

***WARREN COUNTY  
BOARD OF COMMISSIONERS***

***February 1, 2016***

***5:30 pm –Public Hearing***

***WARREN COUNTY  
ARMORY CIVIC CENTER  
COMMISSIONERS' MEETING ROOM  
WARRENTON, NC***

*February 1, 2016*  
*5:30 pm - Public Hearing*

*Amendment to Warren County's Official Zoning Ordinance to add "Solar Farms"*

- 1 - Chairman or designee call Public Hearing to order**
- 2 - Clerk Read Notice of Public Hearing**
- 3 – Comments by Ken Krulik, Planning/Zoning Administrator and/or County Manager Worth**
- 4 – Public Hearing Procedures (read by Clerk to the Board)**
- 5 – Citizen Comments**
- 6 – Comments from Board of Commissioners**
- 7 - Adjourn Public Hearing**

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**5:30 pm**

**Chairman or designee call**

**Public Hearing to order**

**Item # 2**

**Clerk Read Notice of Public Hearing**

# Warren County Board of Commissioners 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, Planning/Zoning Administrator  
542 W Ridgeway Street  
Warrenton, NC 27589  
(252) 257-7027 or by e-mail at  
[kenkrulik@warrencountync.gov](mailto:kenkrulik@warrencountync.gov).

All interested citizens are urged to attend this meeting.

Barry Richardson, Chairman  
Warren County Board of Commissioners

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**Item # 3**

**Comments by Ken Krulik, Planning/Zoning**

**Administrator**

**and/or**

**Warren County Manager Worth**

**DRAFT FOR REVIEW/DISCUSSION ONLY per the**  
**10/6/15 Planning Board meeting**

USES	AR	RL	R	GC	TC	LB	NB	HB	LI	HI	NOTES PER DISTRICT
PROPOSED TEXT: Solar farm and related equipment-structures for this use.	CU	X	X	X	X	CU	CU	CU	CU	CU	Impervious surface requirements shall be met per the respective zoning district.

**Warren County Zoning Ordinance – Table Of Permitted Uses**

**1. Solar Farm (also known as a Solar Energy System - SES):**

- a. Setbacks - minimum of a one hundred foot (100') from all property lines (inclusive of equipment and fencing).
- b. Security - fencing shall a minimum of six feet (6' in height) and secured to reduce/eliminate trespassing.
- c. Height - maximum (not including power lines) of twenty-five feet (25').
- d. Buffers - minimum requirements of this ordinance shall be applied with vegetative buffers having a minimum of three feet (3') in height at the time of project construction and reaching a minimum of eight feet (8") in height within five (5) years.
  - 1) Landscaping including vegetative buffers, security fences and gates shall be maintained for the duration of the solar farm operation, up to and including decommissioning (dismantled/removed).
- e. Solar panels/arrays shall be constructed so as to minimize glare or reflection onto adjacent properties and roadways.
- f. Decommissioning - The Planning and Zoning Administrator, or his/her designee shall be advised by the solar farm operator or property owners (whichever entity/party holds the zoning and building permits holder) in the event the project is sold or otherwise transferred to another entity/party and/or the current operator/owner abandons the project.
  - 1) At the time of applying for permits the applicant (solar farm developer or property owner) shall include a decommissioning plan with the anticipated life expectancy of the solar farm and the anticipated cost in current dollars, as well as the method (s) of insuring that funds will be available for decommissioning and restoration of the project site to its original, natural condition prior to the solar farm development.
  - 2) If the site is damaged, the solar farm operate shall have twelve (12) months to bring the project back to its operational capacity, if for any reason the solar farm is not generating electricity after six (6) months, the operator shall have six (6) months to complete decommissioning of the solar farm in compliance with f (1) of this section above.

- 3) In the event of bankruptcy or similar financial default of the solar farm, the property owner of the project site shall bear the decommissioning costs.
- g. Other Applicable Codes/Inspections – all solar farms shall be in compliance the requirements of the most current State Building and Electrical Codes, the State of North Carolina and Warren County.
- 1) All active solar farms shall be inspected by a Warren County Code Enforcement Officer (Building Inspector) on an annual basis to insure compliance with applicable State Building and electrical Codes.
  - 2) Each solar farm shall be required to have the facility inspected annually for three (3) years by the Planning and Zoning Administrator or his/her designee following the issuance of the zoning permit or development permit (applicable in the un-zoned areas of Warren County) to verify continued compliance with the Zoning Ordinance or Solar Farm Ordinance as applicable.
  - 3) Additional inspections shall be conducted as necessary in the event of complaints and shall not replace the noted inspections outlined in this section.

### **Definition**

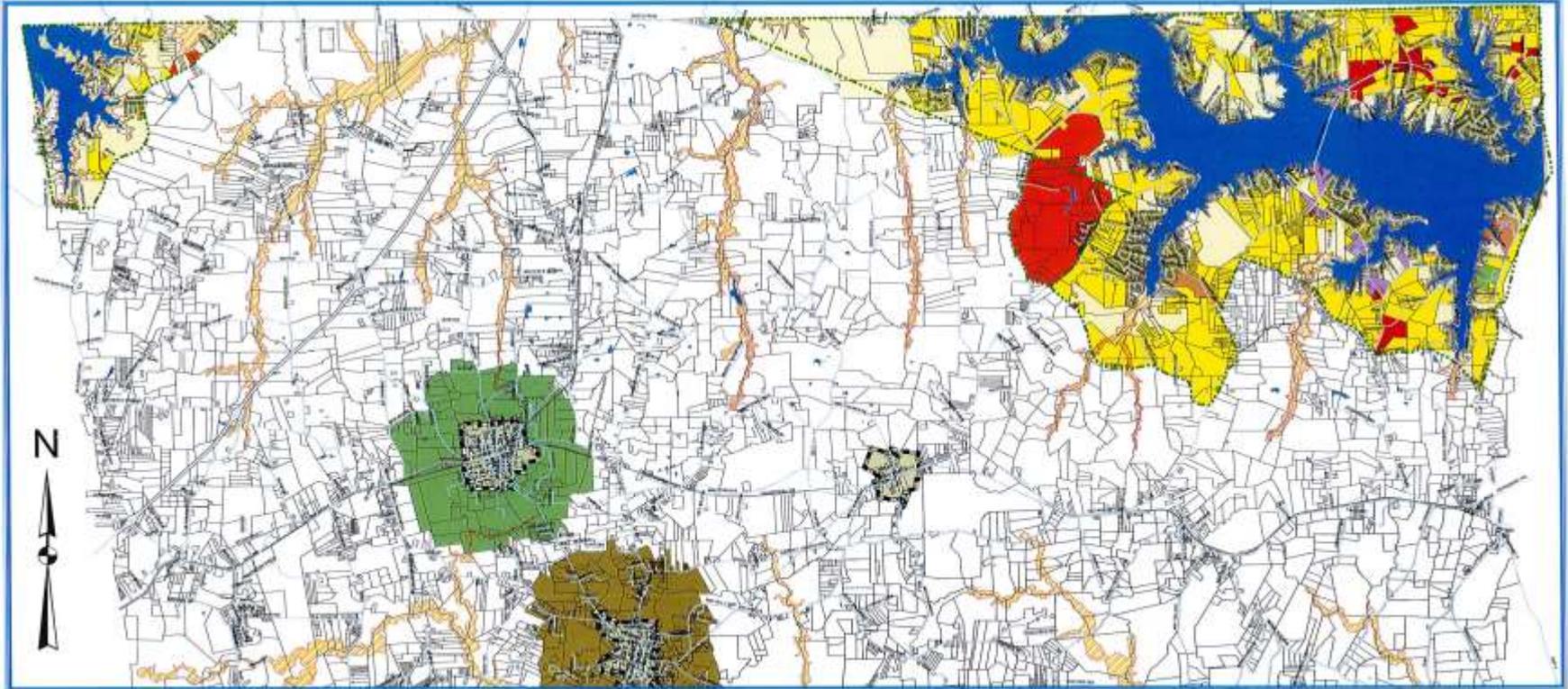
**Solar Farm (also known as a Solar Energy System - SES)** - the components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems.





# 3<sup>rd</sup> of 3 revised maps.

## Warren County, NC Official Zoning Map



Map created per Warren County, NC Planning/Zoning and Code Enforcement Department. Data source Warren County, NC GIS/IT Department (map scale and data reflects best available information).



THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE ZONING ORDINANCE FOR WARREN COUNTY NORTH CAROLINA. THIS MAP AMENDED OCTOBER 6, 2019 BY THE WARREN COUNTY BOARD OF COMMISSIONERS, SUPERSEDES/REPLACES ALL PRIOR MAPS AND SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER OCTOBER 6, 2019.

**Legend**

- County Boundary (established June 6, 1961)
- Person/Corporate Name/County Seat (U.S.)
- Parish (1891-1921)
- Surface Water - Local
- SWMA (Special Flood Hazard Area)
- Score and Municipality
- RR (High-Speed Railroad)
- RR (Agricultural Railroad)
- NC & Atlantic Nat'l Trail Corridor
- LD (Local District)
- DD (District Drive Corridor)
- FD (Residential Corridor)
- FD (Industrial)
- Tree of Noctua (T2)
- Tree of Warrenton (T1)



\_\_\_\_\_  
Chairman  
Warren County Board of Commissioners

ATTEST: \_\_\_\_\_  
Clerk  
Warren County Board of Commissioners

BY OFFICIAL ACTION OF THE WARREN COUNTY BOARD OF COMMISSIONERS, THE FOLLOWING CHANGES WERE MADE TO THE OFFICIAL ZONING MAP:

ADOPTION DATE	EFFECTIVE DATE	DESCRIPTION OF CHANGE	BOOK AND PAGE OF CHANGE	COUNTY CLERK
11/20/08	11/20/08	Adopted Ordinance 2008-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11118	
11/20/09	11/20/09	Adopted Ordinance 2009-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11119	
01/20/10	01/20/10	Adopted Ordinance 2010-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11120	
01/20/11	01/20/11	Adopted Ordinance 2011-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11121	
01/20/12	01/20/12	Adopted Ordinance 2012-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11122	
01/20/13	01/20/13	Adopted Ordinance 2013-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11123	
01/20/14	01/20/14	Adopted Ordinance 2014-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11124	
01/20/15	01/20/15	Adopted Ordinance 2015-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11125	
01/20/16	01/20/16	Adopted Ordinance 2016-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11126	
01/20/17	01/20/17	Adopted Ordinance 2017-10 to amend the Zoning Ordinance to add a new zoning district, R-100, and to amend the Zoning Ordinance to add a new zoning district, R-100.	Book 11, Page 11127	

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## **Item # 4**

**Clerk Read  
PUBLIC HEARING PROCEDURES**

## **PUBLIC HEARING PROCEDURES**

### ***Amendment to Warren County's Official Zoning Ordinance to add "Solar Farms"***

#### **RULES:**

- **Please sign up to speak.**
- **The maximum time allotted to each speaker will be \_\_\_ (\_\_) minutes. The Clerk to the Board will keep time.**
- **Any group of people who support or oppose the same position should designate a spokesperson.**
- **Please address only those items which might not have been addressed by a previous speaker**
- **Order and decorum will be maintained during this hearing.**
- **Two questions are permitted by each speaker.**
- **Comments are being recorded by the Clerk to the Board.**

*Warren County  
Board of Commissioners*

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## **Item # 5**

### **Citizen Comments**

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**Item #6**

**Comments From  
Board of Commissioners**

*February 1, 2016 - Public Hearing*

*Amendment to Warren County's Official Zoning  
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**Item # 7**

**Adjourn  
Public Hearing**