



Cabarrus County Government – Planning and Development

Planning and Zoning Commission Minutes
January 18, 2019 – Special Meeting

Mr. Chris Pinto, Chair, called the meeting to order at 1:15 p.m. Members present, in addition to The Chair, were Ms. Holly Grimsley, Mr. James Litaker, Mr. Andrew Nance, Mr. Charles Paxton, Mr. Stephen Wise and Mr. Jerry Wood. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Wayne Krimminger, Senior Zoning Enforcement Officer and Ms. Arlena Roberts, Clerk to the Board.

Roll Call

Members of the Planning and Zoning Commission is given a guided tour by Mr. Al Jansen, Canadian Solar, of the solar farm to observe the encroachment and the plan to address the encroachments for Petition CUSE2018-00004 – Proposed amendment to CUSE2017-00001, Conditional Use Permit for Public Service Facility (Solar Farm). The applicant is NC102 Project, LLC (FKA McBride Place Energy, LLC). Located at Joyner Road and Mt. Pleasant Road South, (PIN: 5557-40-5055 and 5556-25-9058).

Mr. Al Jansen said on the left is an area that they call Mexico. The project is divided up in the western hemisphere being; North America, Canada, United States, Mexico and South America.

He said the area to the left is some of the area where there was encroachment within the designated buffer. You see some of the replanting taking place at this time. The planting that is there is not complete. He would say it is at about 30 percent stage.

First we will come up to the substation, we will stop and turn the van off and you can have a listen for the transformer, the main transformer. This is an area where we talked about the sound wall being put in place to the north of the transformer, the main transformer, which is the big box directly to the right of us.

He turned off the engine to the van and stated that they are not running full output right now because of the cloudy conditions. We are likely running 50 to 60 percent output and that is the volume of the transformer output. If we were running some warmer temperatures, there are some cooling fans on the transformer that would kick in. It is not a hum sound, but more of a whirr sound, really, not increasing the volume greatly. But again, the sound wall will be to the north and then wrap around on the east and west sides of the transformer.

Ms. Morris thinks that is on the landscape plan; if not it is on site plan.

Mr. Jansen said by mounting the sound wall there, it deadens the sound, exiting the site and

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brings it all, the entire site, within the 30 dba limits that were presented with the original approval.

There being no questions, Mr. Jansen continued driving.

Mr. Jansen said to the right we have the Stewart property. Here is where we transitioned from where the buffer was left intact to where the buffer was removed. As you go around the property, you will see varying degree of removal, on the north side primarily, the entire north side, their buffer was removed.

There has been a lot of discussion with the Stewart's. We are looking at timelines. With all the plantings going on and with the plants coming in on a scheduled basis, we are looking at trying to get some work done here, beginning in the next two or three weeks.

Ms. Morris said, looking at the landscape plan, you see the buffer that is being proposed. You need to look at the plan as we are making our way around so that you understand.

Mr. Jansen said the proposed plantings for in here are fairly dense placement of the shrubs and the trees.

(Continued to drive)

Mr. Jansen said off to the left, you do see the back side of some of the residences within Vanderburg Estates. As we proceed further to the north, we do have an area we call the super basin which butts right into the corner.

Where we are right now is where we cut into the buffer to create an area we call the super basin. All of the sediment basins on the project site are temporary, so that basin area will be filled in and the area revegetated. So, that area has called for a B2, plus supplement, plus we have also added a B8 supplement.

Ms. Morris said the dotted red line on the plan is the B8 buffer?

Mr. Jansen said that is correct.

(Continued to drive)

He said on the left here this exposed area was something that actually proceeded any construction or development here. The Stewart's at one time, had access into the treed area here, which was part of the McBride property. But, we still will be replanting that area.

(Continued to drive)

Mr. Jansen stopped the van and turned off the engine and opened the door to listen. He said this

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is the sound of an inverter. Basically, all the inverters are about 400 feet from the property line themselves. We are sitting here at 20 maybe 30 feet away from the inverter and likely running at about 50 maybe 60 percent output at this time.

We were sitting here yesterday afternoon and the output would have been more and really the noise was not any greater than what you are hearing right now.

For anyone interested in the technical aspect of this, what we have here is, the big cabinet to the right, is what we call a re-combiner box. This is where all the DC wires come in from the array field, combined together and fed into a bus system, into the inverter which converts the DC to the AC, 1500 volts DC to 600 volts AC.

He said off to the left we have a step up transformer so we convert from 600 volts AC to 35,000 volts AC.

Mr. Pinto asked if that is what they put on the line.

Mr. Jansen said we feedback into the substation at 35,000 and step up again the main transformer at 125,000 volts AC.

Mr. Wise asked how many there were.

Mr. Jansen said 25.

Mr. Pinto asked if they were pretty much in the same place as they were in the original site plan.

Mr. Jansen said the original site plan had 50, we are at half; fairly similar locations. You take the 50, divided that in half you will have similar.

Mr. Pinto said do you get more bang for your buck with the 25 instead of the 50?

Mr. Jansen said yes, the technology change, the output from the time the initial designs were done, the output of the modules changed, output of the inverters have increased and technology has changed.

Mr. Pinto said what we are looking at, the eleven panel, that is what we have 5KW system. One set, is that 5 KW is that something like someone would have in their backyard?

Mr. Jansen said it would be similar.

Mr. Pinto asked if it came in a package too.

Mr. Jansen said we do provide modules in what you would call the micro grade market. We do not really develop or build within that market.

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Mr. Pinto said he was just curious.

Mr. Jansen said it very similar between a 5 and 10 KW.

Mr. Pinto asked how many watts.

Mr. Jansen said for a modular we have 345, it keeps increasing. We are working on projects now that are 400 watt modules.

Mr. Pinto said the same size.

Mr. Jansen said a little bit bigger.

He said what you are hearing now is a cooling fan ramp up. It will kick on for a few minutes then wind itself down.

Mr. Pinto said does it run more when the sun is up all the way, like in July?

Mr. Jansen said it will run a little more with the heat, yes. He said you can hear the fan going back down again.

(Continued to drive)

Ms. Morris said we are at the very bottom now where the stream is.

Mr. Jansen said we are doing a turn around. What you see off in the distance through the brush is South America. He said Mexico and South America already has the wall and a wire barrier built. This is an area where we have actually just realigned the fence. We resurveyed and came up with a cleaner definition of where the wetland buffer needed to be. We did it based on 120 foot wetland buffer, plus the additional 20, so, we are at 140, or plus with the fence. Anything you see barren in there will be replanted and part of that has been worked out with the Soil and Water Conservation Planting Plan. We have looked at some of the other areas as being supplements based on where we are with the residences.

Mr. Wayne Krimminger said if you notice the green hatched areas, the second one down, the B2 that is what the Ordinance requires. Anything, where you see the green hatched, is going to be replanted to the CDO requirements. Anything in this red broken line is going to be additional plantings. B8 is going to be addition to the B2 which will really increase the density of that vegetation. He said where ever you see that, that is what it means.

Mr. Paxton said was the plan that is presented here, was it ever approved, or you just started working?

Mr. Jansen said, the plantings that we are doing right now, really were extracted from the

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original plan. So, we have gone ahead and done that planting, basically, showing some good faith and proposed some additional supplements, but we are also proposing supplement on top of that. We have not started any of that yet.

Mr. Paxton said the proposed supplement has not be approved either; correct?

Mr. Jansen said the B8 supplement, no it has not been.

Ms. Morris said that was what was presented to you at the meeting that night; that was the additional. One of the things we talked with them about, was that we needed a set of plans, showing the shrubs and trees and what is supposed to be there, in the end verses just trying to call it out and trying to show what the typical looked like. She said, to actually get it on the plan so the Board can see if it is denser, or if they are using existing, and maybe get a better idea of what is happening. If it is ten shrubs and two trees, so that we know what we need to be looking for during the inspection.

Mr. Paxton said did they make that available or are they still working on it?

Mr. Jansen said the latest B8 is just showing up as a red line. A true detail of that is not available yet. That is something we are working on having available within the next week.

Ms. Morris said the members yesterday requested that they try to have something more in line with the landscape plan, like what you see on there for the Stewart property, where it shows the round circles and the trees, trying to identify it. She thinks they were going to call their folks, but we will have to wait and see if they will have it ready before the meeting or not. The group yesterday did ask about that.

Mr. Jansen said based on where we are today, January 18th, we see that being available prior to the meeting, in a revised manner.

Ms. Morris said and in more detail.

Mr. Jansen said yeah, exactly.

Ms. Morris said we had a long conversation with Mr. Jansen yesterday, to get on the same page about what it is that we typically see for a landscape plan and how they can lean towards that.

Mr. Pinto said it sounds like Mr. Jansen gets it.

Mr. Jansen said yeah.

(Continued to drive)

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Mr. Pinto asked if the distance between the panels from top to bottom depend on the topography.

Mr. Jansen said yeah, the topography. There is a design standard minimum and part of it is care of workmanship too. But, different contractors use different methods to lay things out.

He will put it this way, if he were laying it out, he would have done it differently than what the contractor did here. Mr. Jansen has built many projects on topography like this and you would not see that step between tables, you would have a nice flow as you will see further down here.

Mr. Steve Wise asked why did they do that, was it the post elevation?

Mr. Jansen said yes, the post elevation is what it is.

He said they did the pile driving based on GPS coordinates. The pile drivers had the GPS units on it; actually a three axis GPS. But they only programed it for two axis.

Someone asked how often they come out and inspect.

Mr. Jansen said Dodd Parish, one of the gentlemen you signed in with is on site on daily basis. He has a counter part with him. So, there are two gentlemen here daily and that is their role; to inspect the site.

Someone asked what the life of the solar farm is.

Mr. Jansen said 20 to 25 years. He said the site itself is actually, truly, designed to have a 30 year lifespan. We are designing sites with 35 year life spans. Our power purchase agreement is a 20 year agreement. We had a decommissioning plan in place on this, we even said year ten we start. The funds are in trust with the County for the decommissioning of this site.

But truly, any progressive owner, as he sees the end in sight with this project, might look at retooling or repowering the site. That is what some of the older sites are doing already in different locations, different countries.

He said up in Canada we have done some sites that you get at the age of 12 years, technology has changed already, we have retooled and repowered the site.

Ms. Morris said can you tell them a little about how that works.

Mr. Jansen said this site, back at the substation, we have a control building that has all the electronics, the computers in place to monitor the different aspects, monitor the performance and a lot of these settings on the site have different parameters that we need to operate within.

There is another building that UPC owns (Union Power Co-op), just beyond there, they have

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redundant equipment, redundant computers in there. They are monitoring and Duke Energy is also monitoring the site, so, if anybody sees anything that goes outside an operating parameter, there is a trick signal that comes to the site and opens up the main breaker, we are disconnected, and everything powers down immediately.

He said it is actually, within milliseconds that it all happens. It protects the site, it protects the grid. There are a lot of different elements that are being monitored for that.

The other morning, when we went down, there was a brief communication loss somewhere in the system, between here and downtown Charlotte and Oakboro. So, the system saw that, it took the next hour to monitor, it saw there was no other communication losses, it automatically closed. It is quite the complex system in terms of monitoring and protection.

This site, it can be monitored here on site, there is a monitoring attendant in Phoenix, Arizona, there is one in downtown Charlotte and Union Power is monitoring it in their facilities also. So, you have at any one time, pretty much four sets of eyes on it. But, then you have really four different computer setups, control setups, on this site also; there is redundancy upon redundancy.

Ms. Morris asked Mr. Jansen if he could get down to where they could see the overhead power lines.

She said if the Board remembers, in the staff report, it talked about the overhead power lines that were not shown in the first project that is what is straight in front of you. Also, to the left is where the landscape easement for the adjacent property was, that is now a part of their property where that property line should be.

Mr. Pinto said are those disconnects for individual arrays or multiple?

Mr. Jansen said those disconnect boxes or combiner boxes they will run multiple arrays or multiple tables.

Mr. Pinto said would the system go off if there was a fire in the inverter.

Mr. Jansen said certainly. In the inverter, if a fire happens, it is likely the cause of a ground fault. If a ground fault shows up, it shows up automatically, the inverter shuts itself down; it works from there. If the ground fault spreads itself through the entire system, back to the substation, the site itself will shut down.

He said once one of the attendants who is monitoring the site, sees an alarm such as an inverter going down, there will be a lot of other things, there will be a high temp alarm and there will be a number of things happening. Somebody at a computer station will see that, there will be really a half a dozen people that will get the same alarms on their phones. Any time the site goes down he get an alarm on his cell phone.

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Mr. Pinto asked if the firefighters had been out there.

Mr. Jansen said the Fire Marshal was out there yesterday.

Mr. Pinto said he meant the local guys.

Mr. Jansen said for training? No, we need to schedule that. Our operations people will provide that training.

(Continued to drive)

Mr. Jansen said this is one of the temporary sediment ponds that is in place and will be removed. Once the ponds that we are passing by right now, gets removed, there will be a more permanent road installed through here also.

Ms. Morris said that plan that you have, it shows the Kleinfelder encroachment into the flood zone. In some of the areas, when you look at the Kleinfelder plan, you can see that they clearly identified where the encroachments were and then what Canadian Solar is doing to fix it.

Ms. Morris said right now, you are coming down to the very south end of the project for this particular piece. If you remember, the configuration changed a little bit from the original plan; this is that little area right here. She said like we talked about at the meeting, the setbacks and everything are still okay, the conditions. So, the buffer that was on their side of the easement is now Canadian Solar's property and they have 100 foot buffer. Right Al?

Mr. Jansen said yes.

Ms. Morris said in lieu of doing the easement they just purchased it and it became a part of this parcel.

She pointed out Bost Creek.

Here the fence is more than the 140 you can see that the way that the fence is here, is more than the 140. But they are proposing, if you look at the plan, you can see where there were the encroachments (the purple area), they are putting those trees and plants back in there. She said based on the recommendations from the Soil and Water Conservation folks. Once they are in the violation, they are actually the ones that are charged with making the recommendations for how it is fixed, and then Canadian Solar will also have to submit reports to them to show what they are doing, along with zoning as well, because it is a violation. They will be the ones that will say, whether or not along the stream, if the buffer is good, not good or if they need additional plantings. They are the technical experts and will oversee that.

The van returned to the office to drop off the reporter and take a break.

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(Continued driving)

Mr. Jansen said we will see some more of this later, but, this is the UPC right of way. We have an agreement with Union Power, because they actually have a 100 foot right-of-way. Basically, their pole is almost in the center. We have agreed with them that we will plant pretty much to the center line of the right-of-way, it gives them access from the road to their poles for servicing and we are planting beyond that back towards the project.

There are areas, a little bit north of here, where we have moved the fence line back to accommodate more of the plant placement. You have some of that here, this is not complete yet, in terms of planting. When we come back around on Mt. Pleasant you will see some more of the plants that are in place or are being planted even today.

Ms. Morris said if you are looking at the plan, this would be outside of the main parcel.

Mr. Jansen said we will be entering the portion of the project we call South America. This is the access off of Highway 601. Everything in here is tracker, so the roads essentially, run north/south; not a true north/south but very close and then they track through the day from east to west, they rotate through the day. This whole area is tracking.

Mr. Litaker asked why they did not have trackers on all the solar panels.

Mr. Jansen said it primarily has to do with topographic features of the site. The trackers install and work better on a flat plain as opposed to when you have the great differential.

Ms. Morris said this morning, if any of you had driven by here, these would have been on the opposite side; they go up an over.

Ms. Morris said looking at the plan, this is going to be that first corner, where they are proposing some supplemental; where you see the red line.

Mr. Jansen said the fence line here has been checked numerous times and it is located on what should be the 100 foot buffer line. But, we do see there is an issue with seeing in here, we do want to screen some of this. He said the residents actually use a few hundred feet up in there. What we see here is a storage shed, a horse corral.

We are just tenants on the site. We have had some discussion with the landowner, about what is the situation here. We have nothing that we can define, or provide anybody any further information than, you see what you see right now.

What we intend to do, is provide a supplement on top of this buffer.

Ms. Holly Grimsley asked if the fence is a spec requirement, as far as height.

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Mr. Jansen said that is a spec that we have; that fence height.

Ms. Grimsley is worried that someone would try to climb it and it does have barbed wire at the top, but it does not appear to be too tall.

Mr. Pinto asked if the supplement in this area be inside or outside of the fence.

Mr. Jansen said what we are looking at right now, is the majority of that would be on the inside of the fence. As we were touring through here yesterday, we got into the discussion, we do have a choke point right here, we can plant to this point, but we still do have to provide the proper radius and 20 foot wide access for the Fire Department through here.

We could likely, with some of the growth that is in there. There is a lot of dead growth, we could likely add some supplement in here by cleaning up some of the dead growth. There is another stage right here that overlap and we could easily transition back to the inside of the fence.

Mr. Krimminger said how difficult would it be, to be able to get shocked; on one of these panels or one of these arrays? What could you touch that would actually get you burnt?

Mr. Jansen said you would have to bite through the wire.

Mr. Krimminger said you cannot just touch and exterior port of this where it would hurt you?

Mr. Jansen said it is all what you would call finger safe.

Mr. Krimminger said if a kid got in here, they would have to have tools?

Mr. Jansen said you would have to have tools and you would have to be really stupid. He said this wire in itself, that you see, is not insulated like you would think the automotive wire or your household wire. The insulation on that is a spec that is likely about four times thicker than standard wire insulation.

Mr. Steve Wise said it has to hold up to the elements.

Mr. Jansen said yes it does hold up to the elements. It has photovoltaic resistant properties.

Mr. Krimminger asked if they ever had any hail damage a panel.

Mr. Jansen has never seen any sites where there has been hail damage. He has seen isolated incidents where the wind has taken the torque tubes and twisted and torqued it. But that is just outer edge rows.

Talking about outer edge rows and everything, take a look at the pile size on the outer edge here, versus the next one in. They typically are a wider web or thicker web on the outer piles

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because the wind blow calculations on it.

(Listen for a panel to turn)

Ms. Morris said they were saying yesterday, that somewhere, they experimented with helicopters; to try to simulate destruction.

Mr. Jansen said they tried that numerous times. They down washed from the helicopter.

Ms. Grimsley said how sensitive are they, in regards to the straw and dirt and things actually getting on the panels; do they have to be cleaned?

Mr. Jansen said typically in North Carolina, you would never clean it because you have enough rain. What you see here, they just recently grass seeded the area and covered it in straw. They got a little bit reckless with their straw spreading. He would expect the rain tomorrow to wash that clean.

Mr. Andrew Nance asked if they had problems with stray shotgun pellets.

Mr. Jansen said not yet on this site; it is a random issue. You think about it, you say stray shotgun pellets, typically, if you see any type of damage as a result of shot gun pellets or a bullet, it is not because of a stray, it is because someone shot directly at it.

Mr. Nance said with hunting around this area, he could see stray bullets all over the place.

Mr. Jansen said typically, with shot gun pellets, by the time they get here and hit the panels, they have lost a lot of the energy.

Ms. Morris said now we are coming up to where they were proposing some supplementing, over to the right hand side, if you look at the plan. In front of you is going to be Bost Creek and the stream buffer over to your left where the pine trees are.

Mr. Jansen said a part of what you off see to the left, you see the fence. That fence line within itself is still just temporary right now. We have a basin here that will be decommissioned and filled in and then once the basin is decommissioned, the permanent fence line will go in.

Mr. Wise asked what the timeframe is for decommissioning the basin.

Mr. Jansen said we have this area seeded right now, we hope within a month or six weeks, to be able to pull the basins out. It is a matter of giving consensus with NCDEQ as to how much vegetation has been established. Our goal right now, is to have all vegetation, all landscaping, and the basins decommissioned, by the end of April.

Mr. Jansen is waiting for the panels to rotate.

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Mr. Litaker asked how many degrees they turn at a time.

Mr. Jansen said it is only a couple degrees at a time and it is so slow.

Mr. Litaker said you hear a lot about possible hackers on power grids. He asked if there were any security measures put in for hackers.

Mr. Jansen said yes, we do have a lot of firewalls put in place and typically, the projects are what we call NERC (National Electric Reliability Council) compliant and they have some very stringent requirements for firewalls, password protection, access credentials and who really gets allowed into the system.

He said that way, you have different levels of access. The control center that has access into this system right to the littlest detail, is what they call a NERC compliant control center. They have to go up front through a complete review of their security aspects and then from there they also have to go through annual review. Trying to keep anybody from hacking into the grid essentially; to be able to cause any type of distribution. It works, and it works quite well.

But, that still does not prevent anybody from going to a substation and throwing a chain across a couple of phases and then knocking out the entire system.

(Continued driving)

Ms. Morris said this is that other corner where you will see some additional proposed on the plan. Once you come around the first corner where the red line is the second corner.

Mr. Jansen said that supplement is primarily outside of the fence because you do see where somebody strayed with a bulldozer. But, it also adds benefit to screening the residents just beyond the buffer.

(Continued driving)

Ms. Morris said this area in front of us and then kind of to the right is getting into the area where we were having the discussion about the floodplain. Over to your left is where the cul-de-sac would be on the map for Vanderburg Estates.

Mr. Jansen said in a few minutes as we exit here, we will take a drive through Vanderburg Estates.

Ms. Morris said over in this corner behind you, is the wetlands. You will see on your plan that they are showing us they know they got into the buffer and they are showing supplemental to be planted. She thinks that at the time, that was the standard buffer, it was not the one based on the calculations; you will see that on the plan.

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She said this is where it talks about on the plan, the laydown yard; where the trees got taken down. Their original plan did not show that, this is that particular area, but coming from here out to the street they still have 100 feet.

Mr. Jansen said this area has been re-grassed right now, and we have a landscape plan that the final details are still being worked out with the landowner, to revegetate that area.

Ms. Morris asked if there were any questions about this area before we move on. There were no questions.

(Continued driving)

Ms. Morris said at the corner of the property where we just were, this is what is at the corner. So, this is the cul-de-sac at the very bottom of Vanderburg Estates that goes to the south piece that we were just on.

She asked Mr. Jansen how far he thought that was, over where we were; over on the road.

Mr. Jansen said the northern road, this is about half way in, to a third in, on that road.

Ms. Morris said this will give you an idea of the topography.

(Continued driving)

Ms. Morris said this is the other cul-de-sac that you can see on the plan, where it still shows the little lots coming up towards the top on the left hand side. That is where you are now, where the super basin is. You can have idea of what all that looks like.

She said you can see, the basin is right there, so you can orient to the plan. That is the big giant basin on the left hand side of the plan, and then where the little lots are on the left hand side, that is the area that we are going back through, as we make our way back down the street.

Mr. Jansen said that is the portion of the project called Mexico; that is the first area we went through.

Ms. Morris asked if there were any questions. There were no questions.

(Continued driving)

Mr. Krimminger asked Mr. Jansen to ride by a piece of property that has been cleared off and is not a part of the solar farm.

Ms. Morris said the Board may hear that this property is part of the solar farm.

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Mr. Krimminger said you will hear that and it is completely not true. It is agriculture farm land it is in the farming program.

Ms. Morris said it is one of the uses that we have that has been annexed into Midland. Just so you are familiar with where the site is because it kind of wraps around to Parks Lafferty.

Mr. Krimminger said there are state cases and environmental cases against that property right now; along with ours and we are taking action.

Ms. Morris said it made to the Board of Commissioners so you very well may hear about it.

Mr. Krimminger said it goes all the way to 601, it is a pretty good swath of cut. They pretty well devastated that.

Ms. Morris said because this project is in such close proximity, people think Canadian Solar has another piece. If someone asks you about it, it is not.

(Continued driving)

Mr. Jansen drove to Edgefield Road.

Ms. Morris said you can look at the plan while Mr. Jansen walks you through this part. You see the very top piece that is separate across Joyner and to the left hand side is where you are.

Mr. Jansen said this is an area called the B1, where there is supposed to be some supplemental evergreen plants.

Ms. Morris said this is the area where it talks about the encroachments and the potential racking encroachment into the 100 foot buffer. They are going to get the surveyor to come back out here and pin that again, because they think it is based on the right-of-way and the right-of-way moves. You can see where the pin kind of jogs along with the racking right there.

Mr. Jansen said just doing some field audit here. We had some discrepancies with what we had as an understanding of being the property line between a fence and iron pipe in there and the setbacks from the right-of-ways also. The surveyor needs to come back out here and confirm again.

Ms. Morris said that is where on that plan you see there are two different places where the fence goes into that buffer, which we talked about at the meeting. They are going to follow back up with that.

(Continued driving)

Mr. Jansen said here we have some variables between buffers. We still have, to the right here,

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where we have to recognize some of the UPC right-of-way, but we are looking at some B2 buffers, plus a B8 on the other side to the right here, on the other side of the centerline of the UPC right-of-way. Something to provide that taller screening of the site from the roadway itself.

The area to the left, is intended to be completely revegetated and filled back in. This was a little bit rampant from the site clearing, but, a lot of it was also previous environments into the area too.

Ms. Morris said to the left is the piece we refer to as the Bost property; that northern piece, if you are trying to make a connection to the staff report.

Mr. Jansen said you can see some of the vegetation, to the right already, some of the newer plantings, but it is still not complete. To the left, again, we have to deal with the UPC right-of-way. We are in there and starting to prep the area already. The planting will start taking place in there within the next week. The preparation work is taking place, you can see the mulch being dropped off and spreading through here also. He said sometime in the next week they will be in here laying out the plantings and starting to deliver the plants.

(Continued driving)

Mr. Jansen said again, dealing with the UPC right-of-way, you see some more planting to the right of the center line of the right-of-way; some more significant planting in there, right now. We have a triangle piece here, almost in front of us, which runs down a couple hundred feet along Mt. Pleasant. We intend to set the B8 buffer into here, to take advantage of the topography and add that additional screening, but, also recognizing the site lines for the roadways too.

(Continued driving)

Mr. Jansen said this is an area already, pretty much all along Mt. Pleasant, we have had the fence pulled back and providing space for ourselves to add that B8 buffer. So, what you see here, will be back up, with a double row, he thinks with a five foot or eight foot center of a eight or ten foot cypress.

Ms. Morris said those are the fixed and these are the other type trackers.

Mr. Jansen said there is something to remember about the trackers. They track through with the sun and the sky. The sun is always perpendicular with the panel through the day.

(Continued driving)

Ms. Morris said if you came through here earlier today, you would have seen the dark side of the panels. Then later in the day you would see the front portion intact.

(Continued driving)

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Mr. Jansen said to the right is the Bost property and to the right is the McBride property.

Ms. Morris said this will give you an idea of the other buffer to the houses over here; the Vanderburg Estates, that is the cul-de-sac that we were in.

The question for Mr. Jansen is whether or not, based on your study, and if someone was on their back porch over there, would be able to tell what the glare would be.

Mr. Jansen said the tracker in itself, actually, does not project glare. That is where the study needs to be clearer. Because the sun is always perpendicular, so it's direct line to the model itself so, anything would reflect back on itself in essentially.

He said primarily, the glare study itself, takes in an assumption that there is ten foot buffer around the site. But, taking the topography of the neighboring properties, hazarding a guess, he would say that is not modeled well. There is a lot of variable there.

(Continued driving)

Mr. Jansen said when they started construction, there was actually just a grassland area here. We are redoing the buffer and plus we are actually proposing that B8 buffer, to provide a more significant screening for the residents here.

Ms. Morris said from this angle, you can get a little bit of an idea, of what Mr. Jansen was just talking about, looking at these panels, you can see the sun is there and the sun is shining on them. You can see the heat coming off of them

Mr. Jansen said there is actually a dark face.

(Continued driving)

Ms. Morris said that is the corner right there, where that buffer turns and heads down toward the stream.

Mr. Jansen said that is an area where it does requires significant planting.

(Continued driving)

Mr. Jansen said here again some of the landscaping done, some of the rows the previous trees left behind, again that B8 supplement is proposed in here.

Ms. Morris said on the plan, you can see the top side of the Stewart property, where the silt fence is.

Mr. Jansen said this is where clearly, that 100 foot swath of trees was cleared out and that is

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where we have that plan in place that has been agreed upon with the Stewarts and actually the McBride's, the property owner, so, represent the planting that was there previous of a younger generation though.

A couple of other things based on the Stewarts suggestion. That here, considering line of sites, put a rose bush bed here on the corner and back in the back end we are adding some supplemental plantings, grapevines and some fruit trees that they can access also.

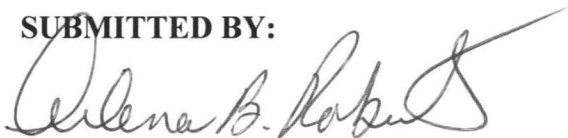
There being no further questions of Mr. Jansen the tour ended. Mr. James Litaker **MOTIONED, SECONDED** by Mr. Jay Wood to adjourn the meeting. The vote was unanimous. The meeting adjourned at 3:50 p.m.

There were questions asked of Mr. Al Jansen during the tour but there was no discussion among the Board.

APPROVED BY:



SUBMITTED BY:



Arlena B. Roberts

ATTEST BY:



Susie Morris, Planning and Zoning Manager