

Andy Nickelston, Chairman
Jimmy Walker, Vice-Chairman
Jamie Yontz, Commissioner
Rick Morris, Commissioner
Ronnie Mendenhall, Commissioner

STOKES COUNTY BOARD OF COMMISSIONERS
Planning & Community Development
Tuesday, October 1, 2019
Commissioners Chambers
1014 Main Street
Danbury, NC 27016
7:00 PM

Invocation
Pledge of Allegiance

- I. Approval of Agenda** **7:05 pm**
Chairman Andy Nickelston
- II. Public Comments** **7:10 pm**
Chairman Andy Nickelston

Public Hearing

1. Presentation – Planning Director, David Sudderth
2. Discussion
3. Action – Chairman Andy Nickelston

- III. Rezoning Request –(Conditional Rezoning Request)** **7:30 pm**

Conditional Rezoning Request – Lick Creek Solar (#19-891) **Attachment A**
(Utility Scale Photovoltaic Facility)

(RA - Residential Agricultural to M-1-CZ Light Manufacturing Conditional Zone)
for a (“Utility Scale Photovoltaic Facility”).
Property Owner(s) – Tex Mabe, Tim Mabe, Deborah Mabe, DFC Stokes LLC,
DFC Stokes 2 LLC

Request- Lick Creek Solar is requesting to rezone approximately 616.67 acres on multiple parcels from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zoning) for a “Utility Scale Photovoltaic Facility”.
The property is currently owned by the following people.

Parcel 697303435270 – **Tex Mabe, Tim Mabe, Deborah Mabe** – 34.23 acres
Deed Book/Page – 570/230 Farmer Rd.

Parcel 697303331081 – **Tim Mabe, Deborah Mabe** – 78.02 acres –
Deed Book/Page -383/327 Oldtown Rd.

Parcel 697300514188 – **Tim Mabe, Deborah Mabe** – 117.66 acres –
Deed Book/Page -420/1109 Farmer Rd.

Portion of Parcel 697303127433 – **Tex Mabe, Tim Mabe, Deborah Mabe** –
34.84 acres - Deed Book/Page – 570/230 Oldtown Rd.

Portion of Parcel 6972286901 – **DFC Stokes LLC, DFC Stokes 2 LLC** –
351.92 acres - Deed Book/Page 640/2484 –Burton Loop. Rd &
Martin Luther King Jr. Rd.

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| IV. Applicant – Lick Creek Solar – Exhibits A, B & C | Attachment B |
| V. Public Information Meeting (PIM) Minutes | Attachment C |
| VI. NC Utilities Commission
(Certificate of Public Convenience & Necessity) | Attachment D |
| VII. NC Clean Energy Technology Center (NC State University)
(Health and Safety Impacts of Solar Photovoltaics) | Attachment E |
| VIII. NC Sustainable Energy Association
(Increased NC County Tax Revenue from Solar Development) | Attachment F |
| IX. Stokes County Tax Administration Evaluation Report
(Richard Brim -Tax Administrator) | Attachment G |
| X. Decommissioning Plan for Lick Creek Solar
(Pinegate Renewables) | Attachment H |
| XI. NC General Statute 62-3 (as amended)
(Specifically Section 2. (a) Rules to be adopted for decommissioning of utility-scale solar projects) <u>see page (2).</u> | Attachment I |
| XII. Petition for Vested Rights – Lick Creek Solar | Attachment J |

**XIII. Intent to obtain Erosion and Sediment Control Permit (NCDEQ) Attachment K
(Kimley-Horn)**

XIV. Items of general concern.

Anyone with disability (ies) who needs an accommodation to participate in this meeting is requested to inform us 48 hours prior to the scheduled time of the affected group meeting.*Attachments may be delivered before or at the time of the meeting