFIDAVIT OF
BRENT NIEMANN, PE**

NOW COMES the undersigned Affiant, who, being first duly sworn, deposes and says:

1. I am over eighteen (18) years of age and competent to testify to the matters set forth in this Affidavit.
2. I am a licensed North Carolina professional engineer employed by Strata Solar.
3. Strata Solar proposes to construct a solar farm on approximately 36 ± acres located on the north and south sides of Webbs Road at Burton Lane in Catawba Springs Township (the "Property"). The Property is owned by Gary and Virginia Dellinger and Timothy Dellinger. The Property consists of all or portions of Parcel ID#s 30199, 90500 and 90501.
4. The solar farm will consist of fixed solar panels that generate no noise, no smell and less traffic than one typical residential dwelling. The solar panels will be less than ten feet (10') in height, much lower than the typical house.
5. I am familiar with the proposed solar farm use, including the conditional use permit application. I have personally toured the property and specifically inspected the location of the proposed project. I assisted in preparation of the application and associated for submittal to the County, and it is my professional opinion that the application package is complete.
6. The solar farm will contain rows of photovoltaic cell solar panels mounted to steel and aluminum racking that is mechanically driven in the ground to minimize disturbance. The site will be constructed in one phase. The solar cell configuration contains no moving parts. The electric components will have an Underwriters Laboratories (UL) listing and the facility will comply with the edition of the National Electrical Code adopted at the time of construction.
7. It is my professional opinion that the proposed solar farm will not materially endanger the public health or safety. Access to the site will be via one (1) upgraded driveway on Webbs Road and one (1) new driveway on Burton Lane. The site is appropriately located to be served by fire, police and emergency services, if needed.

8. The proposed solar farm will generate almost no traffic. The solar farm will not be staffed daily. Employees will visit the site weekly or less frequently to check and maintain the equipment and for vegetation management. The proposed solar farm will generate far fewer daily trips than one average single-family detached home.
9. The creation of solar energy is virtually silent. The only sound is the quiet hum of equipment converting and conveying electricity to the power grid during daylight hours. Similar facilities are already located in residential neighborhoods to deliver power to homes. Solar panels are designed to absorb rather than reflect light.
10. The area beneath the solar panels will be planted with grass or other vegetation to stabilize the soil. The active area of the solar farm will be enclosed by a six foot (6') high fence to prevent unauthorized access to the site.
11. It is my professional opinion that the location and character of the use will be in harmony with that area in which it is located. The proposed solar farm is consistent with the residential land uses that exist in the area today. The proposed solar farm is in general conformity with Lincoln County's Land Use Plan.
12. It is my professional opinion that the use meets all conditions and specifications required by Lincoln County Unified Development Ordinance for the proposed use.
13. It is my professional opinion that the proposed solar farm meets all of the requirements for issuance of a Conditional Use Permit for this use.

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Further the Affiant Sayeth Not.

This the 6 day of September, 2013.

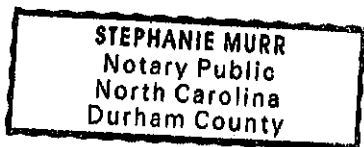

BRENT NIEMANN

ACKNOWLEDGMENT

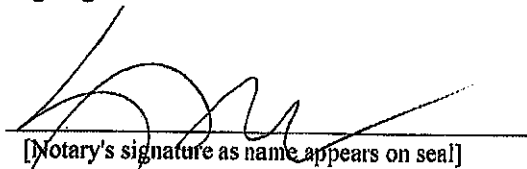
WAKE COUNTY, NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Brent Niemann.

Date: September 6th, 2013



(SEAL)


[Notary's signature as name appears on seal]

Stephanie Murr, Notary Public
[Notary's printed name as name appears on seal]

My commission expires: 7/11/18

STATE OF NORTH CAROLINA
COUNTY OF LINCOLN

BEFORE THE
COUNTY COMMISSIONERS
AND PLANNING BOARD
CUP #327

CONDITIONAL USE PERMIT)	AFFIDAVIT OF
APPLICATION FOR A)	RICHARD C. KIRKLAND, MAI
SOLAR FARM)	

NOW COMES the undersigned Affiant, who, being first duly sworn deposes and says:

1. I am over eighteen (18) years of age and competent to testify to the matters set forth in this Affidavit.
2. I am a licensed North Carolina real estate appraiser with an MAI Designation, actively practicing in North Carolina for 14 years. A copy of my report and qualifications is attached to this affidavit as Exhibit A and incorporated herein.
3. Strata Solar proposes to construct a solar farm on approximately 36 ± acres located on the north and south sides of Webb's Road at Burton Lane in Catawba Springs Township (the "Property"). The Property is owned by Gary and Virginia Dellinger and Timothy Dellinger. The Property consists of all or portions of Parcel ID#s 30199, 90500 and 90501.
4. The solar farm will consist of fixed solar panels that generate no noise, no smell and less traffic than one typical residential dwelling. The solar panels will be approximately ten feet (10') in height, much lower than the typical house.
5. As a part of my study, I conducted research through the Appraisal Institute and other sources regarding the impact of a solar farm on adjacent properties. I found nothing to suggest a negative impact.
6. I have also researched a number of solar farms in North Carolina looking for recent home sales in the vicinity of a solar farm to compare with prior sales to determine the solar farm's impact.
7. Although both the recession and the "newness" of solar farms makes this analysis more difficult, I did find two recent sales of homes adjoining the location of a known proposed solar farm in Goldsboro, North Carolina. The sales prices were similar to other sales prices of homes in the same subdivision that sold both before and after the installation of the solar farm.

8. Current listing information also shows homes in the same subdivision that back up to the solar farm, as well as those that do not, are being listed at prices similar to the two that sold adjoining the proposed solar farm.

9. I inspected the property and the immediate neighborhood as a part of my evaluation. I looked at the specific adjacent parcels of land surrounding this proposed solar farm. The property is surrounded by single-family residences and an industrial use which, in my opinion, are compatible uses.

10. Based upon the detailed information contained in my report and herein, I conclude that the proposed solar farm is in harmony with the area in which it is located and that it will not substantially injure the value of adjoining or abutting properties.

Further the Affiant Sayeth Not.

This the 6 day of September, 2013.


RICHARD C. KIRKLAND

ACKNOWLEDGMENT

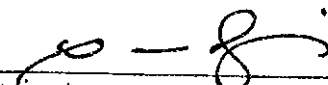
STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Richard C. Kirkland.

Date: September 6th, 2013




[Notary's signature as name appears on seal]

Anna Ni, Notary Public
[Notary's printed name as name appears on seal]

My commission expires: 06.17.2017

STATE OF NORTH CAROLINA
COUNTY OF LINCOLN

BEFORE THE
COUNTY COMMISSIONERS
AND PLANNING BOARD
CUP #327

CONDITIONAL USE PERMIT
APPLICATION FOR A
SOLAR FARM

)
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)
AFFIDAVIT OF
RICHARD C. KIRKLAND, MAI

NOW COMES the undersigned Affiant, who, being first duly sworn deposes and says:

1. I am over eighteen (18) years of age and competent to testify to the matters set forth in this Affidavit.
2. I am a licensed North Carolina real estate appraiser with an MAI Designation, actively practicing in North Carolina for 14 years. A copy of my report and qualifications is attached to this affidavit as Exhibit A and incorporated herein.
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6. I have also researched a number of solar farms in North Carolina looking for recent home sales in the vicinity of a solar farm to compare with prior sales to determine the solar farm's impact.
7. Although both the recession and the "newness" of solar farms makes this analysis more difficult, I did find two recent sales of homes adjoining the location of a known proposed solar farm in Goldsboro, North Carolina. The sales prices were similar to other sales prices of homes in the same subdivision that sold both before and after the installation of the solar farm.

8. Current listing information also shows homes in the same subdivision that back up to the solar farm, as well as those that do not, are being listed at prices similar to the two that sold adjoining the proposed solar farm.

9. I inspected the property and the immediate neighborhood as a part of my evaluation. I looked at the specific adjacent parcels of land surrounding this proposed solar farm. The property is surrounded by single-family residences and an industrial use which, in my opinion, are compatible uses.

10. Based upon the detailed information contained in my report and herein, I conclude that the proposed solar farm is in harmony with the area in which it is located and that it will not substantially injure the value of adjoining or abutting properties.

Further the Affiant Sayeth Not.

This the 6 day of September, 2013.


RICHARD C. KIRKLAND

ACKNOWLEDGMENT

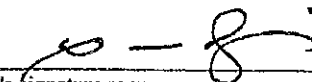
STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Richard C. Kirkland.

Date: September 6th, 2013




[Notary's signature as name appears on seal]

Anna N. Caldwell, Notary Public
[Notary's printed name as name appears on seal]

My commission expires: 06.17.2017



Kirkland Appraisals

Richard C. Kirkland, Jr., MAI
3540 Layton Ridge Drive
Apex, North Carolina 27539
Phone (919) 771-2202
rkirkland2@nc.rr.com
www.kirklandappraisals.com

PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Apex, 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

EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
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CONTINUING EDUCATION:

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



Kirkland Appraisals

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August 30, 2013

Mr. Lance Williams
Strata Solar
Suite 101
1119 US 15-501 Hwy South
Chapel Hill, North Carolina 27517

Dear Mr. Williams:

At your request, I have considered the likely impact of a solar farm to be located on 35.76 acres out of a larger 54.54 acre assemblage of land located on Webbs Road, Denver, North Carolina.

The scope of this assignment is to address the likely impact this may have on adjoining properties. To this end I have researched and visited existing and proposed solar farms, researched articles through the Appraisal Institute and other studies, as well as discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

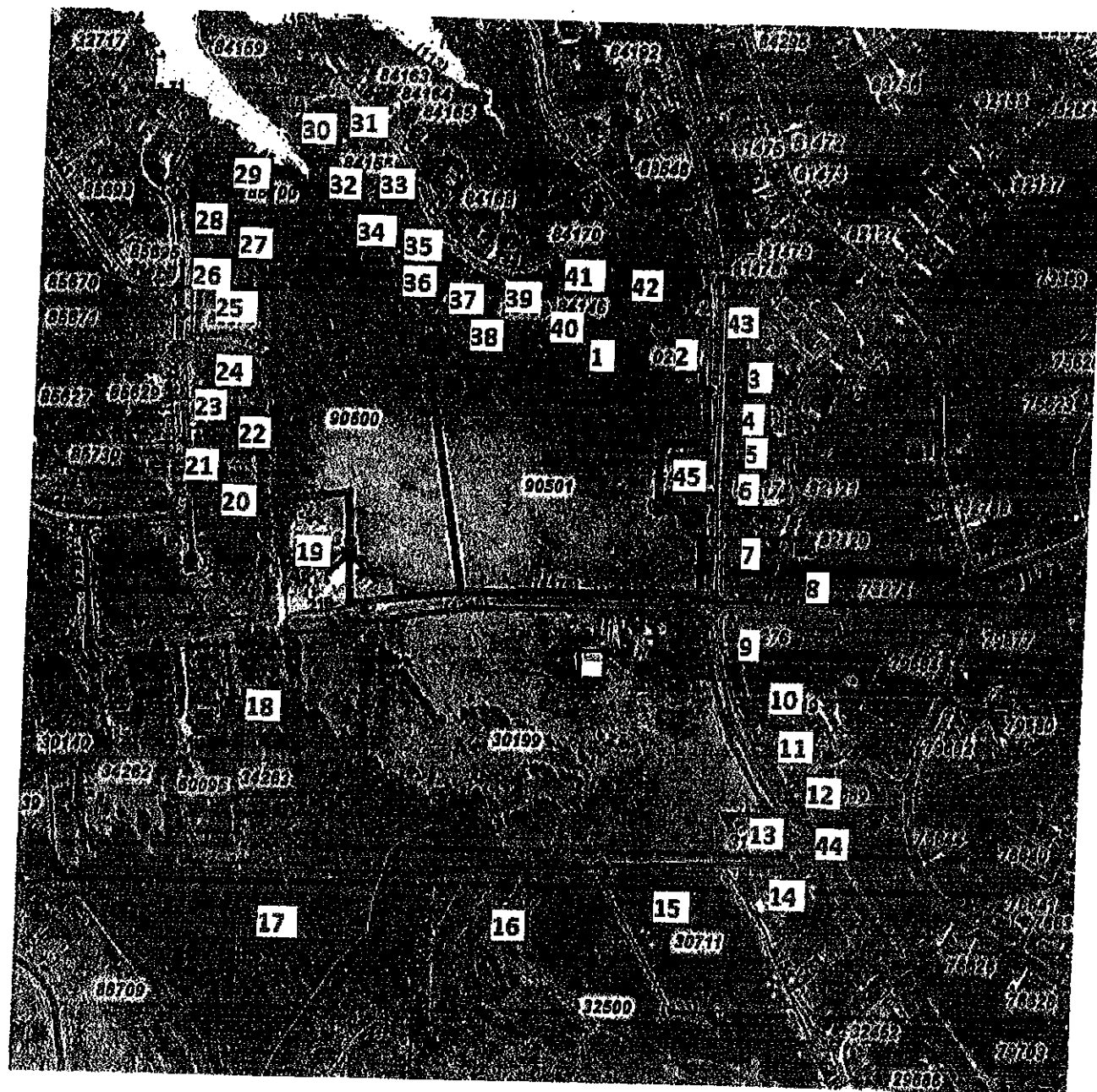
This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Strata Solar represented to me by Mr. Lance Williams. The intended use is to assist in the Special Use Permit application. The effective date of this consultation is August 14, 2013, the date of my inspection.

Proposed Use Description

The property is located on the both sides of Webbs Road near the intersection with Burton Lane, Denver, North Carolina. The property is currently used for agriculture and proposed to be developed as a solar farm.

The solar farm will consist of fixed solar panels that will generate no noise, no odor, and less traffic than a residential subdivision. The appearance will all be panels less than 10 feet in height that will be located behind a chain link fence.

The property has 45 parcels that adjoin the parent tract of the subject property. I have numbered the parcels as shown on the following map. I included as adjoining land all of the lots that are technically separated from the solar farm by Home Owners Association Land. The adjoining uses are predominately residential in nature with some adjoining agricultural or industrial uses.



Surrounding Use

#	TAX ID	Owner	Acres	Present Use	% Adjoining	
					Acres	Parcels
1	084173	Lakewood HOA	4.75	Residential	1.55%	2.22%
2	002661	Webbs Chapel	1.03	Residential	0.34%	2.22%
3	082114	Dry Pond	0.63	Residential	0.21%	2.22%
4	082115	Augspurger	0.51	Residential	0.17%	2.22%
5	082116	Cicallis	0.49	Residential	0.16%	2.22%
6	082117	Andrews	0.63	Residential	0.21%	2.22%
7	082118	Morris	0.91	Residential	0.30%	2.22%
8	073274	Sailview HOA	1.26	Residential	0.41%	2.22%
9	007326	Sailview HOA	1.97	Residential	0.64%	2.22%
10	076619	Wilson	1.03	Residential	0.34%	2.22%
11	083153	Everhart	0.76	Residential	0.25%	2.22%
12	079689	Martin	0.72	Residential	0.24%	2.22%
13	031546	McLean	0.65	Residential	0.21%	2.22%
14	029802	Cochcroft	1.38	Residential	0.45%	2.22%
15	030711	Sherrill	5.08	Agricultural	1.66%	2.22%
16	032500	Sherrill	31.07	Agricultural	10.16%	2.22%
17	088709	VJK	231.52	Residential	75.68%	2.22%
18	034263	Kanupp	3.75	Residential	1.23%	2.22%
19	070793	Dellinger	1.87	Industrial	0.61%	2.22%
20	085679	Norman Pointe	0.53	Residential	0.17%	2.22%
21	085678	Sherrill	0.53	Residential	0.17%	2.22%
22	085677	Norman Pointe	0.53	Residential	0.17%	2.22%
23	085676	Belval	0.53	Residential	0.17%	2.22%
24	085675	Blee	0.57	Residential	0.19%	2.22%
25	085674	Norman Pnt HOA	1.31	Residential	0.43%	2.22%
26	085703	Wise	0.53	Residential	0.17%	2.22%
27	085702	Wise	0.52	Residential	0.17%	2.22%
28	085701	Wise	0.53	Residential	0.17%	2.22%
29	085700	Van Wingerden	0.61	Residential	0.20%	2.22%
30	084157	Dipento	0.53	Residential	0.17%	2.22%
31	084156	Bryant	0.56	Residential	0.18%	2.22%
32	084155	Disabato	0.55	Residential	0.18%	2.22%
33	084154	Brodhage	0.54	Residential	0.18%	2.22%
34	084153	Metzler	0.49	Residential	0.16%	2.22%
35	084152	Williams	0.53	Residential	0.17%	2.22%
36	084151	Nystrom	0.57	Residential	0.19%	2.22%
37	084150	Vaughn	0.58	Residential	0.19%	2.22%
38	084149	Cowart	0.55	Residential	0.18%	2.22%
39	084148	Rudisill	0.62	Residential	0.20%	2.22%
40	084147	Gem	0.67	Residential	0.22%	2.22%
41	084146	Clarke	0.66	Residential	0.22%	2.22%
42	084172	Wade	1.05	Residential	0.34%	2.22%
43	082143	Sailview HOA	0.57	Residential	0.19%	2.22%
44	079691	Sailview HOA	0.39	Residential	0.13%	2.22%
45	055692	Dellinger	0.84	Residential	0.27%	2.22%
Total			305.90		100.00%	100.00%

Residential	87.57%	93.33%
Agricultural	11.82%	4.44%
Industrial	0.61%	2.22%
Total	100.00%	100.00%

Matched Pair Analysis

I have researched a number of solar farms in North Carolina looking for recent sales that could be used to derive a matched pair analysis. I have included a breakdown of each of the solar farms that I have researched in the addenda of this report. While most of these comparable solar farms have no matched pairs, I have provided 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.

Currently, the best matched pair data is from the AM Best Solar Farm in Goldsboro that just opened in August of 2013. The data shown in the addenda shows two sales of homes that adjoin what was a known proposed solar farm. Those two sales show prices similar to those that came before and after it in the same Spring Gardens Subdivision. Current listing information shows that the homes that back up to the solar farm as well as those that do not are being listed at the same prices similar to those that sold in 2013 adjoining the proposed solar farm. This price point is similar in total dollars for similar sized homes, but also in the overall price per square foot. This strongly illustrates that the solar farm is having no impact on these homes that are priced in the \$240,000 to \$260,000 price range.

I have also included a number of additional solar farms that I have researched, but few of the others have any useful data. One of the reasons that matched pairs are difficult to find is the combination of the recession and the newness of this size of solar powered use in this area. The recession significantly impacted residential and agricultural sales over the last few years, especially in rural areas. The newness of this product is illustrated by the data presented by the U.S. Solar Market Insight Reports for 2010 and 2011 which is put out by the Solar Energy Industries Association. These reports point out that 2010 was a "breakout" year for solar energy and 2011 continued the boom of solar power. North Carolina was ranked as the 9th most active photovoltaic installations in 2010 and 8th in 2011. A total of 31 MW were installed in 2010 and 55 MW in 2011 in North Carolina.

Across the nation the shift in solar installations is shown to have dramatically increased over the last few years as the change in the technology and economy made these solar farms more feasible. The chart below shows how this market has grown and is expected to continue to grow from 2007 through 2009, with a significant leap in 2010 and 2011. All of this is to say that there are not a lot of examples of this type of solar farm prior to that boom in the solar industry, which happened to coincide with a downturn in the market. This means that the short period for analysis does not provide many opportunities at this time to identify matched pairs. The solar farm comparables listed in the addenda of this report shows all neighboring sales to the solar farms considered so far, which is useful in illustrating what types of uses are consistent with a solar farm.

I have also considered 9 additional solar farms not written up in search of solar farms. The additional solar farms were all Strata Solar facilities and included the following sites listed by the solar farm name and the closest municipality.

Wilson 1, Elm City	Arndt, Claremont
Belwood, Lawndale	Lenoir, Kinston
Lenoir 2, Kinston	Mocksville, Mocksville

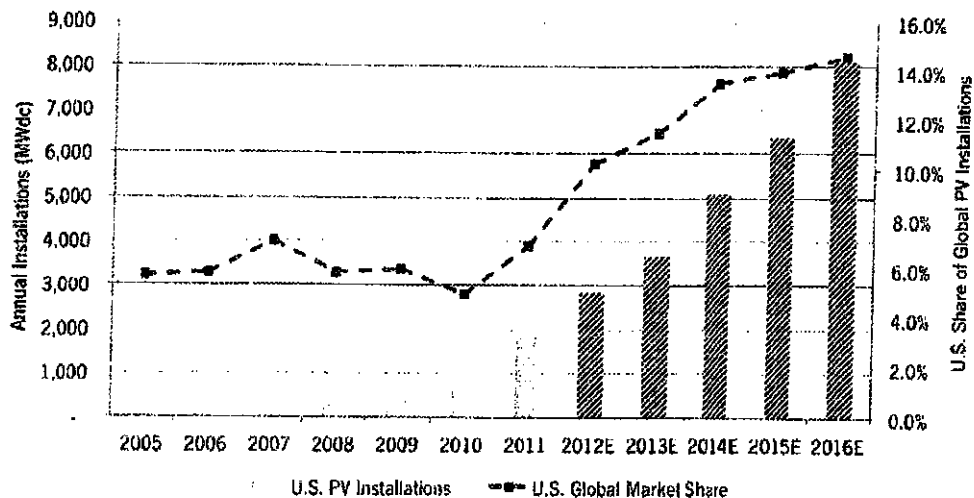
Railroad, St. Pauls

Warrenton, Warrenton

Watts, Maxton

Wilson 1, Elm City

Between those 9 and the 16 detailed in the addenda, I have investigated 25 solar farms in North Carolina seeking comparable sales data and currently I have no usable data. Most of these solar farms have been in use for less than a year, which makes the data search more limited in scope. The locations are generally at the transition point between rural areas and residential areas that are recovering more slowly from the recession and therefore there are fewer transactions overall. I have identified a number of sales in these areas that provide a value before the solar farm impact and expect that I will be able to derive matched pairs in the near future.



Solar Farm Comparables Near Residential Subdivisions

I have provided more detailed information on a few of the solar farms attached to the addenda of this report to focus on those that adjoin residential subdivisions.

1 - AM Best Solar Farm, Goldsboro, NC

Another solar farm was approved in Goldsboro, called AM Best. This proposed solar farm adjoins Spring Garden Subdivision that has new homes and lots still available for new construction. The recent home sales have ranged from \$200,000 to \$250,000.



Matched Pairs

As of Date: 8/19/2013

Adjoining Sales After Solar Farm Announced

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GEA	\$/GEA	Style
20	3600182511	Feddersen	1.56	Feb-13	\$247,000	2012	3,571	\$69.17	Ranch
21	3600182784	Gentry	1.42	Apr-13	\$245,000	N/A	N/A	N/A	N/A
Average			1.49		\$246,000	2012	3,571	\$69.17	
Median			1.49		\$246,000	2012	3,571	\$69.17	

Adjoining Sales Before Solar Farm Announced

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GEA	\$/GEA	Style
22	3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Stories
23	3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
24	3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Stories
Average			1.59		\$219,000	2012	2,940	\$74.95	
Median			1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales Before Solar Farm Announced

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GEA	\$/GEA	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 Stories
	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	

Floor Plans

Available Homes

Area Info

Driving Directions

Financing Options

Floor Plans in Spring Garden



Americana
SqFt: 3,194
Bed / Bath:
3 / 3.5

Price: \$237,900

View Now »



Washington
SqFt: 3,292
Bed / Bath:
4 / 3.5

Price: \$244,900

View Now »



Presidential
SqFt: 3,400
Bed / Bath:
5 / 3.5

Price: \$247,900

View Now »



Kennedy
SqFt: 3,494
Bed / Bath:
5 / 3

Price: \$249,900

View Now »



Virginia
SqFt: 3,449
Bed / Bath:
5 / 3

Price: \$259,900

View Now »

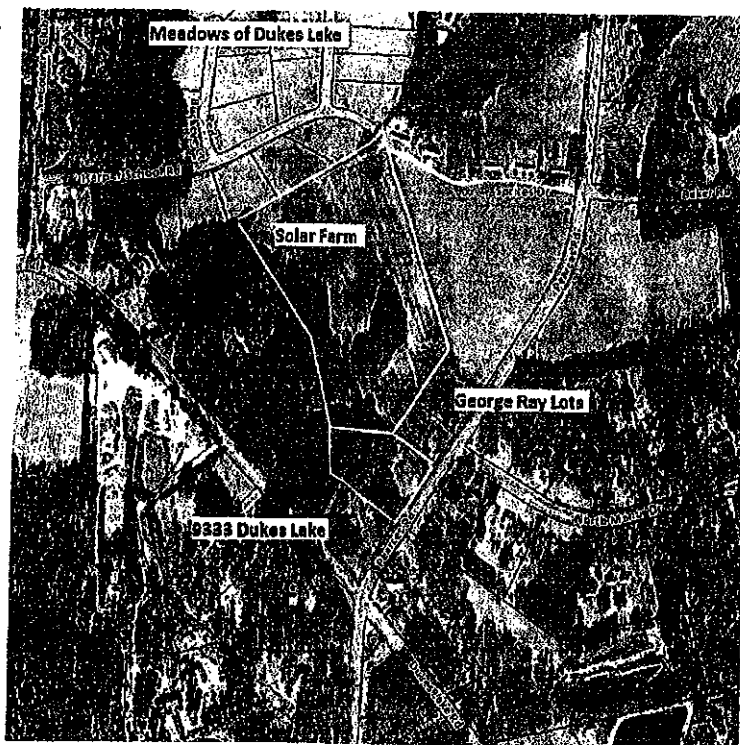
Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations

2 - Zebulon Solar Farm, Zebulon, NC

A new solar farm was approved near Zebulon off Pearces Road. This is not a Strata Solar project.

I have considered a residential sale located at 9333 Dukes Lake Road that sold on September 17, 2012 for \$165,000. This property was purchased prior to knowledge of the proposed solar farm and was therefore not impacted by that farm in the purchase price. I spoke with the broker who listed this property, but she had no opinion on what impact the solar farm would have had. She noted that the buyers were interested in buying this lot because they could see trees from the property, but that there were certainly no guarantees that trees on adjoining land would remain.

The owner of this land, George Ray, also owns two adjoining lots that back up to this property and he intends to build spec homes on those lots in the future.



Lots adjoining this property to the north are owned by Dukes Lake Properties, LLC and are part of the Meadows of Dukes Lake. This subdivision was developed in 2007/2008 and not a single lot has been sold

or single home sold in this subdivision since that time due to the recession. Initially, the developer intended to build \$350,000 homes.

Across the street to the south of the solar farm entrance is North Manor Subdivision that was developed in 1985 with homes in the \$150,000 to \$300,000 range.

3 - Lenoir Solar Farm, Kinston, NC

I have also considered two residential home sales in close proximity to a new solar farm located at 3200 Wheat Swamp Road in Kinston, NC. Carolyn Craig, a Realtor with C21 Harry H. Cummings listed a home located at 3136 Wheat Swamp Road and sold it on January 23, 2013 for \$132,500. I spoke with her regarding the impact of the solar farm and she said that they were unaware of that project at the time of the listing or the time of the sale. She further noted that if she had been it would not have had any impact on this sale. This property was 148 feet from the solar farm property line. Ms. Craig noted



that the property is one lot off the property, but very close and in sight. She also noted that there was another sale on Country Trail that happened nearby. She was not involved with that sale, but it was listed prior to knowledge of the solar farm and sold prior to awareness of the solar farm. It sold on March 15, 2013 for \$105,000 and was 608 feet from the solar farm. Both of these sales were close in time to the awareness of the solar farm, but closed prior to awareness according to the broker's comments. The broker's comments were however all positive. She noted that a solar farm in the area would be positive. "A solar farm is color coordinated and looks nice." "A solar farm is better than a turkey farm," which is allowed in that area. She would not expect a solar farm will have any impact on adjoining home prices in the area.

The adjoining subdivision to the west is Dogwood Creek which was developed in the aftermath of Hurricane Floyd by an investor from outside this area to help with overflow of displaced housing for the area. This was one of the last developed such subdivisions and the homes were all being built on slabs, which was not well received by the victims of flooding and therefore this subdivision has languished over the last 8 years. No usable sales were available from that subdivision as it has been a troubled asset for a long time. I am very familiar with this subdivision having appraised it twice before in the past.

National Studies

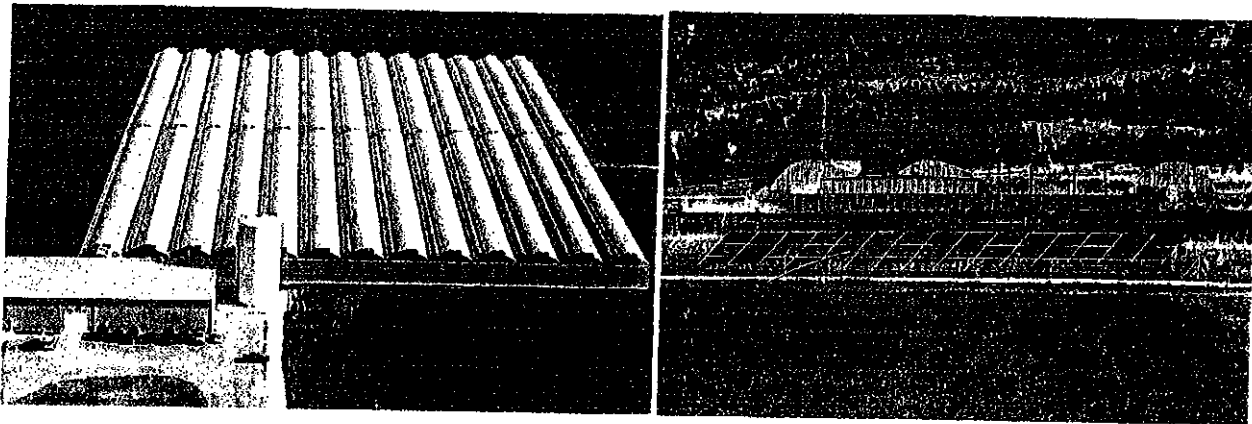
I have researched the Appraisal Institute Lum Library for articles and studies on solar arms as well as searching other industry publications. I was unable to identify any practical or useful studies regarding proximity solar farms.

Impact Analysis

Typically, for an adjoining use to impact property value, it will do so due to the appearance, noise, odor, traffic, hazardous material, or incompatible use. I have considered each of these factors below.

Appearance

Solar farm panels have no associated stigma at this time and in smaller collections are found in yards and roofs in many residential communities. Larger solar farms using fixed panels are a passive use of the land that is considered in keeping with a rural/residential area. Comparing a solar farm to a larger greenhouse as shown below is a very reasonable comparison 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.



I note that the fixed solar panels are all less than 10 feet high, which means that the visual impact of the solar panels will be less high than a typical greenhouse or even a single story residential dwelling. This property could be developed with single family housing that would have a much greater visual impact on the surrounding area given that a two-story home with attic could be four times as high as these proposed panels. The panels will be located behind a chain link fence.

The comparable solar farms that I have considered are presented in the addenda and include a variety of photos of solar farms. The photos show that these sites are generally well-maintained and there is no significant negative view.

For the reasons stated above, I conclude that the appearance of the proposed solar farm will maintain or enhance adjoining property values.

Noise

The proposed solar panels will be fixed and will not move to follow the sun. As these are passive, fixed solar panels there is no noise associated with these panels. The transformer reportedly has a hum that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make this hum inaudible from the adjoining properties.

There will be minimal onsite traffic generating additional noise.

The various solar farms that I have inspected and identified in the addenda were inaudible from the roadways. I heard nothing on any of these sites associated with the solar farm.

For the reasons stated above, I conclude that the lack of any noise associated with the proposed solar farm indicates that this use will maintain or enhance adjoining property values.

Odor

The solar panels give off no odor of which I am aware.

The various solar farms that I have inspected and identified in the addenda produced no noticeable odor off site.

I therefore conclude that odor from the proposed project is not a factor and the project as designed will maintain or enhance the value of contiguous properties.

Traffic

The solar farm will have no onsite employee's or staff. Maintenance of the site is minimal and relative to other potential uses of the site, such as a residential subdivision, the additional traffic on this site is insignificant.

For the reasons stated above, I conclude that the lack of any significant traffic associated with the proposed solar farm indicates that this use will maintain or enhance adjoining property values.

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 pending environmental impacts associated with the development and operation of those farms.

I therefore conclude that there is no hazardous material concerns associated with the proposed project and therefore the project as designed will maintain or enhance the value of contiguous properties.

Compatibility of Use

I have visited a number of existing and proposed solar farms to determine what compatible uses with a solar farm are.

The remarks included in the solar farm comparables in the addenda also provide very telling information on proposed developments such as a solar farm project located in Chapel Hill on White Cross Road that has a 45-acre solar farm adjoining land currently being used as a mobile home park and adjoining agriculture land. The mobile home park and the agriculture land are directly adjacent to the solar farm and owned by the same owner of the solar farm. This owner anticipated no impact from the adjacency of the solar farm on the mobile home and agricultural uses of their property.

Another solar farm identified as Two Lines in Hickory is situated with over 85% of the surrounding farm land being owned by the same owner as the solar farm site. In fact the owner of this land has their home dwelling located in close proximity to the solar farm. This user could have pushed to locate the solar farm to one end of the property or further from their home if they were concerned with the impact of the solar farm, but instead they located it in the middle of their holdings near their home. This is strong evidence that the solar farm is an accepted alternative agricultural use in this area.

Beyond these anecdotal references, I have quantified the adjoining uses for each solar farm comparable to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining uses by total acreage as well as by the number of parcels adjoining the property.

Percentage By Adjoining Acreage								All Res Uses	All Comm Uses
	Res	Ag	Res/AG	Park	Sub	Comm	Ind		
Willow Springs	8.34%	25.58%	66.08%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Kings Mtn	2.53%	12.01%	3.63%	0.00%	0.00%	0.00%	81.83%	18.17%	81.83%
Chapel Hill	4.58%	50.98%	44.16%	0.00%	0.00%	0.00%	0.00%	99.72%	0.00%
Vale Farm	1.21%	12.96%	85.83%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Two Lines	2.84%	86.64%	7.71%	0.00%	2.81%	0.00%	0.00%	100.00%	0.00%
Strata	0.02%	0.00%	0.13%	99.85%	0.00%	0.00%	0.00%	100.00%	0.00%
Avery	12.70%	40.25%	47.05%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Mayberry	24.07%	51.49%	0.00%	0.00%	0.00%	4.14%	20.29%	75.56%	24.44%
Progress I	0.00%	45.39%	4.42%	0.00%	0.00%	0.00%	50.19%	49.81%	50.19%
Progress II	1.47%	98.53%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Sandy Cross	0.42%	0.00%	99.58%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Zebulon	46.59%	0.00%	53.41%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Average	8.73%	35.32%	34.33%	8.32%	0.23%	0.35%	12.68%	83.84%	13.04%
Median	2.68%	32.91%	25.93%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
High	46.59%	98.53%	99.58%	99.85%	2.81%	4.14%	81.83%	100.00%	81.83%
Low	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18.17%	0.00%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.
Prison use included in industrial. Religious and Mobile Home included in Residential.

I have also included a breakdown of each solar farm by number of adjoining parcels by use as the acreage can vastly overstate the adjoining use when say 200 acres of agriculture is on one side of the project and five single family homes on an acre each are located on another side. Using both factors provides a better concept of what the neighboring properties consist.

Percentage By Number of Parcels Adjoining								All Res Uses	All Comm Uses
	Res	Ag	Res/AG	Park	Sub	Comm	Ind		
Willow Springs	42.11%	36.84%	21.05%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Kings Mtn	40.00%	30.00%	10.00%	0.00%	0.00%	0.00%	20.00%	80.00%	20.00%
Chapel Hill	33.33%	20.00%	40.00%	0.00%	6.67%	0.00%	0.00%	100.00%	0.00%
Vale Farm	10.00%	20.00%	70.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Two Lines	38.46%	46.15%	7.69%	0.00%	7.69%	0.00%	0.00%	100.00%	0.00%
Strata	71.43%	0.00%	14.29%	14.29%	0.00%	0.00%	0.00%	100.00%	0.00%
Avery	50.00%	37.50%	12.50%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Mayberry	41.67%	8.33%	0.00%	0.00%	0.00%	25.00%	25.00%	50.00%	50.00%
Progress I	0.00%	50.00%	25.00%	0.00%	0.00%	0.00%	25.00%	75.00%	25.00%
Progress II	20.00%	80.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Sandy Cross	16.67%	0.00%	83.33%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Zebulon	90.00%	10.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Average	37.81%	28.24%	23.66%	1.19%	1.20%	2.08%	5.83%	82.08%	7.92%
Median	39.23%	25.00%	13.39%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
High	90.00%	80.00%	83.33%	14.29%	7.69%	25.00%	25.00%	100.00%	80.00%
Low	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. In fact every single solar farm considered included an adjoining residential use except for Progress I, which included an adjoining residential/agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

Furthermore, searching for comparable sales on LoopNet, I identified a total of 103 properties that were identified by the search term "Solar Farm". In each case the property was being advertised as a potential solar farm with good proximity to a substation, but also listed the alternative use based on the area. The breakdown of these alternative uses shown below is a good indicator of the uses compatible with solar farms. The vast majority of these compatible uses is agriculture and followed by residential.

Combining the agriculture and residential uses they make up 68% of the potential solar farm sites, while industrial, commercial and office uses make up only 32%. This shows that a solar farm is twice as likely to be located in a rural/residential area as opposed to an industrial/commercial site, but all of these locations are considered reasonable locations for solar power.

Alt Use	Listings	%
Agriculture	47	46%
Residential	22	21%
Industrial	16	16%
Commercial	14	14%
Multifamily	3	3%
Office	1	1%
Ag/Res/MF	70	68%
Ind/Com/Off	33	32%

For the reasons stated above, I conclude that the proposed solar farm is a compatible use with a residential and rural area. I therefore conclude that such a use would maintain or enhance the adjoining property values.

Market Commentary

I have surveyed a number of builders, developers and investors regarding solar farms over the last year. I have received favorable feedback from a variety of sources with some examples provided below.

Rex Vick with Windjam Developers has a subdivision in Chatham County off Mt. Gilead Church Road known as The Hamptons. Home prices in The Hamptons start at \$600,000 with homes over \$1,000,000. Mr. Vick expressed interest in the possibility of including a solar farm section to the development as a possible additional marketing tool for the project.

Mr. Eddie Bacon, out of Apex North Carolina, has inherited a lot of family and agricultural land and he has expressed interest in using a solar farm as a method of preserving the land for his children and grandchildren while still deriving a useful income off of the property. He indicated that he believed that solar panels would not in any way diminish the value for this adjoining land.

I spoke with Carolyn Craig, a Realtor in Kinston, North Carolina who is familiar with the Strata Solar Farms in the area. She noted that a solar farm in the area would be positive. "A solar farm is color coordinated

and looks nice." "A solar farm is better than a turkey farm," which is allowed in that area. She would not expect a solar farm will have any impact on adjoining home prices in the area.

Mr. Michael Edwards, a broker and developer in Raleigh, indicated that a passive solar farm would be a great enhancement to adjoining property. "You never know what might be put on that land next door. There is no noise with a solar farm like there is with a new subdivision."

These are just excerpts I've noted in my conversations with different clients or other real estate participants that provided other thoughts on the subject that seemed applicable.

Conclusion

The matched pair analysis on the comparable solar farms provides a good breakdown of what uses are compatible with a solar farm use and specifically the AM Best Solar Farm in Goldsboro shows no impact in home values due to the adjacency to the solar farm. The criteria for making downward adjustments on property values such as appearance, noise, odor and traffic all indicate that a solar farm is a compatible use for a rural/residential area.

Similar solar farms have been approved adjoining agricultural uses and residential developments. The adjoining residential uses have included single family homes up to \$260,000 on lots as small as 0.74 acres, mobile homes, and apartments. Strictly agricultural adjoining uses including agricultural/residential uses makes up 51% to 69% of the adjoining uses (depending on viewing it by parcel or by acreage). Clearly, adjoining agricultural uses are consistent with a solar farm.

Based on the presented information and my experience in appraising land and residential subdivision developments, I conclude that the proposed solar farm will have no negative impact on the adjoining properties.

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

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General 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 state.
- ❖ 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 as identified in Standard 4 of USPAP and reported following Standard 5 of USPAP.

Certification – Richard C. Kirkland, Jr., MAI

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 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 not appraised this property within the last three years.

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

Solar Farm Comparable

Name Proposed AM Best Farm
Address 2815 N William St
City Goldsboro
County Wayne

Tract Acres 38
Effective Acres 38
Output (MW) 5

Remarks: Owner also owns
 adjoining land

Date Built Proposed
SUP Approved Feb-13
Inspection Date Feb-13

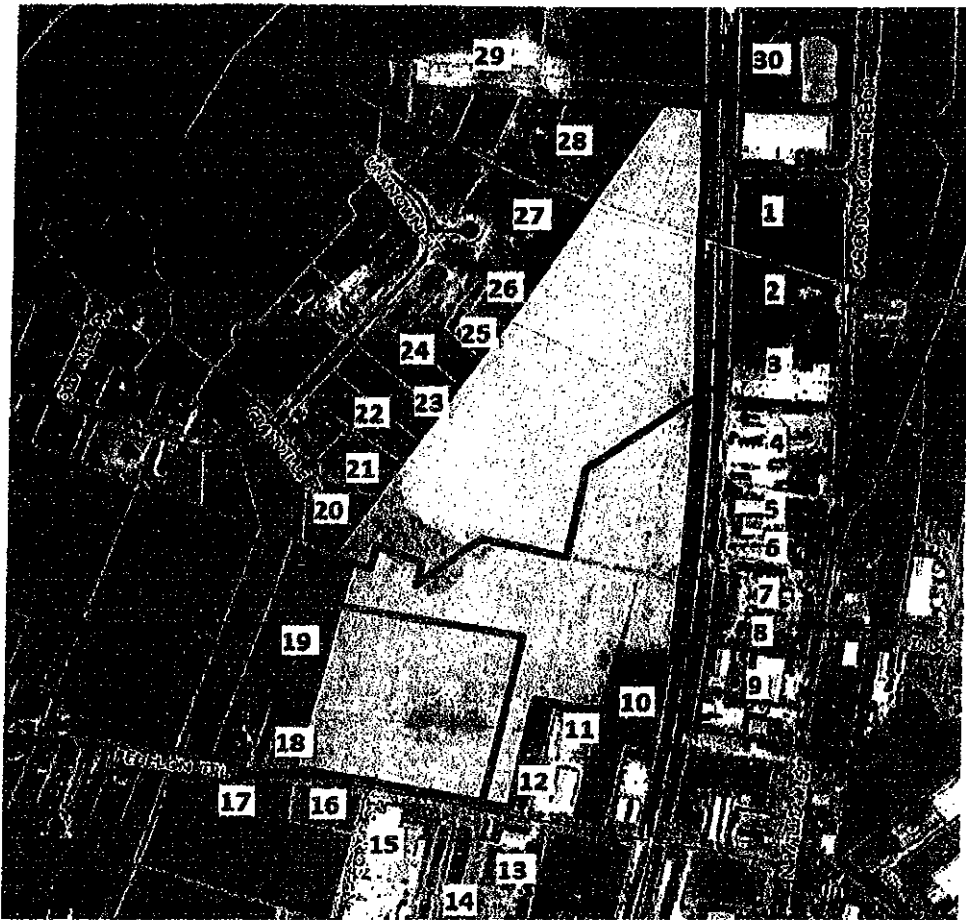
Surrounding Uses

#	Parcel ID	Owner	Acres	Use	% Adjoining	Notes
					Acres	
1	3601306133	NC Warehousing	14.00	Industrial	10.83%	Proposed solar farm owne
2	3600392433	NC Warehousing	3.19	Industrial	2.47%	Proposed solar farm owne
3	3600390177	Hocutt	3.46	Industrial	2.68%	
4	3600380853	Loving	4.90	Industrial	3.79%	
5	3600380543	Loving	2.30	Industrial	1.78%	
6	3600380348	Loving	1.43	Industrial	1.11%	
7	3600380119	Loving	2.10	Industrial	1.62%	
8	3600289080	Loving	1.38	Industrial	1.07%	
9	3600279871	Griffin	2.07	Industrial	1.60%	
10	3600274525	Colleena	1.16	Industrial	0.90%	
11	3600271363	Colleena	2.15	Industrial	1.66%	
12	3600270453	Heath	0.93	Residential	0.72%	
13	3600169964	McCall	2.48	Commercial	1.92%	
14	3600168633	Standard	3.78	Industrial	2.92%	
15	3600164897	Cooper-Standard	6.46	Industrial	5.00%	
16	3600171199	Farah	1.17	Residential	0.90%	
17	3600078059	Hollowell	9.43	Residential	7.29%	
18	3600079495	Fields	0.43	Residential	0.33%	
19	3600170933	Hollowell	5.33	Residential	4.12%	
20	3600182511	H&H	1.56	Residential	1.21%	
21	3600182784	H&H	1.42	Residential	1.10%	
22	3600183905	Carter	1.57	Residential	1.21%	
23	3600193097	Kelly	1.61	Residential	1.25%	
24	3600194189	Hadwan	1.55	Residential	1.20%	
25	3600197363	H&H	0.46	Residential	0.36%	
26	3600198434	H&H	0.43	Residential	0.33%	
27	3600196647	CWP	14.75	Residential	11.41%	
28	3601201119	Daughtry	5.14	Residential	3.97%	
29	3601107809	Mill Rail	29.34	Agriculture	22.69%	
30	3601300587	Carolina	3.33	Substation	2.58%	
Total			129.31			

Use Breakdown

	Acreage	Parcels
Industrial	37.41%	43.33%
Commercial	1.92%	3.33%
Agriculture	22.69%	3.33%
Substation	2.58%	3.33%
Residential	35.40%	46.67%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date: 8/19/2013

Adjoining Sales After Solar Farm Announced

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA
20	3600182511	Feddersen	1.56	Feb-13	\$247,000	2012	3,571	\$69.17
21	3600182784	Gentry	1.42	Apr-13	\$245,000	N/A	N/A	N/A
		Average	1.49		\$246,000	2012	3,571	\$69.17
		Median	1.49		\$246,000	2012	3,571	\$69.17

Adjoining Sales Before Solar Farm Announced

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA
22	3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71
23	3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20
24	3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91
		Average	1.59		\$219,000	2012	2,940	\$74.95
		Median	1.59		\$219,000	2012	2,940	\$74.95

Nearby Sales Before Solar Farm Announced

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

[Floor Plans](#)[Available Homes](#)[Area Info](#)[Driving Directions](#)[Financing Options](#)**Floor Plans in Spring Garden**

Americana
SqFt: 3,194
Bed / Bath:
3 / 3.5

Price: \$237,900

[View Now »](#)

Washington
SqFt: 3,292
Bed / Bath:
4 / 3.5

Price: \$244,900

[View Now »](#)

Presidential
SqFt: 3,400
Bed / Bath:
5 / 3.5

Price: \$247,900

[View Now »](#)

Kennedy
SqFt: 3,494
Bed / Bath:
5 / 3

Price: \$249,900

[View Now »](#)

Virginia
SqFt: 3,449
Bed / Bath:
5 / 3

Price: \$259,900

[View Now »](#)

Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations

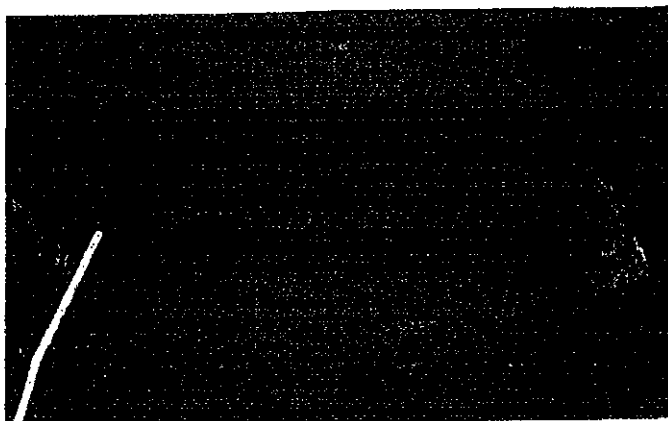
Solar Farm Comparable

Name Proposed Fuquay Farm
Address 9205 Old Store Road
City Willow Springs
County Wake

Tract Acres 111.75
Effective Acres 45
Output (MW) 6.4

Remarks: Proposed to be built on
Phase III Subdivision Land. Phases I and II
still proposed.

Date Built Proposed
SUP Approved 2012
Inspection Date 3/26/2012



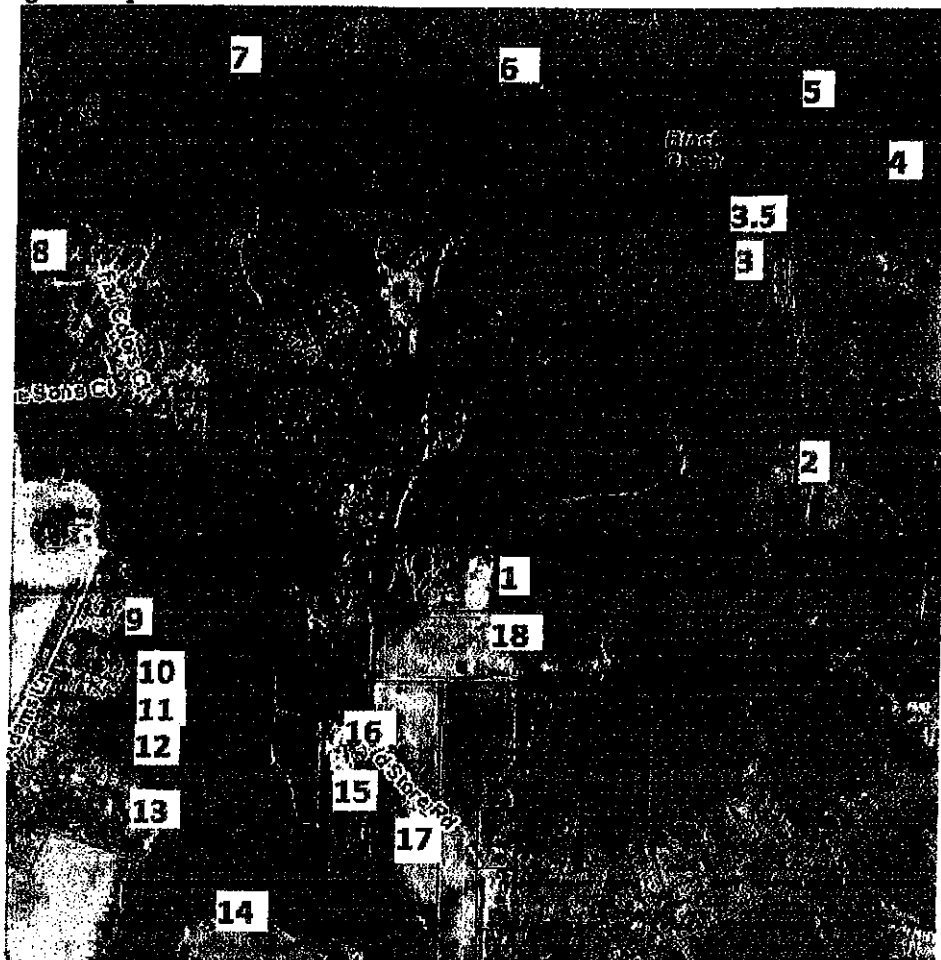
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining
					Acres	Parcels
1	18765	Smith	11.1	Agricultural	2.37%	5.26%
2	22412	Fish	55.6	Res/Ag	11.85%	5.26%
3	49877	Fish	2.75	Agricultural	0.59%	5.26%
3.5	22361	Fish	0.72	Agricultural	0.15%	5.26%
4	82343	Monday	69.84	Res/Ag	14.88%	5.26%
5	37106	Jones	135	Res/Ag	28.76%	5.26%
6	42320	Lipscomb	76.24	Agricultural	16.24%	5.26%
7	243541	Avera	8.09	Residential	1.72%	5.26%
8	164035	Rowland	49.71	Res/Ag	10.59%	5.26%
9	88496	Prince	4	Mobile home	0.85%	5.26%
10	113555	Adams	2	Mobile home	0.43%	5.26%
11	143495	Searcy	2	Mobile home	0.43%	5.26%
12	164374	Willow	2	Mobile home	0.43%	5.26%
13	479	Wood	8.99	Residential	1.92%	5.26%
14	51923	Wall	17.12	Agricultural	3.65%	5.26%
15	188755	Denton	1.18	Agricultural	0.25%	5.26%
16	107287	Denton	1.09	Residential	0.23%	5.26%
17	64991	Talley	10.95	Agricultural	2.33%	5.26%
18	18753	Molinar	10.95	Residential	2.33%	5.26%
Total			469.33			

Use Breakdown

	Acreage	Parcels
Agricultural	25.58%	36.84%
Res/Ag	66.08%	21.05%
Residential	6.20%	21.05%
Mobile Home	2.13%	21.05%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date:

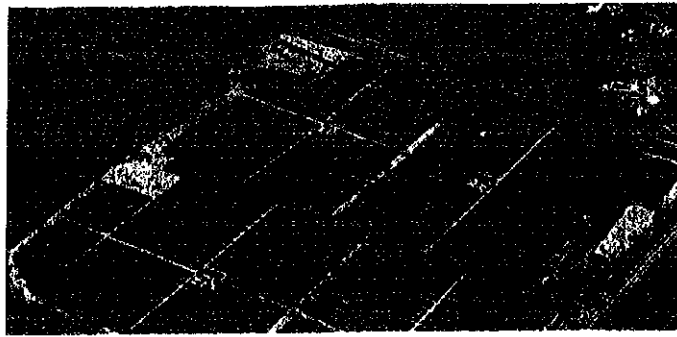
1/20/2013

None Identified

Solar Farm Comparable

Name Kings Mountain
Address 1633 Battleground Ave
City Shelby
County Cleveland

Tract Acres 690.26
Effective Acres 30
Output (MW) 5



Remarks: Parent tract is also
shown as Surrounding Use 1 below.

Date Built 2011
SUP Approved 2011
Inspection Date 7/31/2012

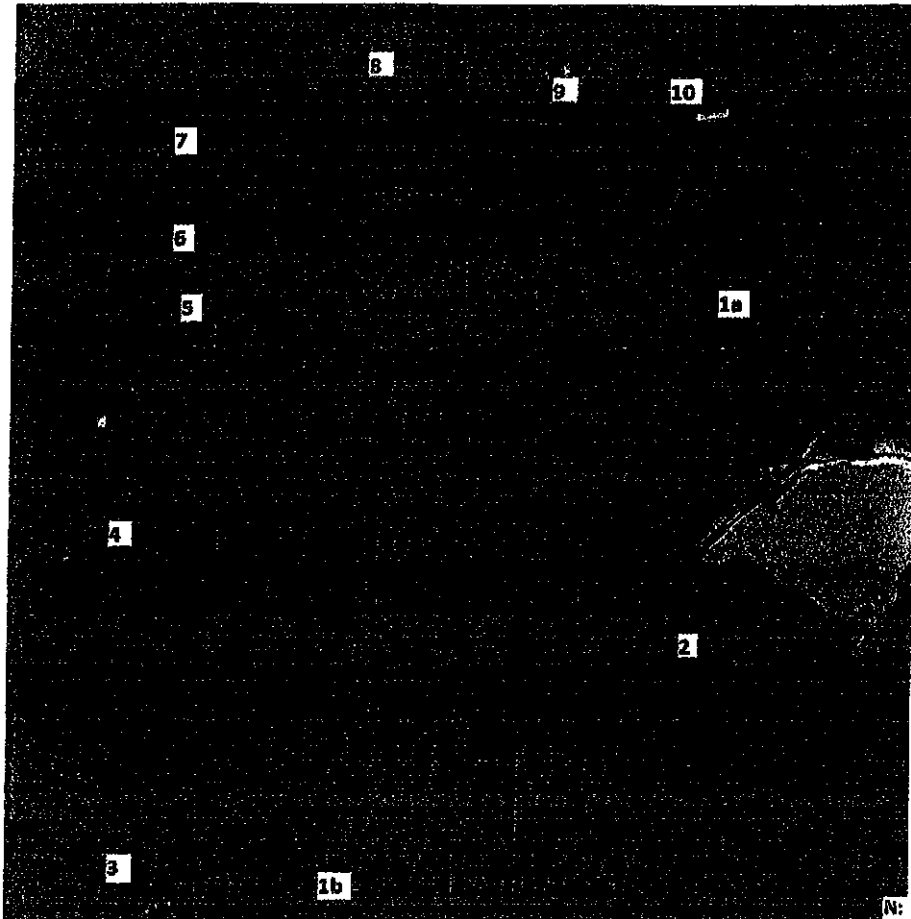
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining
					Acres	Parcels
1	11496	Neisler	690.26	Industrial	79.91%	10.00%
2	60020	Neisler	16.65	Industrial	1.93%	10.00%
3	10647	Cogdell	1.83	Residential	0.21%	10.00%
4	71264	Church	31.32	Res/Ag	3.63%	10.00%
5	10695	Bell	17.26	Residential	2.00%	10.00%
6	56445	Bell	17.82	Agricultural	2.06%	10.00%
7	10694	Dixon	41.74	Agricultural	4.83%	10.00%
8	10693	Dixon	44.23	Agricultural	5.12%	10.00%
9	57784	Dixon	1.55	Residential	0.18%	10.00%
10	10692	Bell	1.17	Residential	0.14%	10.00%
Total			863.83			

Use Breakdown

	Acreage	Parcels
Res/Ag	3.63%	10.00%
Agricultural	12.01%	30.00%
Residential	2.53%	40.00%
Industrial	81.83%	20.00%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date: 1/23/2013

None identified

Solar Farm Comparable

Name Proposed White Cross
Address 2159 White Cross Rd
City Chapel Hill
County Orange

Tract Acres 121.21
Effective Acres 45
Output (MW) 5

Remarks: Proposed to be built on land adjoining a mobile home park with the same ownership of the solar farm. Owner also adjoining agricultural land.

Date Built Proposed
SUP Approved 2012
Inspection Date 3/26/2012



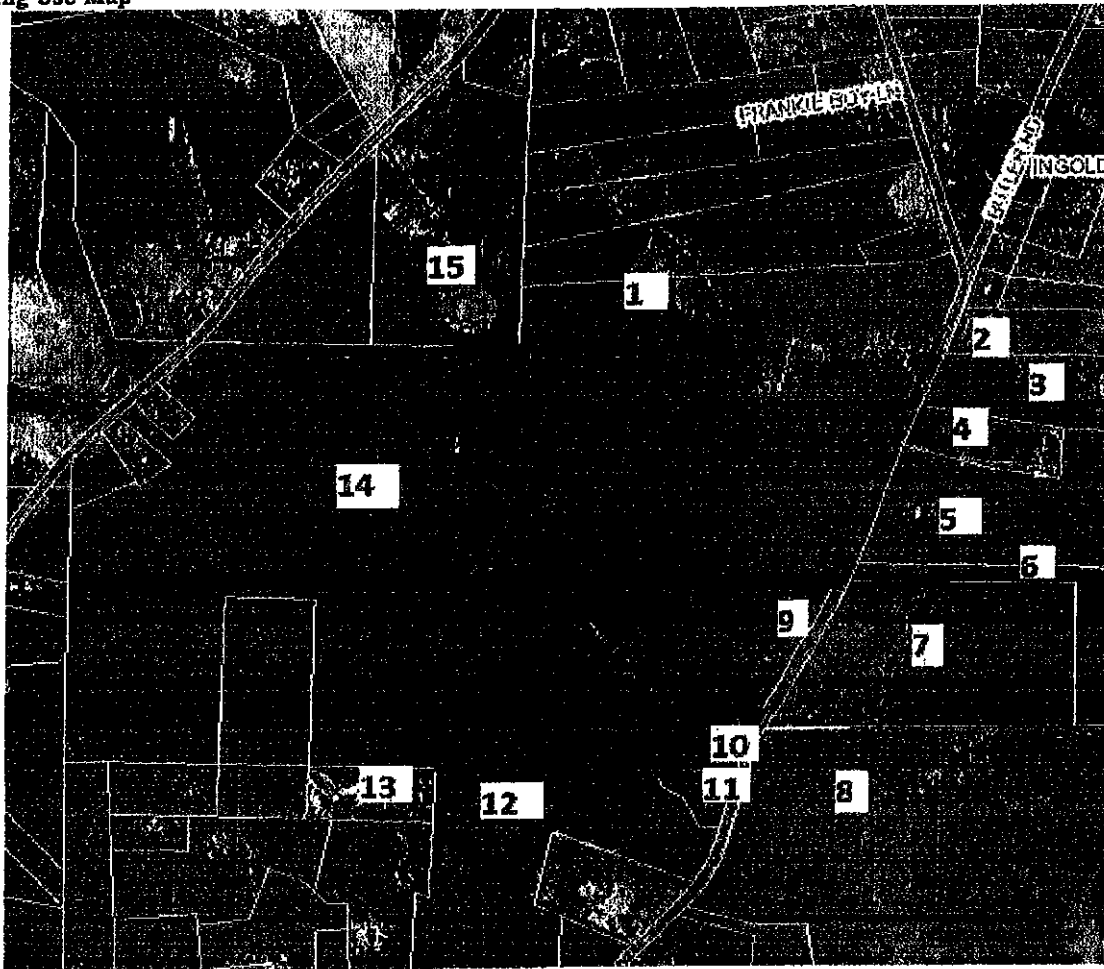
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining
					Acres	Parcels
1	9748456955	Cheek	19.88	Res/Ag	3.59%	6.67%
2	9748652607	Tripp	8.96	Residential	1.62%	6.67%
3	9748656467	Rich	31.76	Res/Ag	5.73%	6.67%
4	9748557159	Cecil	5.52	Residential	1.00%	6.67%
5	9748642712	Cecil	34.69	Res/Ag	6.26%	6.67%
6	9748734645	Barber	143.7	Agriculture	25.92%	6.67%
7	9748535992	Hackney	28.31	Agriculture	5.11%	6.67%
8	9748620795	Hackney	110.62	Agriculture	19.95%	6.67%
9	9748446160	Hackney	3.95	Residential	0.71%	6.67%
10	9748432369	Duke Energy	1.55	Substation	0.28%	6.67%
11	9748431180	Hackney	2.01	Residential	0.36%	6.67%
12	9748320786	Byron	35.8	Res/Ag	6.46%	6.67%
13	9748233155	Goodman	4.95	Residential	0.89%	6.67%
14	9748242720	Bradshaw	95.47	Res/Ag	17.22%	6.67%
15	9748267381	Cecil	27.24	Res/Ag	4.91%	6.67%
Total			554.41		100%	100%

Use Breakdown

	Acres	Parcels
Agricultural	50.98%	20.00%
Res/Ag	44.16%	40.00%
Residential	4.58%	33.33%
Substation	0.28%	6.67%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date:

1/20/2013

None Identified

Solar Farm Comparable

Name Proposed Vale Farm
Address NC Highway 27
City Vale
County Lincoln

Tract Acres 48.999
Effective Acres 48.999
Output (MW) 5

Remarks: Owner of solar farm also owns two of the adjoining residential/agricultural tracts.



Date Built Proposed
SUP Approved 2012
Inspection Date 6/4/2012

Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining Acres	% Adjoining Parcels
1	12250	Leonhardt	8.967	Res/Agri	3.29%	10.00%
2	78024	Leonhardt	3.28	Residential	1.21%	10.00%
3	89384	Sain	20.002	Agriculture	7.35%	10.00%
4	10382	Mitchem	54.539	Res/Agri	20.04%	10.00%
5	72663	Kurnik	33.43	Res/Agri	12.28%	10.00%
6	11088	Neal	46.397	Res/Agri	17.05%	10.00%
7	10416	Mitchem	38.34	Res/Agri	14.09%	10.00%
8	11018	Baker	38.28	Res/Agri	14.06%	10.00%
9	12029	Yarbro	13.67	Res/Agri	5.02%	10.00%
10	12037	Yarbro	15.281	Agriculture	5.61%	10.00%
		Total	272.186		100%	100%

Use Breakdown

	Acreage	Parcels
Agricultural	12.96%	20.00%
Res/Ag	85.83%	70.00%
Residential	1.21%	10.00%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date: 1/20/2013

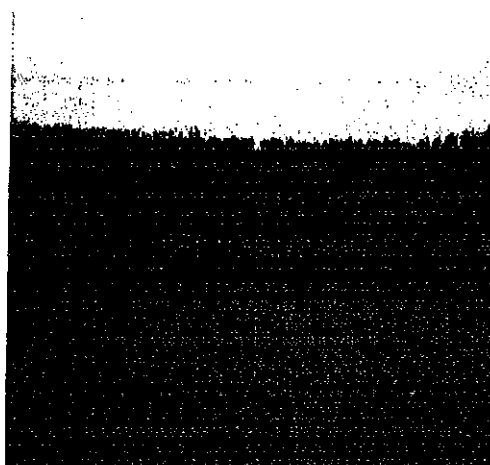
None Identified

Solar Farm Comparable

Name Proposed Two Lines Farm
Address Zion Church Road
City Hickory
County Catawba

Tract Acres 100.56
Effective Acres 100.56
Output (MW) 6.4

Remarks: Owner of solar farm also owns 87% of adjoining acreage and 46% of adjoining parcels. Two large powerline easements cross this property.



Date Built To be completed in 2013
SUP Approved 2012
Inspection Date 6/4/2012

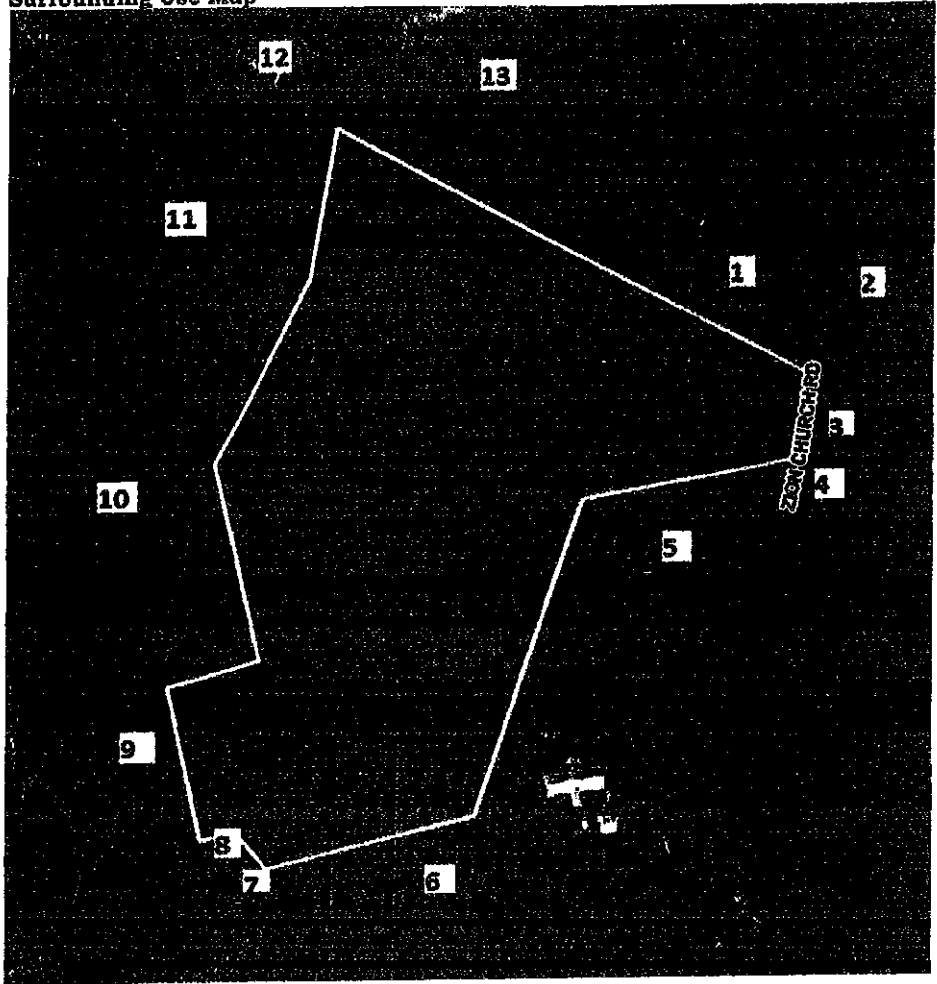
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining
					Acres	Parcels
1	700850	Duke Energy	10.46	Substation	2.81%	7.69%
2	1440	Childers	28.7	Res/Ag	7.71%	7.69%
3	1439	Dice	1.4	Residential	0.38%	7.69%
4	1437	Bolick	2.26	Residential	0.61%	7.69%
5	1429	Punch	24.23	Agricultural	6.51%	7.69%
6	1424	Punch	39.52	Agricultural	10.61%	7.69%
7	1426	Ramseur	0.44	Residential	0.12%	7.69%
8	1427	Mungro	0.69	Residential	0.19%	7.69%
9	1905	Alice M Raefor	5.8	Residential	1.56%	7.69%
10	1403	Punch	49.6	Agricultural	13.32%	7.69%
11	1402	Punch	59.35	Agricultural	15.93%	7.69%
12	1401	Punch	61.18	Agricultural	16.43%	7.69%
13	1428	Punch	88.83	Agricultural	23.85%	7.69%
Total			372.46		100%	100%

Use Breakdown

	Acreage	Parcels
Agricultural	86.64%	46.15%
Res/Ag	7.71%	7.69%
Residential	2.84%	38.46%
Substation	2.81%	7.69%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date:

1/20/2013

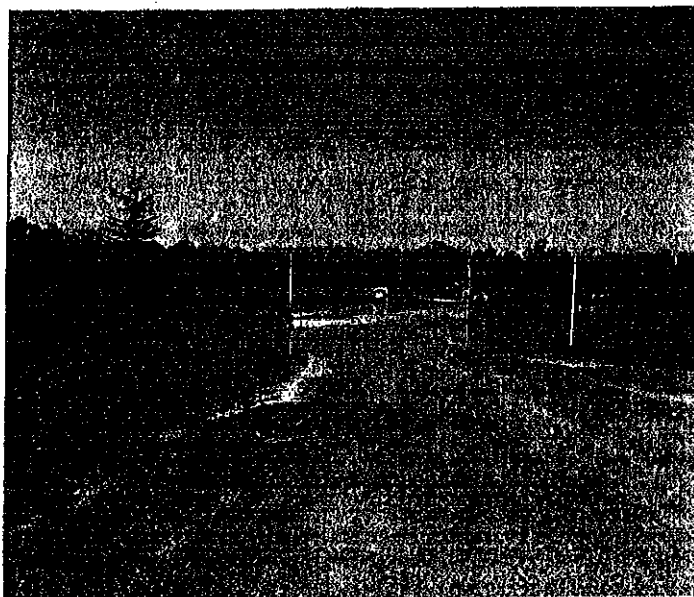
None Identified

Solar Farm Comparable

Name Strata Warehouse Project
Address 2835 Farrington Point Rd
City Chapel Hill
County Chatham

Tract Acres 14.154
Effective Acres 14.154
Output (MW) 1.57

Remarks: Warehouse for Strata Solar with solar panels installed in yard.



Date Built 2012
SUP Approved 2011
Inspection Date 3/26/2012

Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining Acres	% Adjoining Parcels
1	19522	Parker	50.3	Res/Ag	0.13%	14.29%
2	77726	USA	38565	Park	99.85%	14.29%
3	19399	Baldwin	0.36	Residential	0.00%	14.29%
4	19515	Baldwin	2.24	Residential	0.01%	14.29%
5	19451	Pettiford	2.45	Residential	0.01%	14.29%
6	20126	Thompson	1	Residential	0.00%	14.29%
7	20125	Williams	3.274	Residential	0.01%	14.29%
Total			38624.62		100%	100%

Use Breakdown

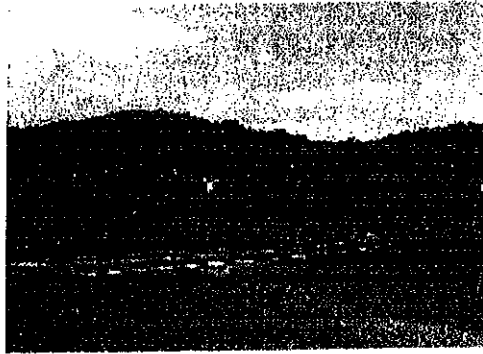
	Acreage	Parcels
Res/Ag	0.13%	14.29%
Residential	0.02%	71.43%
Park	99.85%	14.29%
Total	100.00%	100.00%

As of Date: 1/20/2013

Solar Farm Comparable

Name Avery Solar, LLC
Address Trim Branch Road
Town Newland
County Avery

Tract Acres 6.08
Effective Acres 6.08
Output (MW) 0.9



Remarks: located at the corner of Trim Branch Road and Mount Pleasant Road
property was a part of a Christmas tree farm that was difficult to grow on

Date Built 2011
Deed Date 5/12/2011
SUP Approved
Inspection Date

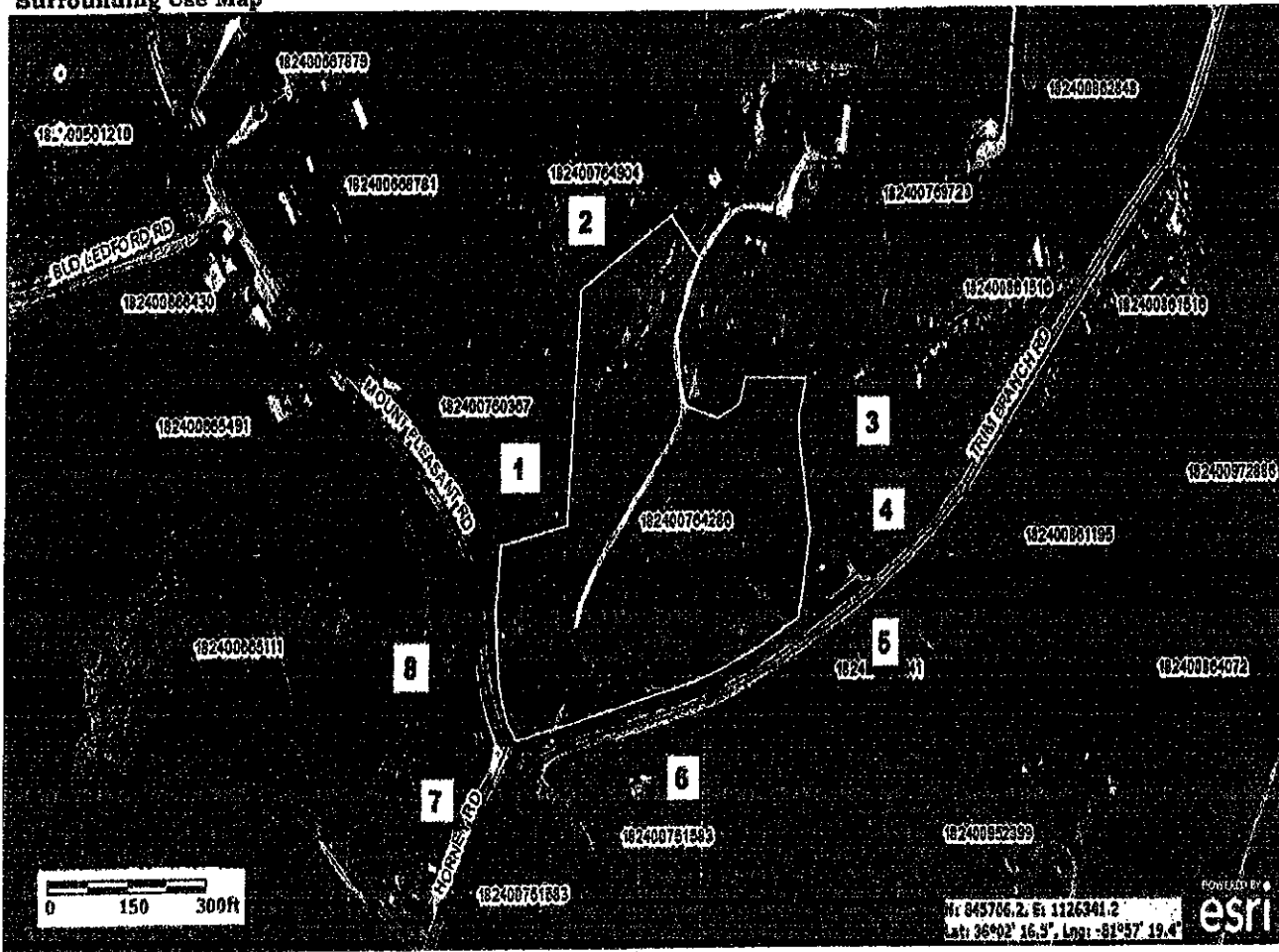
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining Acres	% Adjoining Parcels
1	182400760367	Gragg	3.00	Residential	5.71%	12.50%
2	182400764904	Henderson	24.70	Res/Ag	47.05%	12.50%
3	182400769723	Buchanan- Vance	3.38	Agricultural	6.44%	12.50%
4	182400768232	Vance- Life estate	0.90	Residential	1.71%	12.50%
5	182400768041	Vance	1.50	Residential	2.86%	12.50%
6	182400751583	Chadwick	7.00	Agricultural	13.33%	12.50%
7	182400658796	Webb	1.27	Residential	2.42%	12.50%
8	182400665111	Twin Branch	10.75	Agricultural	20.48%	12.50%
Total			52.50			

Use Breakdown

Agricultural	40.25%	37.50%
Res/Ag	47.05%	12.50%
Residential	12.70%	50.00%
Mobile Home	0.00%	0.00%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

None Identified

As of Date:

1/20/2013

Solar Farm Comparable

Name Mayberry Solar LLC
Address Wastewater Treatment Road
City Mount Airy
County Surry

Tract Acres 48.24
Effective Acres 6
Output (MW) 1



Remarks: 2 separate parcels
The smaller parcel is inside of the bigger parcel and is covered completely covered by solar panels
The larger parcel contains solar panels, a waste water treatment plant, and vacant land

Date Built 2011

SUP Approved

Inspection Date

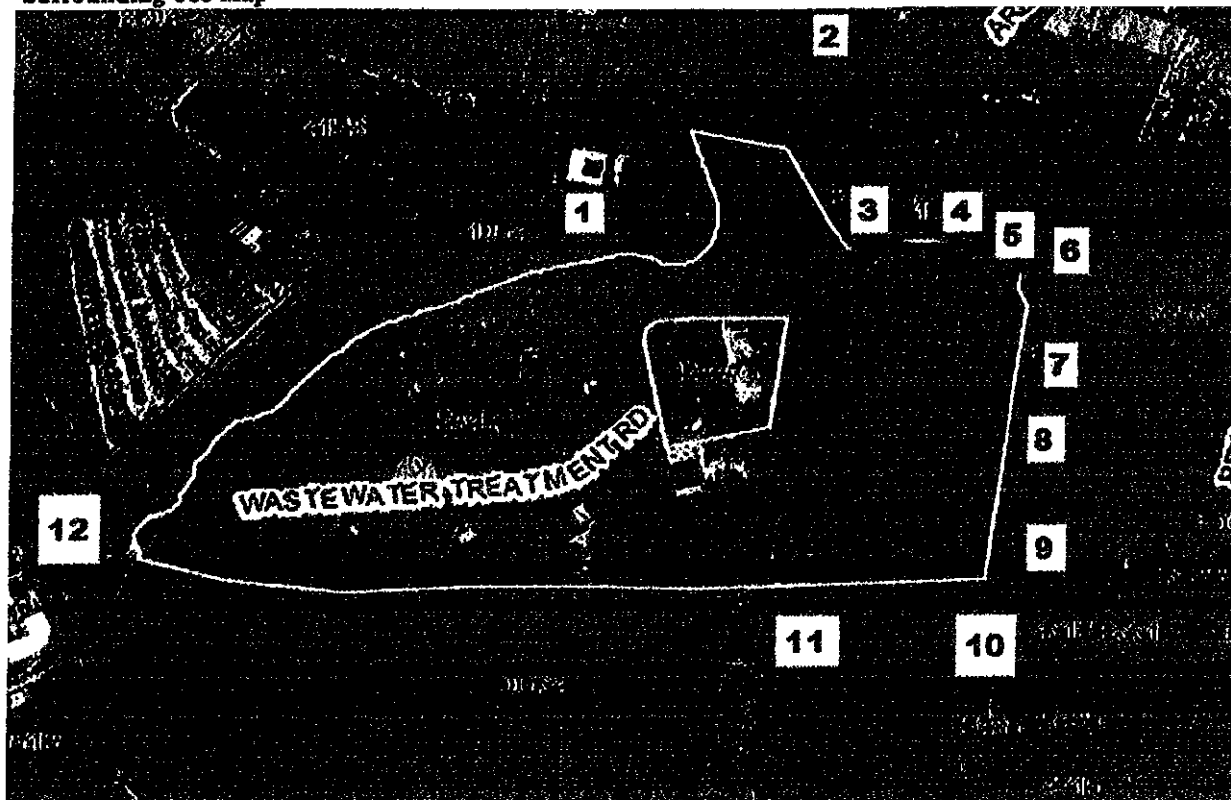
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining
					Acres	Parcels
1	5929-12-97-1054	Mount Airy	9.13	Religious	14.94%	8.33%
2	5929-08-97-8539	Duke Energy	7.70	Substation	12.60%	8.33%
3	5929-12-97-8095	York	1.31	Vacant Commercial	2.14%	8.33%
4	5939-09-06-1917	York	1.05	Commercial	1.72%	8.33%
5	5939-09-06-2933	York	0.17	Vacant Commercial	0.28%	8.33%
6	5939-09-06-4900	TJ Enterprises	1.00	Mini Storage	1.64%	8.33%
7	5939-09-06-4504	Marion	1.00	Vacant Residential	1.64%	8.33%
8	5939-09-06-3341	Bennett	1.00	Residential	1.64%	8.33%
9	5939-09-05-3973	Alvaro	2.27	Residential	3.72%	8.33%
10	5939-09-05-2783	Cave	1.31	Residential	2.14%	8.33%
11	5929-12-95-0574	City	31.46	Agricultural	51.49%	8.33%
12	5929-12-75-6513	Nester	3.70	Vacant Industrial	6.06%	8.33%
Total			61.10			

Use Breakdown

Agricultural	51.49%	8.33%
Religious	14.94%	8.33%
Residential	9.13%	33.33%
Industrial	20.29%	25.00%
Commercial	4.14%	25.00%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

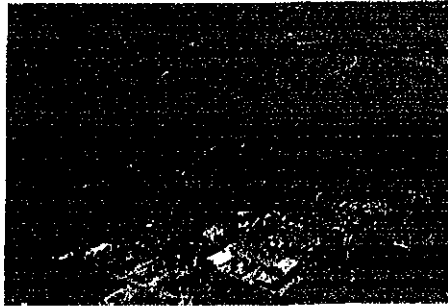
None Identified

As of Date:

1/20/2013

Solar Farm Comparable

Name Progress Solar I LLC
Address 5814 NC 39 Hwy S
Town Bunn
County Franklin



Tract Acres 46.59
Effective Acres 46.59
Output (MW) 4.5

Remarks: Owned by O2 Energies DBA Progress Solar I LLC

Date Built 2012
Deed Date 6/5/2012
SUP Approved
Inspection Date 1/20/2013

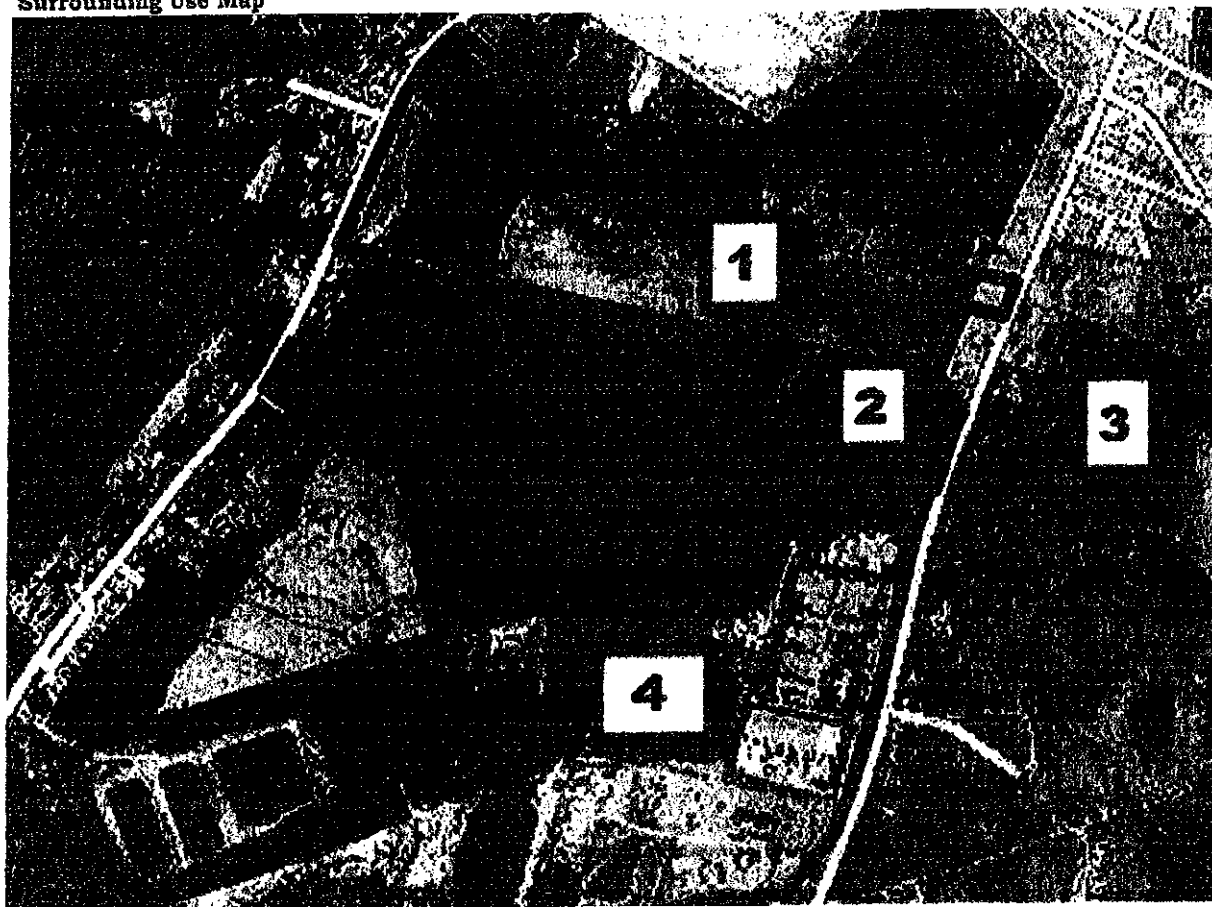
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining Acres	% Adjoining Parcels
1	026459	Jeffreys	77.01	Agricultural	41.90%	25.00%
2	000985	Horton	6.41	Agricultural	3.49%	25.00%
3	000982	Horton	8.12	Res/Ag	4.42%	25.00%
4	006888	NC	92.25	Prison	50.19%	25.00%
Total			183.79			

Use Breakdown

Agricultural	45.39%	50.00%
Res/Ag	4.42%	25.00%
Prison	50.19%	25.00%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

None Identified

As of Date:

1/20/2013

Solar Farm Comparable

Name Progress Solar II LLC
Address 5719 Old Stage Road
Town Fairmont
County Robeson

Tract Acres unknown, GIS unavailable
Effective Acres 25
Output (MW) 4.5



Remarks: located close by Fairmont High School

Date Built 2012
Deed Date
SUP Approved
Inspection Date

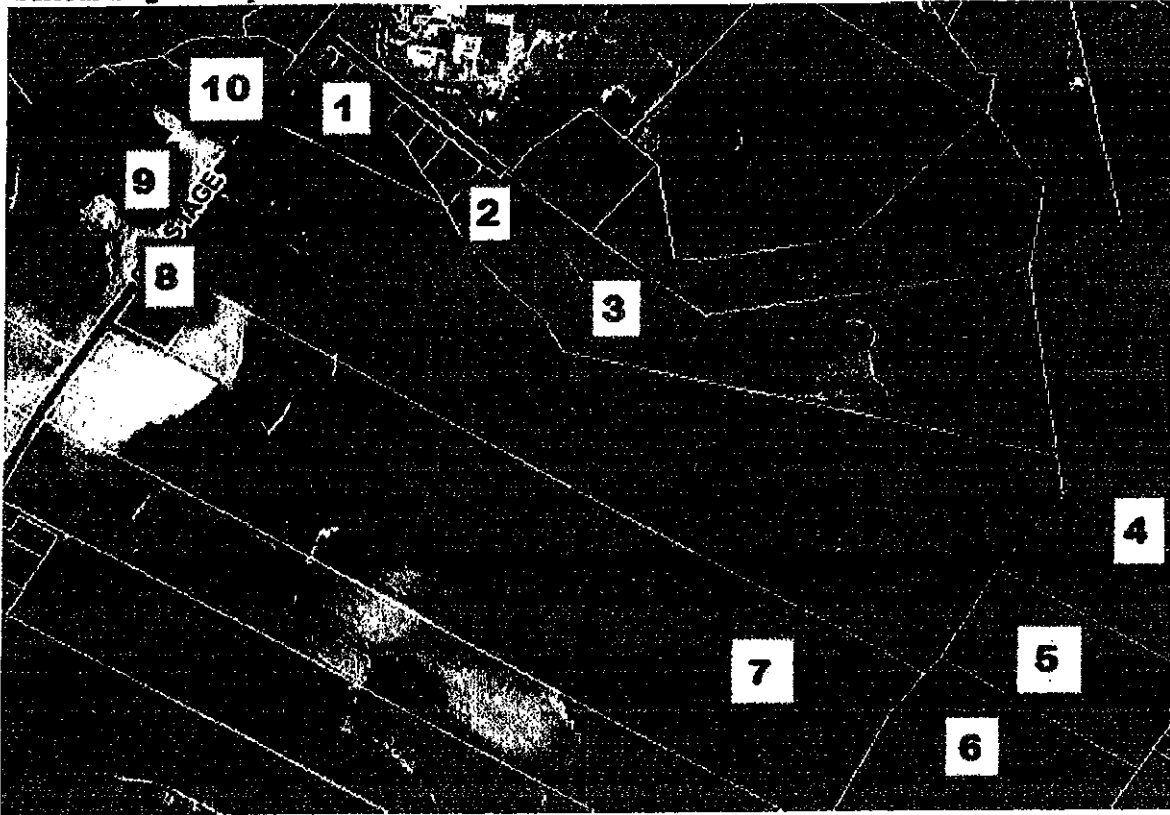
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining
					Acres	Parcels
1	927604882713	Lewis	4.14	Ag	1.69%	10.00%
2	927614359700	Brown	0.50	Ag	0.20%	10.00%
3	927623199400	Hedgpeth	33.00	Ag	13.51%	10.00%
4	927643605400	White	41.00	Ag	16.78%	10.00%
5	927642210800	Lennon	14.50	Ag	5.94%	10.00%
6	927631657400	Cox	29.00	Ag	11.87%	10.00%
7	927612671900	Jenkins	43.40	Ag	17.76%	10.00%
8	927604004900	Oxendine	1.00	Res	0.41%	10.00%
9	926684747600	Evans	75.17	Ag	30.77%	10.00%
10	927605008800	McDaniel	2.60	Res	1.06%	10.00%
Total			244.31			

Use Breakdown

Agricultural	98.53%	80.00%
Residential	1.47%	20.00%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

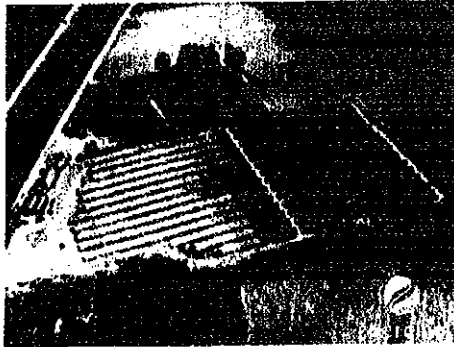
None Identified

As of Date:

1/20/2013

Solar Farm Comparable

Name Sandy Cross Solar LLC
Address 2999 Lewis Road
Town Elm City
County Nash



Tract Acres 21.66
Effective Acres 11
Output (MW) 1.5

Remarks: Located on a farm that was split due to I-95 construction
On the other side of I-95 is Sandy Cross Vineyards
Cemetery lot is inside the solar parcel

Date Built 2012
Deed Date
SUP Approved
Inspection Date

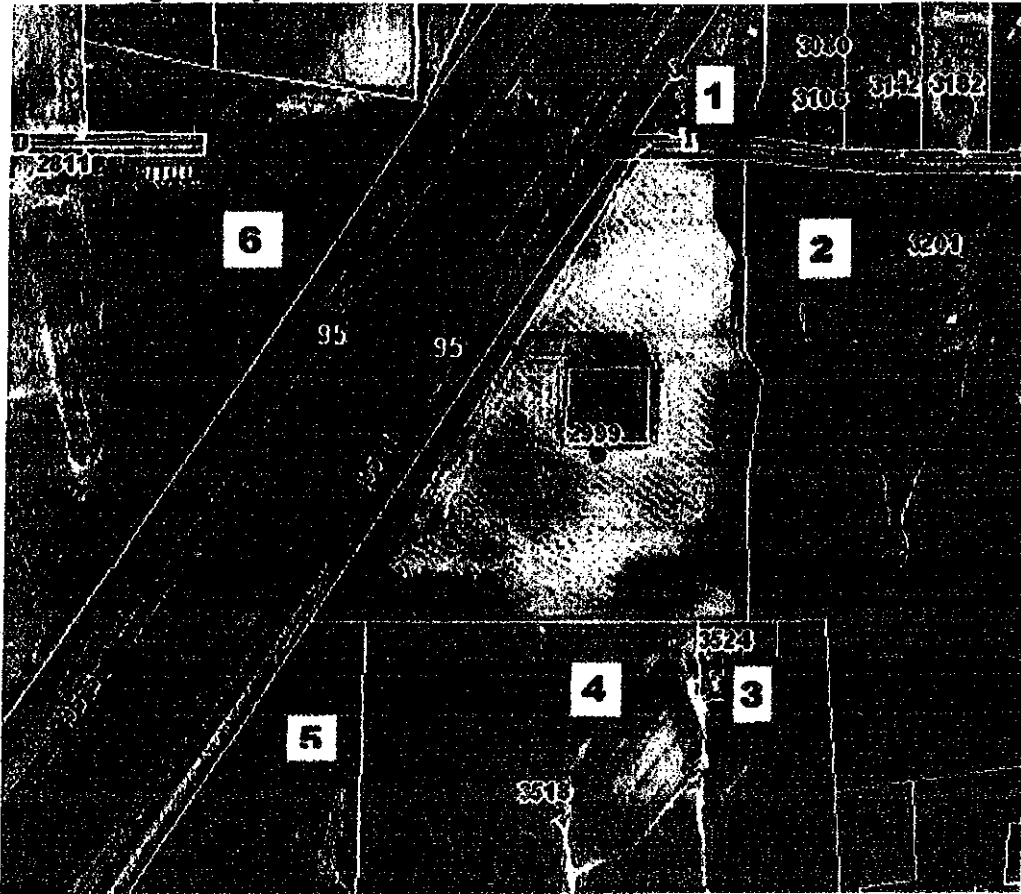
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining
					Acres	Parcels
1	024362	Shelton	3.97	Res/Ag	1.68%	16.67%
2	026032	Winstead	71.90	Res/Ag	30.46%	16.67%
3	023811	Poland	1.00	Residential	0.42%	16.67%
3	020993	Poland	76.87	Res/Ag	32.56%	16.67%
5	020803	Carr	39.51	Res/Ag	16.74%	16.67%
6	022939	Webb	42.83	Res/Ag	18.14%	16.67%
Total			236.08			

Use Breakdown

Res/Ag	99.58%	83.33%
Residential	0.42%	16.67%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

None Identified

As of Date:

1/23/2013

Solar Farm Comparable

Name Proposed Zebulon
Address 2129 Pearces Road
City Zebulon
County Wake

Tract Acres 15.5
Effective Acres 15.5
Output (MW)

Remarks: Owner plans to
build homes on adjoining lots.

Date Built Proposed
SUP Approved
Inspection Date 1/20/2013

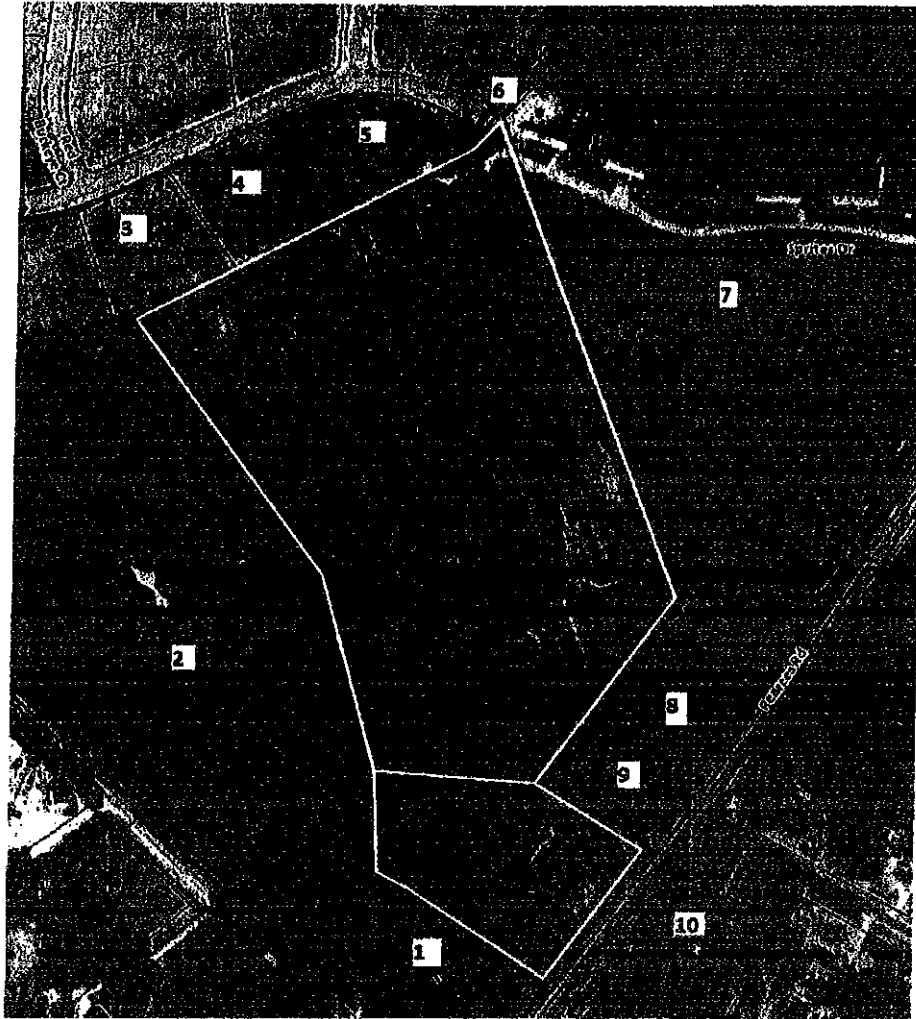
Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining Acres	% Adjoining Parcels	Notes
1	110351	Fish	1.58	Residential	3.64%	10.00%	
2	338130	Windley	11.04	Residential	25.45%	10.00%	
3	362386	Dukes	1.00	Residential	2.31%	10.00%	
4	362385	Dukes	1.04	Residential	2.40%	10.00%	
5	362384	Dukes	1.00	Residential	2.31%	10.00%	
6	362383	Dukes	1.00	Residential	2.31%	10.00%	
7	22047	Sprite	23.17	Res/Ag	53.41%	10.00%	Mobile homes
8	338127	Ray	1.00	Residential	2.31%	10.00%	Owner of farm
9	338128	Ray	0.74	Residential	1.71%	10.00%	Owner of farm
10	145071	McClure	1.81	Residential	4.17%	10.00%	
Total			43.38				

Use Breakdown

	Acreage	Parcels
Res/Ag	53.41%	10.00%
Residential	46.59%	90.00%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date: 1/20/2013

#	TAX ID	Owner	Acres	Present Use	Date Sold	Price	Notes
1	110351	Fish	1.58	Residential	9/17/2012	\$165,000	Owner unaware of proposed solar

Solar Farm Comparable

Name Proposed AM Best Farm
Address 2815 N William St
City Goldsboro
County Wayne

Tract Acres 38
Effective Acres 38
Output (MW) 5

Remarks: Owner also owns
adjoining land

Date Built Proposed
SUP Approved
Inspection Date

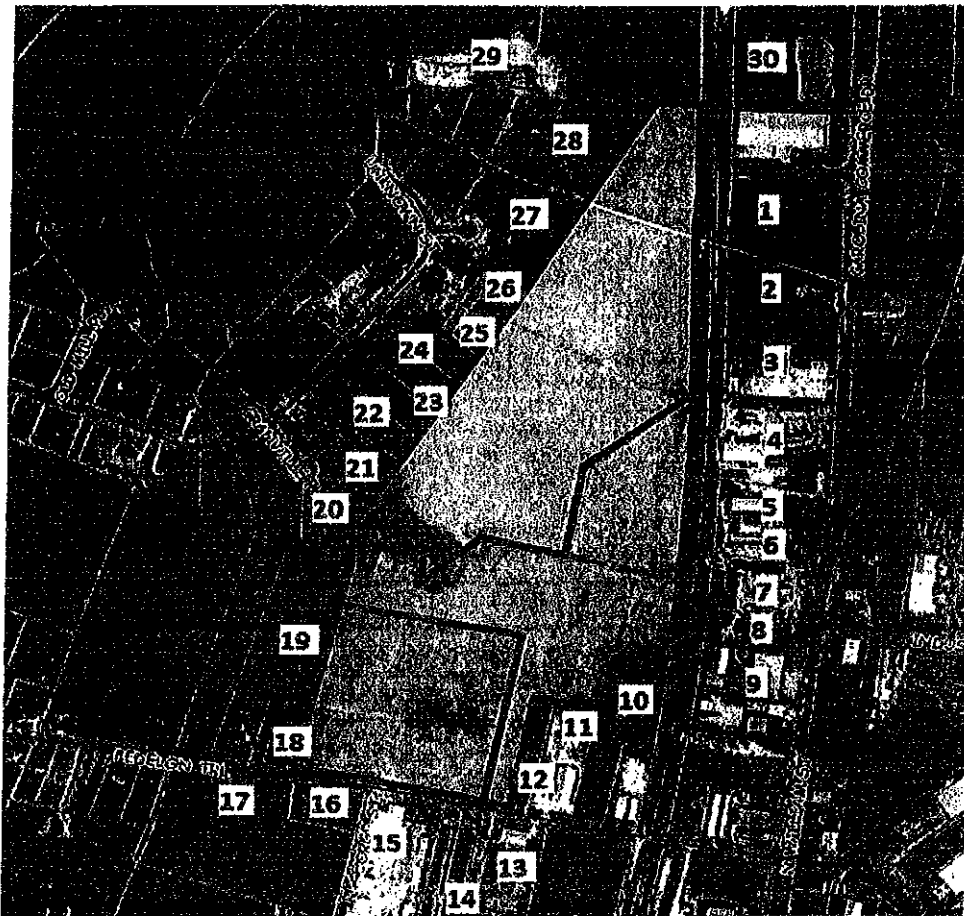
Surrounding Uses

#	Parcel ID	Owner	Acres	Use	% Adjoining	
					Acres	Notes
1	3601306133	NC Warehousing	14.00	Industrial	10.83%	Proposed solar farm owner
2	3600392433	NC Warehousing	3.19	Industrial	2.47%	Proposed solar farm owner
3	3600390177	Hocutt	3.46	Industrial	2.68%	
4	3600380853	Loving	4.90	Industrial	3.79%	
5	3600380543	Loving	2.30	Industrial	1.78%	
6	3600380348	Loving	1.43	Industrial	1.11%	
7	3600380119	Loving	2.10	Industrial	1.62%	
8	3600289080	Loving	1.38	Industrial	1.07%	
9	3600279871	Griffin	2.07	Industrial	1.60%	
10	3600274525	Colleena	1.16	Industrial	0.90%	
11	3600271363	Colleena	2.15	Industrial	1.66%	
12	3600270453	Heath	0.93	Residential	0.72%	
13	3600169964	McCall	2.48	Commercial	1.92%	
14	3600168633	Standard	3.78	Industrial	2.92%	
15	3600164897	Cooper-Standard	6.46	Industrial	5.00%	
16	3600171199	Farah	1.17	Residential	0.90%	
17	3600078059	Hollowell	9.43	Residential	7.29%	
18	3600079495	Fields	0.43	Residential	0.33%	
19	3600170933	Hollowell	5.33	Residential	4.12%	
20	3600182511	H&H	1.56	Residential	1.21%	
21	3600182784	H&H	1.42	Residential	1.10%	
22	3600183905	Carter	1.57	Residential	1.21%	
23	3600193097	Kelly	1.61	Residential	1.25%	
24	3600194189	Hadwan	1.55	Residential	1.20%	
25	3600197363	H&H	0.46	Residential	0.36%	
26	3600198434	H&H	0.43	Residential	0.33%	
27	3600196647	CWP	14.75	Residential	11.41%	
28	3601201119	Daughtry	5.14	Residential	3.97%	
29	3601107809	Mill Rail	29.34	Agriculture	22.69%	
30	3601300587	Carolina	3.33	Substation	2.58%	
Total			129.31			

Use Breakdown

	Acreage	Parcels
Industrial	37.41%	43.33%
Commercial	1.92%	3.33%
Agriculture	22.69%	3.33%
Substation	2.58%	3.33%
Residential	35.40%	46.67%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date: 1/25/2013

None identified

Solar Farm Comparable 1

Name Eastover Farm Solar
Address Johns Road
Town Laurinburg
County Scotland

Tract Acres 27.84
GIS Data Acres 189.77
Tax Data Acres 181.29
Output 6.4MW

Remarks: Owned by Elizabeth Turner, Legal Description John W Jones Estate

Date Built
Deed Date 2/18/2012
SUP Approved
Inspection Date

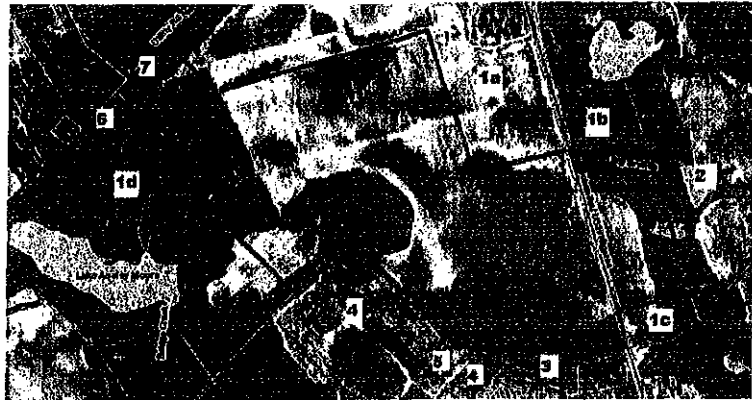
Surrounding Uses

#	TAX ID	Owner	GIS Data		% Adjoining	% Adjoining
			Acres	Present Use	Acres	Parcels
1a-d	010236 01026	Jones	211.12	Res/Ag	27.29%	14.29%
2	010246 01006	Herlocker	234.67	Agricultural	30.34%	14.29%
3	010236 0104701	Mckenzie, James	4.13	Agricultural	0.53%	14.29%
4	010236 01025	Mckenzie et al	73.85	Res/Ag	9.55%	14.29%
5	010236 01029	Villaponteaux	3.3	Res/Ag	0.43%	14.29%
6	010067 01007	Scotland	224.55	Agricultural	29.03%	14.29%
7	010067 01006	Balmoral	21.92	Agricultural	2.83%	14.29%
Total			773.54		100.00%	100.00%

Use Breakdown

	Acreage	Parcels
Agricultural	62.73%	57.14%
Res/Ag	37.27%	42.86%
Total	100.00%	100.00%

Surrounding Use Map



Solar Farm Comparable

Name Proposed Dement Farm
Address 5393 US 39
City Henderson
County Vance

Tract Acres 75
Effective Acres 45.3
Output (MW) 5

Remarks:

Date Built Proposed
SUP Approved
Inspection Date

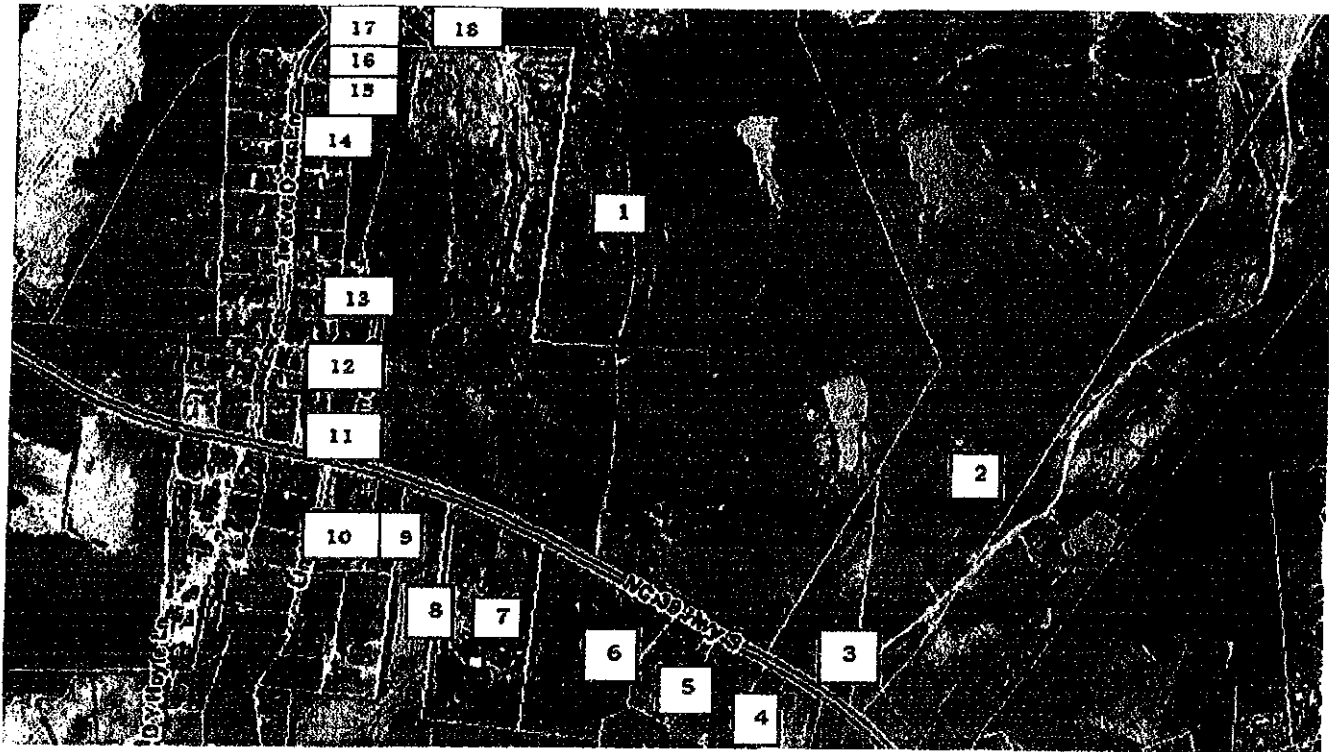
Surrounding Uses

#	Parcel ID	Owner	Acres	Use	% Adjoining Acres	% Adjoining Parcels
1	0547 02016	Taylor	73.00	Residential	22.08%	5.56%
2	0548 01013	Minerva	132.09	Agriculture	39.96%	5.56%
3	0550 01015A	Duke	42.80	Res/Ag	12.95%	5.56%
4	0550 01016	Boone	3.72	Residential	1.13%	5.56%
5	0550 01017	Wilder	2.54	Residential	0.77%	5.56%
6	0550 01026	Tharrington	8.77	Residential	2.65%	5.56%
7	0550 01025	Prewer	9.59	Residential	2.90%	5.56%
8	0550 01018	Burgess	45.00	Res/Ag	13.61%	5.56%
9	0547 01001	Newman	1.30	Residential	0.39%	5.56%
10	0547 01017	Worldwide	2.64	Residential	0.80%	5.56%
11	0547 02053	Currin	1.01	Mobile home	0.31%	5.56%
12	0547 02058	Currin	0.98	Mobile home	0.30%	5.56%
13	0547 02057	N/A	2.41	Residential	0.73%	5.56%
14	0547 02044	Lopez	0.74	Mobile home	0.22%	5.56%
15	0547 02046	Wiesner	0.92	Mobile home	0.28%	5.56%
16	0547 02049	Wiesner	0.84	Mobile home	0.25%	5.56%
17	0547 02022	Rodriquez	1.28	Mobile home	0.39%	5.56%
18	0547 02069	Hispanic	0.95	Mobile home	0.29%	5.56%
		Total	330.58		100.00%	100.00%

Breakdown

	Acreage	Parcels
Mobile home	2.03%	38.89%
Residential	31.45%	44.44%
Agriculture	39.96%	5.56%
Res/Ag	26.56%	11.11%
Total	100.00%	100.00%

Surrounding Use Map



Matched Pairs

As of Date: 3/4/2013

#	TAX ID	Owner	Acres	Present Use	Date Sold	Price	Notes
1	0548 01013	Minerva	73.00	Agriculture	2/11/2009	\$1,100,000	Before solar proposed
2	0550 01018	Burgess	45.00	Res/Ag	8/6/2010	\$352,000	Before solar proposed