



Gates County Planning & Development Services

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Minutes of THE PLANNING BOARD Meeting 3:00 PM – February 16, 2016

Members Present: Billy Seiling
Sherwood Eason
Ronald Taylor, Sr
Jonathan Jones
Chris Odom
John Carter – Chairman

Members Absent: Phyllis Umphlett – Hobbs – Vice Chairman

Also Present: Jennifer C Baptiste, County Planner

Call to Order

The meeting was called to order by Chairman John Carter at 3:02 p.m. in the Gates County Courthouse Courtroom. Mr. Carter offered the prayer and led the Pledge of Allegiance. Roll call was taken and a quorum established.

Approval of Agenda

Mr. Eason made a motion that the agenda be accepted as presented. Motion seconded by Mr. Odom. Motion passed unanimously.

Approval of Minutes

Mr. Seiling made a motion to approve the minutes as presented; seconded by Mr. Taylor. Minutes approved unanimously.

Old Business

Mr. Carter open the floor to continue the discussion to amend Article 7.02 Note 12 Solar Farms. Mr. Carter directed the Board to g) Screening 1) noting that the first sentence should read "A fence constructed of chain link no less than six (6) feet...." And ".....signs located every one hundred (100) feet.....". Mr. Taylor stated that in addition to "No Trespassing " signs, that the site needs to be posted with "High Voltage" signs as well.

Mr. Seiling raised the issue to the Board that the trees surrounding the site should be painted purple as well as posted. Mr. Carter inquired to what the purple paint would mean. Mr. Taylor replied that painting signified that the property is posted. However, He felt that it may not accomplish what Mr. Seiling is intending. Mr. Carter then inquired if the trees were painted, would they have to repainted every year. Discussion was conducted and the painting of the trees was decided against.

Mr. Jones then asked if the Board of Adjustment was supposed to be listed in (i) 1) (F) as the entity hearing and granting extensions or if it should be the County Commissioners. Ms. Baptiste stated that due to the fact that it is a Special Use Permit, that the Board of Adjustment is the only local Board that can have action over the matter.

Mr. Seiling raised the issue of requesting a three (3) month extension of the current Moratorium. The Board discussed the viability of making such a request to the Board of County Commissioners. It was determined that if the Board of County Commissioners felt that they needed an extension to consider the matter, then the County Commissioners would extend the Moratorium on their own.

Next, Mr. Seiling inquired about the topic of a bond. After discussion, it was determined that the Board would ask for a bond that represented twenty – five (25) percent of the total cost of the project or two million dollars (\$2).

The last topic of discussion registered by Mr. Seiling was regarding soil testing. Mr. Seiling stated that he felt soil testing prior to construction and then yearly sampling should be required. Mr. Jones asked who would be responsible for the testing. Mr. Carter asked how many samples should be required per site. A consensus regarding testing could not be reached and the item was not resolved.

A motion was made to include a twenty – five (25) percent or two million dollar (\$2) bond, correct the fence height to read no less than six (6) feet, and signage every one hundred (100) feet with “High Voltage” and “No Trespassing” signs. Motion made by Mr. Odom; seconded by Mr. Jones. Motion passed unanimously.

A motion to forward the amended Article 7.02 Note 12 Solar Farms to the Board of County Commissioners with corrections was made by Mr. Taylor and seconded by Mr. Jones. Motion passed unanimously.

New Business

No New Business.

Comments

Ms. Baptiste updated the Board on the progress of the previous ordinance amendments forwarded to the County Commissioners as well as the upcoming Voluntary Agriculture District meeting.

Adjournment

Motion to adjourn offered by Mr. Jones and seconded by Mr. Seiling. Motion passed unanimously.

John Carter Chair Planning Board
