

SUP-SP-15-05 M23-01 Creech Road Solar

Public Hearing

May 21, 2024

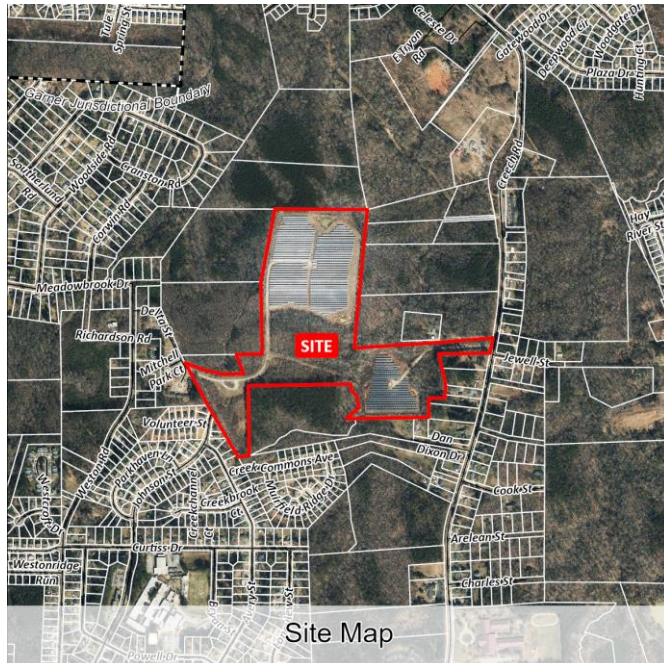
At a Glance

Applicant: Dogwood Creek Land Holdings, LLC

Owner: Dogwood Creek Land Holdings, LLC

Request: Dogwood Creek Land Holdings, LLC is requesting approval of a modification to their original special use permit approval for solar farm use located on a tract of land at 816 Delta Street which may be further identified as Wake County PIN 1711687465.

The modification would reduce the area of the site to which the special use permit would apply.



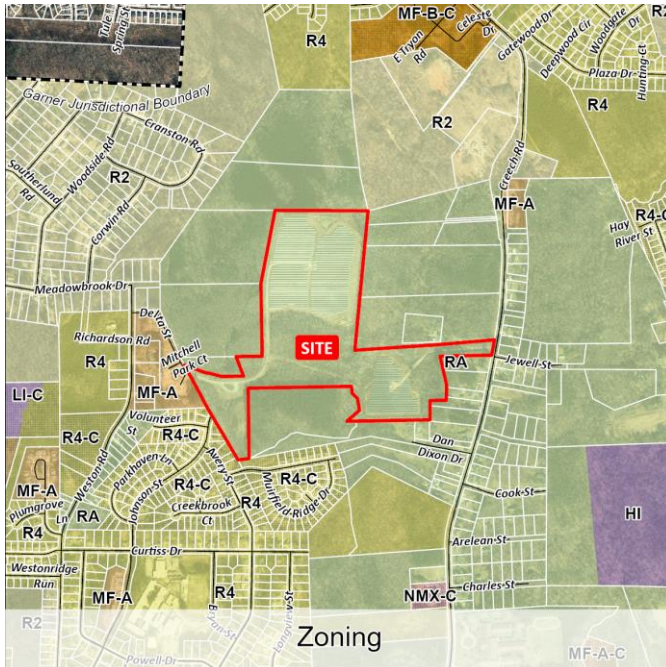
Zoning and Context

Zoning: Rural Agricultural (RA)

- Current Uses – Solar Farm, vacant

Context

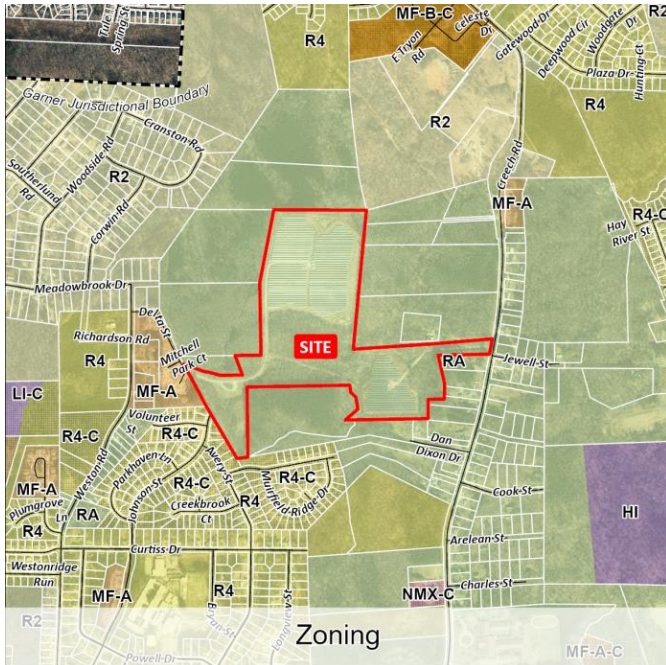
- This project received special use permit approval through SUP-SP-15-05 on August 10, 2015.
- A mix of MF-A, R4, and RA zoning districts surrounds the site.
- A Tier 2 re-zoning case for a residential subdivision is currently being reviewed by the Technical Review Committee for which the relinquished and unused area would be incorporated.



Site-Specific Conditions:

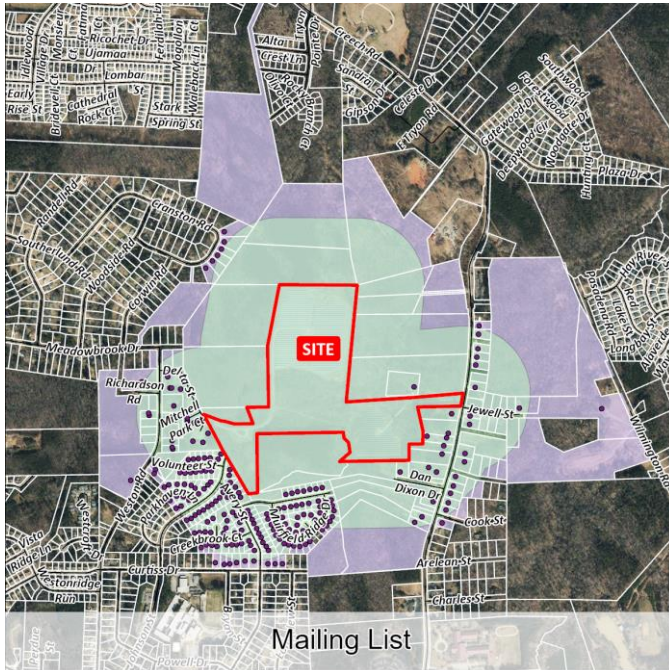
Site plan met the conditions of approval agreed to in the original special use permit SUP-SP-15-05 including the following site-specific conditions:

- The Fire Inspector shall receive detailed design of array and stream crossing for review and approval prior to issuance of a building permit.
- The Engineering Department shall receive detailed design of stream crossing and no-rise certificate for review and approval prior to issuance of a building permit.
- Written approval from NCDENR for all Neuse River Buffer encroachments shall be submitted to the Planning Department prior to issuance of a building permit.
- An executed decommissioning plan shall be on file with the Planning Department prior to issuance of a building permit.
- A decommissioning surety, which meets with the Town Attorney's approval, shall be submitted prior to issuance of a building permit.



Neighborhood Meetings

- Observations:
- 293 property owners and occupants were notified for neighborhood meetings:
 - Meeting #1: October 30, 2023- held at the Garner Senior Center at 6:00pm with 11 people documented in attendance.
 - Meeting #2: April 25, 2024 - held at the Garner Senior Center at 6:00pm with 4 people documented in attendance.
 - Full meeting information was provided in your agenda packet.



Site Plan

- Acreage Breakdown:
 - 62.75 +/- acres (Current acreage)
 - 22.78 +/- acres (Transferred acreage)
 - 39.97 +/- acres (New Acreage)
- No buildings proposed
- All existing solar farm panels to remain

Existing Solar Farm

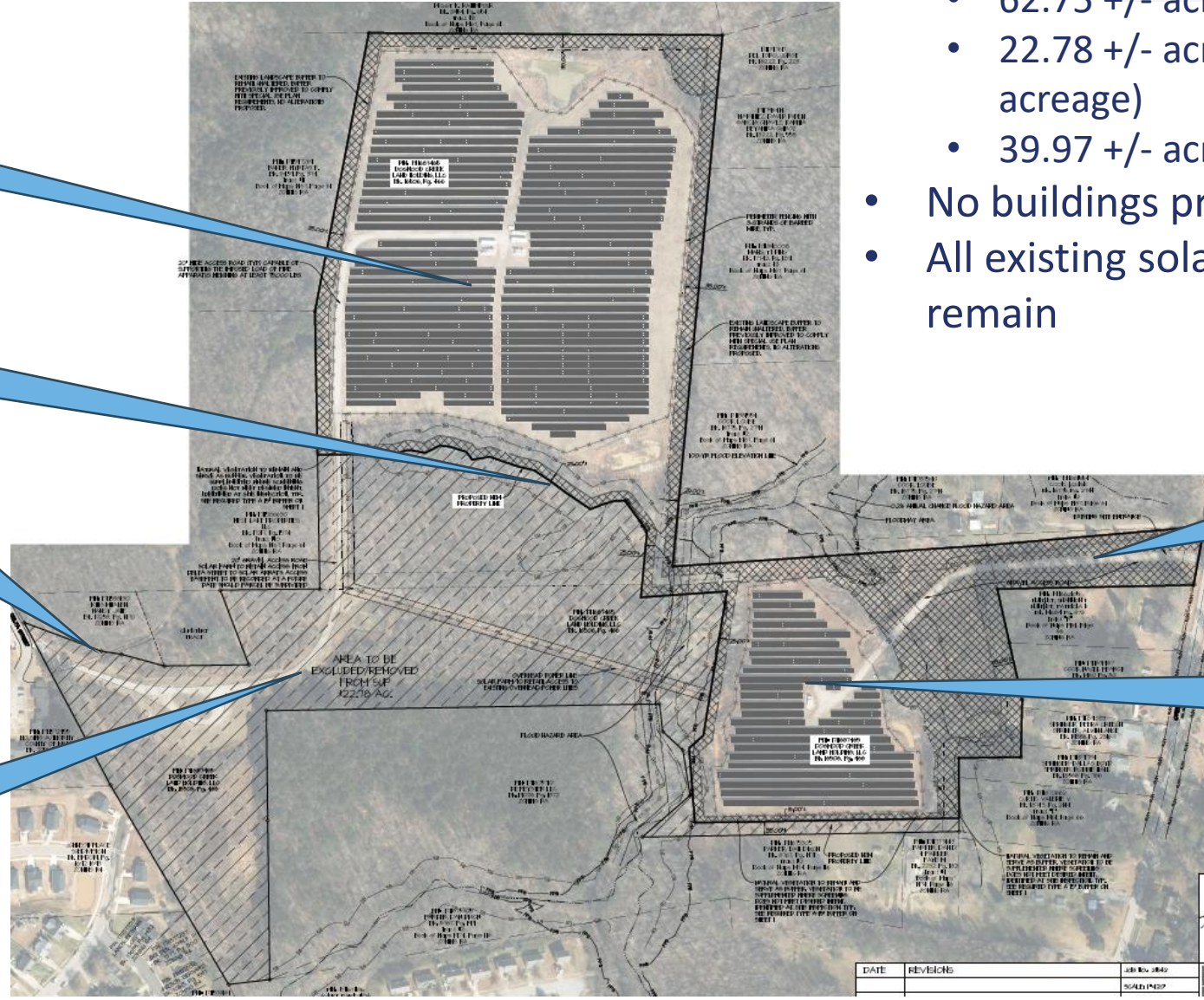
New Property Line

Current Property Line

Acreage to be Transferred

Existing Entrance

Existing Solar Farm



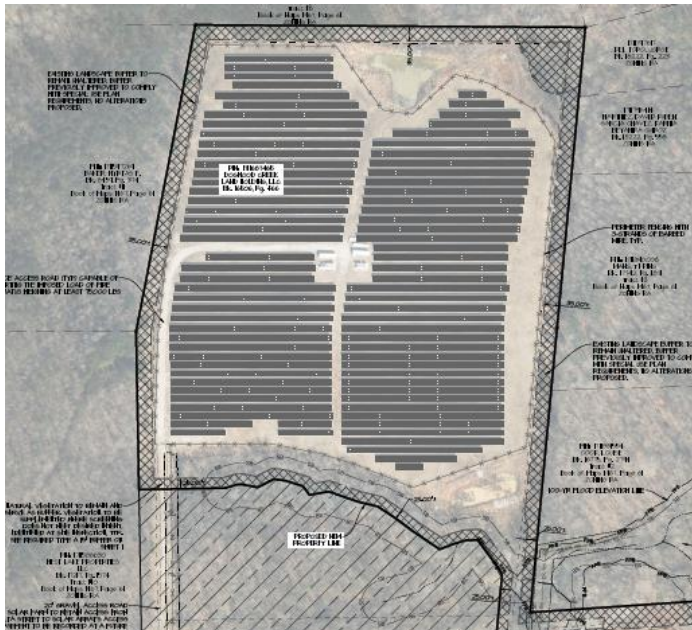
Stormwater and Utilities

- Not within watershed protection area.
- Original site plan does not meet the required threshold minimums that triggers stormwater requirements for both water quality and water quantity treatment.
- Any future addition of impervious surface for this project may trigger stormwater requirements.
- Water and sewer connections were not proposed, nor were they required for this use; therefore, the proposed removal has no effect.



Landscaping and Buffers

- Landscaping was reviewed for consistency with regard to landscaping in the perimeter and street buffers. Preserved and past planted vegetation will continue to meet the requirements.
- Tree Canopy Coverage:
 - Minimum coverage required: 12%
 - Provided: 25% with existing vegetation
- Street Trees: Existing trees to remain
- Perimeter Buffers:
 - The revised special use permit area will continue to maintain the original required buffers along the western, northern and eastern property lines.
 - A new 15-foot Type A perimeter buffer is required along the proposed new southern property line against the RA zoned property being removed.



Lighting and Parking

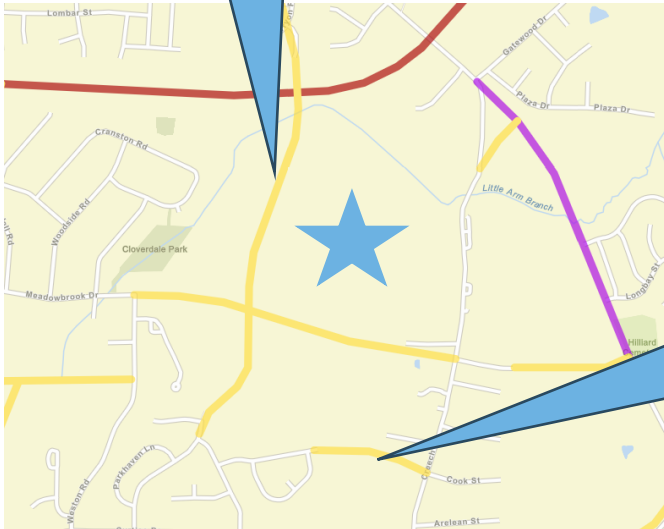
- Lighting continues not to be required.
- Existing parking spaces to remain.
- Two parking spaces are required for this facility and will remain - one for each enclosed area of racks, panels and inverters.



Transportation Notes:

- The Creech Road Solar modification site will continue to utilize its existing access drives off of Creech Road and Delta Street – Creech Road being an NCDOT maintained street, and Delta Street a private drive.
- No new points of access are being created.
- No new public infrastructure is being added as a result of the modification.

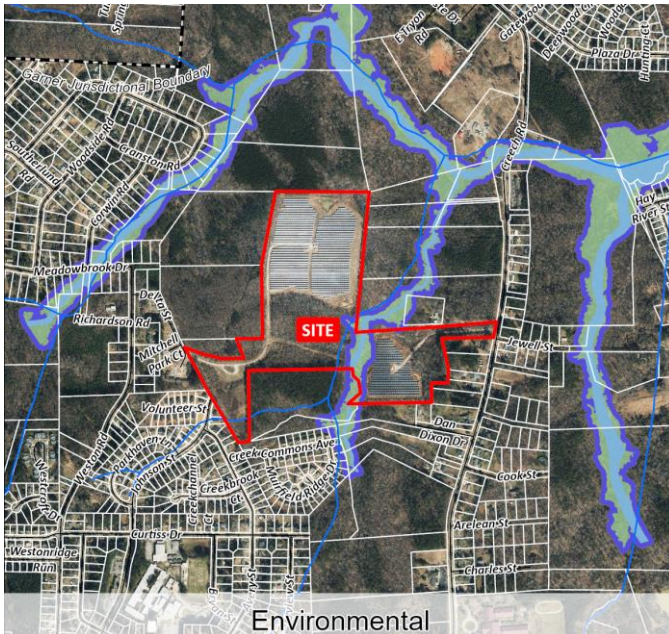
Johnson Street
Proposed
Extension



Creek
Commons Ave
Proposed
Extension

Environmental and Cultural Resource Notes:

- This site does contain a FEMA designated floodplain that separates the solar farm into its eastern and western portions.
- The floodplains are surrounded by a 50-foot Conservation Buffer Area.
- All stream banks are also surrounded by a 50-foot riparian buffer per the State's Neuse River buffer regulations.
- TRC finds that the revised plan continues to satisfy applicable regulations and policies.





Site Plan Conformity with the Unified Development Ordinance

Following technical review and plan revisions, staff finds that this project, as now proposed, may be considered consistent with the regulations of the Unified Development Ordinance so long as the following project specific conditions are met that will apply to the revised area:

1. If new property line results in insufficient vegetation in the perimeter buffers by current UDO standards new plantings will be required.
2. Exempt plat must be submitted to the Planning Department following special use permit approval.



Motions

SEE: IV. RECOMMENDATION

In staff report for motion options:

- ① *Draft Motion to Approve*
- ② *Draft Motion to Deny*