

MINUTES FROM A PUBLIC HEARING TO HEAR CITIZENS COMMENTS CONCERNING AMENDMENT TO WARREN COUNTY'S OFFICIAL ZONING ORDINANCE TO ADD "SOLAR FARMS" HELD BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF WARREN IN THE WARREN COUNTY ARMORY CIVIC CENTER MEETING ROOM ON MONDAY, FEBRUARY 1, 2016 AT 5:30 P.M.

The public hearing was called to order by Chairman Barry Richardson. Other Commissioners present were Tare Davis, Jennifer Jordan, and Victor Hunt. Commissioner absent: Bertadean Baker. Others in attendance: County Manager Linda Worth, Finance Director Gloria Edmonds and County Attorney Karlene Turrentine.

Deputy Clerk Paula Pulley read the Notice of Public Hearing:

Notice is hereby served that the Warren County Board of Commissioners has scheduled a public hearing to hear citizen comments regarding an amendment to add "Solar Farms" as a permitted use (with conditional use permit) to the Warren County Zoning Ordinance on Monday, February 1, 2016 at 5:30 PM. The meeting shall be held in the Warren County Armory Civic Center – Meeting Room, 501 US Hwy 158 Business, East Warrenton, NC.

To obtain a copy of the proposed amendment to the Zoning Ordinance, contact:

Ken Krulik, Warren County Planning and Zoning Administrator
542 West Ridgeway Street
Warrenton, North Carolina 27589
Telephone: (252) 257-7027
kkulik@co.warren.nc.us

All interested citizens are urged to attend this meeting.

Barry Richardson, Chairman
Warren County Board of Commissioners

An overview of the amendment was given by Planning/Zoning Administrator Ken Krulik.

Deputy Clerk to the Board read the Public Hearing Procedures and Public Comments were as follows: William Hairston stated that he is concerned about solar thermal panels versus photovoltaic systems. Solar thermal panels can be 25 feet which is much taller than the 8 foot buffer proposed in the amendment. He feels that given the chemicals they contain and the size, solar thermal panels should be removed from the proposed amendment.

Steve Pelfrey stated he appreciates the work and consideration of the Zoning Board and Mr. Krulik, however he doesn't feel that the amendment is consistent with the model. Mr. Pelfrey supplied members of the board with a handout which is on file in the Office of the Clerk to the Board. Mr. Pelfrey stated he cannot support what has been presented and encourages the board to use the model ordinance. Mr. Pelfrey stated that if the county hopes to have investments in the county then the proposed ordinance should not be adopted.

Reverend Carson Jones stated that the United Shiloh Association owns land and is in the process of developing a solar farm. He feels the proposed ordinance is much more limiting and puts smaller land owners at a disadvantage. Further, Rev. Jones asked if this would override the ordinance already in place in Norlina's ETJ.

Planning/Zoning Administrator Ken Krulik stated that what the County puts in place will not affect the ordinances that Norlina and Warrenton already have. Further, projects that have already applied for permits will be grandfathered in and will not have to adhere to the proposed ordinance.

On motion of Commissioner Davis, seconded by Commissioner Jordan, the public hearing was adjourned.

Paula Pulley

Paula Pulley, Deputy Clerk to the Board