

**PASQUOTANK COUNTY, NORTH CAROLINA  
APRIL 17, 2017**

The Pasquotank County Board of Commissioners met today in a work session on Monday, April 17, 2017 in the Community Room at the W.C. Witherspoon Memorial Library.

**MEMBERS PRESENT:** Cecil Perry, Chairman  
Dr. William R. Sterritt, Vice-Chairman  
Jeff Dixon  
Lloyd E. Griffin, III  
Frankie Meads  
Bettie J. Parker

**MEMBERS ABSENT:** Joseph S. Winslow, Jr.

**OTHERS PRESENT:** Rodney Bunch, County Manager  
R. Michael Cox, County Attorney  
Shelley Cox, Planning Director  
Lynn Scott, Clerk to the Board

The work session was called to order at 2:00 PM by Chairman Perry.

**1. DISCUSSION ON PROPOSED ZONING TEXT AMENDMENT FOR SOLAR FARMS:**

Shelley Cox, Planning Director stated that after the last work session she went through the comments that were made and pulled together a list of options. She explained that the options are only ideas and they can be changed. She explained that the text amendment will set forth the minimum requirements for a project, but a conditional use permit will be required.

Setbacks (for fencing and panels)

Option 1 – 100' front setback  
100' setback from adjacent residential uses/zones  
25' side and rear yard setback  
25" setback from water bodies and wetlands

Option 2 - 150' front setback  
150' setback from adjoining residential uses/zones and commercial uses/zones  
25' side and rear yard set back  
25' setback from water bodies and wetlands

Option 3 - Current Ordinance – Minimum building setbacks for zoning district in which it is located or 30' (whichever is greater) if landscaping is provided.

Option 4 - Other

Commissioner Griffin asked that language be added regarding CAMA and Army Corps of Engineers setbacks from the high water line.

After lengthy discussion,

Motion was made by Bettie Parker, seconded by Jeff Dixon to instruct Ms. Cox to utilize the following setbacks when preparing the draft ordinance, which will come back to the Board for approval:

150' front setback (plus landscape buffers)  
50' side and rear yard setback  
150' setback from adjacent residential uses/zones and commercial uses/zones  
100' wetlands setback

The motion carried unanimously.

The Board briefly discussed decommissioning bond requirements. Ms. Cox explained that the way our ordinance is written currently a decommissioning study and a decommissioning bond are required that shows what the salvage value of the project is versus the decommissioning cost. If the salvage value exceeds the cost of decommissioning, they are not required to provide a dime to Pasquotank County. She said two of our current projects showed that their salvage value exceeded the cost of decommissioning and they were not required to provide a bond. However, on the third project with a different company, their decommissioning study showed that it was a \$600,000 difference between the salvage value versus the cost of decommissioning so they posted a substantial bond. She said two different companies provided two totally different pictures as far as what salvage value is. The cost of decommissioning is constant with both of the comparable projects. The difference came in the salvage value. One of the companies said the salvage value was \$300 million and the other company said the salvage value was significantly less. She said the County does not require decommissioning bonds for any other type of use we have. Ms. Cox said the Board needs to decide if they would like to consider the salvage value at all in the calculation. Solar farm representatives have expressed concern that if we take out the salvage value the costs are so high it will not make the project feasible. She said taking that into consideration the Board can set a minimum amount that we hold if the salvage value exceeds the decommissioning cost. She said almost all of the ordinances she has seen in North Carolina have required the salvage value be included in the calculation. She stated that she is bringing this up because she is seeing some difference in how salvage values are calculated.

The Board instructed staff to research what other counties are doing and report back to them at a future meeting.

The work session was adjourned at 2:55 PM

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CHAIRMAN

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CLERK TO THE BOARD