

**GATES COUNTY BOARD OF COMMISSIONERS
WORK SESSION MEETING MINUTES
MARCH 21, 2016**

The Gates County Board of Commissioners met in Special Work Session at 6:00 p.m. Monday, March 21, 2016 in the Gates County Cooperative Extension Building, 112 Court Street, Gatesville. Commissioners Hofler, Owens, Jordan, Felton, and Freeman were present. Also present was County Manager, Natalie Rountree and County Planner, Jennifer Baptiste.

Chairman Hofler called the meeting to order.

Solar Farm Ordinance

Chair Hofler stated the Planning Board has been working on the Solar Farm Ordinance for several months and have compiled a draft for the Boards review.

Jennifer Baptiste, County Planner, explained the Planning Board reviewed State recommendations, ordinances from other counties and researched their specific concerns.

Commissioner Felton shared a few typos and grammatical corrections. Under F2 Commissioner Felton asked if the fence or the panels would start 100 feet from the property line. Ms. Baptiste stated it is written that the panels would start 100 feet from the property line. The Board would prefer that the first solar collectors be setback 100 feet from the property line.

Commissioner Jordan said under G1 he would like it to say the fence should be installed a minimum of 6 feet to the greenery and the fence should contain all the solar collectors but not the greenery. Under G2, it would make sense to strike the second mention of area to clarify the statement.

The Board discussed specifying the 25% be put into an escrow account instead of being pledged. The escrow must be at a financial institution agreed upon with the County. If they are pledging the 25% they aren't actually placing funds into escrow they are securing a bond. The Board agreed to ask a financial advisor if it should be bond, escrow, and/or letter of credit.

Commissioner Owens feels the Ordinance needs to clearly address a transfer of ownership. Ms. Baptiste recommended adding J, Transfer of Ownership to the Ordinance.

Planning Board & Board of Adjustment Text Amendments

The Board debated if membership for the Planning Board should require the ownership of land. The Board discussed some other minor changes to be made to the draft document.

Commissioner Felton and Commissioner Jordan asked if a specific location of meetings should be stated in the Ordinance. The Board agreed to state the meetings will be at the Gates County Courthouse and how notice will be given should a meeting location change.

Jennifer Baptiste, stated the Board of Adjustment is a little different because the Board of Adjustment is a quasi-judicial Board. A specific notice must be written for the Board of Adjustment to conduct business and must follow the rules set forth in the General Statutes. Commissioner Felton feels a specific meeting place should be stated in the Ordinance. Ms. Baptiste stated it is really difficult to change a meeting location for the Board of Adjustment. There are different notifications and advertisements required for Board of Adjustment that exceed placing a note on the door of a meeting location change. Commissioner Owens would like meetings held in the Courthouse.

Adjournment

Commissioner Owens made a motion to recess until March 21, 2016 at 7 p.m..
Commissioner Felton seconded the motion; motion passed without opposition.

Linda Hofler

Linda Hofler, Chairman

Melissa Lawrence

Melissa C. Lawrence, Clerk

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