

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

Public Hearing

August 20, 2024

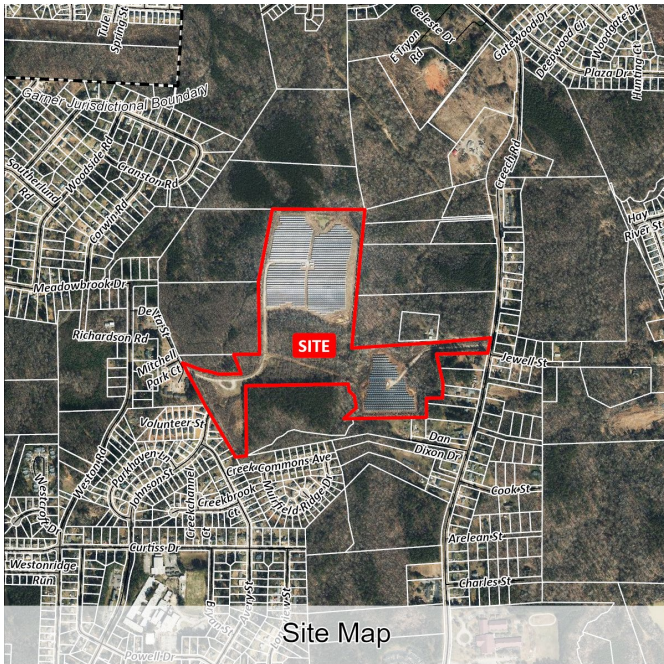
# At a Glance

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.

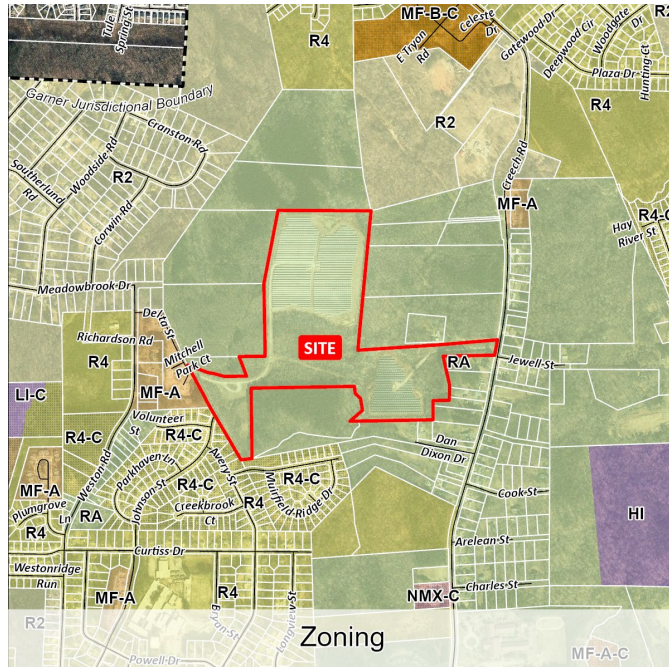


# Update



## Timeline:

- Special Use Permit modification was originally denied by Council May 21.
- Denial order was delivered to applicant on June 7.
- The application for CZ-MP-22-12 Dan Dixon was formally withdrawn by the applicant on June 27.
- Applicant appealed the decision with the Wake County Superior Court on July 8.
- Town Council held closed session on July 30 with direction to re-hear.
- Public hearing notices were mailed out August 8.





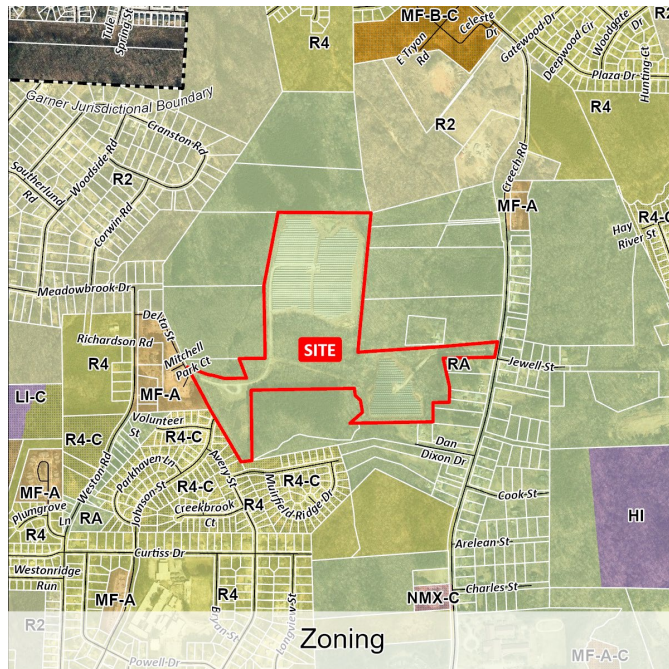
# Zoning and Context

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.



# 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

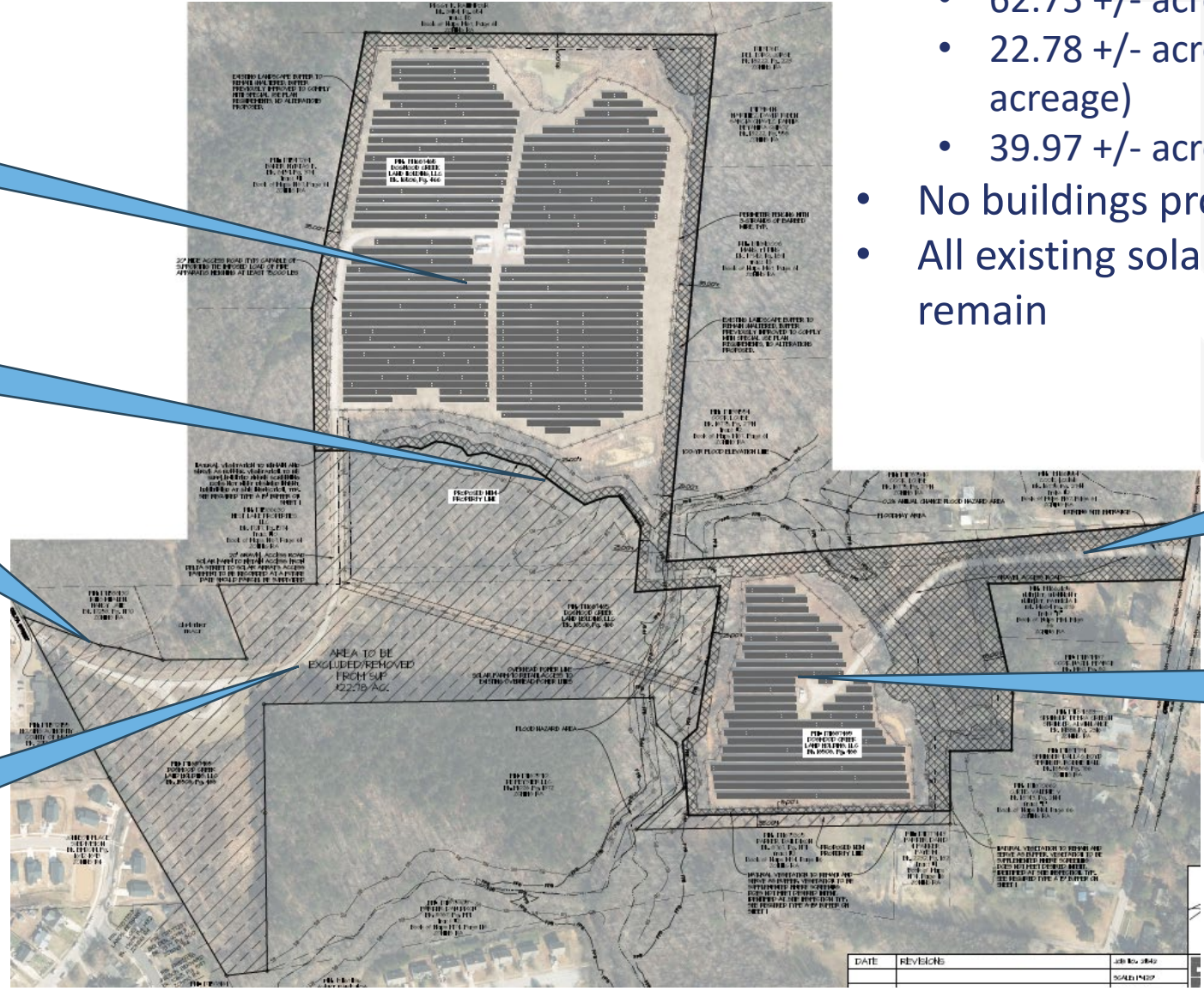
New Property Line

Current Property Line

Acreage to be Transferred

Existing Entrance

Existing Solar Farm





# 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*