



**SPECIAL USE PERMIT APPLICATION**

Wake County

MAR 08 2012

Submit required documentation to:  
Wake County Planning, Development and Inspections  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact (919) 856-6335 for additional information.

File #  
Fee  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

Complete with required information (write "n/a" if information is not applicable to proposal).

**Type of Special Use** (be as specific as possible and cite code section listing use as permitted special use)

Solar Panel electric production facility a.k.a. "Solar Farm"  
Article 4

Modification of previously issued Special Use Permit? ( ) Yes (X) No

If Yes, provide relevant Special Use Permit Number:

**Property**

Parcel Identification Number: <sup>Portions of</sup> 0685-59-2259, 0686-60-3483, 0686-60-4998, 068-61-0435, 0686-51-3099

Address: Old Store Road, Willow Springs, NC

Location: North side of Old Store Road, at/between

Three Sun Court and Bud Lipscomb Road

Total site area in square feet and acres: approx 2,233,984 square feet 51.40<sup>\*</sup> 51.4 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Farm land

How is this proposed use a public necessity? The facility produces renewable energy with little changes to existing stormwater patterns. Increase tax base.

What is impact on surrounding neighborhood and adjacent properties? After construction, little change in traffic, noise, or environmental condition.

Land Owner Name: Montclair, LLC

Business Operator Name (if different from Land Owner): Tom Hankins

Address: 8368 Six Forks Road, Suite #202

City: Raleigh State: NC Zip Code: 27615

E-mail Address: William.tomhankins@nc.cc.com Fax: 919-870-9923

Telephone Number: 919-870-6339

**Applicant** (person to whom all correspondence will be sent)

Name: Strata Solar, Attn: Lance Williams  
Address: 1119 US 15501 Highway South  
City: Chapel Hill State: NC Zip Code: 27517  
E-mail Address: LWilliams@stratasolar.com Fax: \_\_\_\_\_  
Telephone Number: 919-960-6015 ext 121 Relationship to Owner: Buyer of land

**Proposal**

**Max. allowable floor area ratio** (see applicable zoning district/use regulation): \_\_\_\_\_

Proposed total floor area: \_\_\_\_\_ sf Proposed floor area ratio (floor area/site area): \_\_\_\_\_

**Max. allowable impervious surface coverage** (see applicable zoning district/use regulation) : \_\_\_\_\_ %

Proposed impervious surfaces area: Approximately 44,000 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): < 2.0 %

**Required transitional bufferyard types and depths (see Article 16):**

Front (C) 40 ft Left (C) 40 ft Right (C) 40 ft Rear ( ) \_\_\_\_\_ ft

**Proposed transitional bufferyard types and depths (see Article 16):**

Front ( ) \_\_\_\_\_ ft Left ( ) \_\_\_\_\_ ft Right ( ) \_\_\_\_\_ ft Rear ( ) \_\_\_\_\_ ft

**Min. yard depths** (see applicable district/use regulation):

Front \_\_\_\_\_ ft Corner side \_\_\_\_\_ ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

Proposed yard depths: Front \_\_\_\_\_ ft Corner side \_\_\_\_\_ ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

**Max. building height** (see applicable district/use regulation): \_\_\_\_\_ ft

Proposed building height: \_\_\_\_\_ ft

**Min. parking space standard (see Article 15):** \_\_\_\_\_ spaces per \_\_\_\_\_

Min. no. of parking spaces: \_\_\_\_\_ Proposed no. of parking spaces \_\_\_\_\_

Number of employees: \_\_\_\_\_ Hours of operation: \_\_\_\_\_

**Vehicular Access:**

Names of access street(s) and number of access points along each: Three Sons Court (1)  
and Old Store Road (1)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Old Store Road	30'	N/A	1	N			
Three Sons Ct	38'	20'	2	Y			

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit  
<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: \_\_\_\_\_  
Type of vehicle: N/A ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system: N/A

( ) community system – specify type: \_\_\_\_\_ ( ) individual well(s)

Est. total water demand: 0 gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_

( ) individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

Electrical service provided by: Progress Energy Underground ( ) yes (X) no

Natural gas service provided by: N/A

Telephone service provided by: N/A Underground ( ) yes ( ) no

Cable television service provided by: N/A Underground ( ) yes ( ) no

Fire protection provided by: \_\_\_\_\_

**Miscellaneous:**

Generalized slope of site: rolling with more significant slope on northern portion

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: To the north of site is Black Creek

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

( ) Short-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Short-Range Urban Services Area \_\_\_\_\_

( ) Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Long-Range Urban Services Area \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

(X) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Engery-Vanna/Garner Area Land Use Plan

**Applicant's statement of compliance** with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

The proposed 6.38 Megawatt (DC) ground-mounted "solar farm" will be constructed using in excess of 25,000 PV solar panels. After construction, the facility will generate almost no traffic and very little noise. Most of the property remains pervious, thereby minimizing effects on storm water patterns. The property will include a fence of at least 6' high to enclose the area where the equipment is located. All of these characteristics are indicative of its minimal impact on neighbors. Similar sites are located in rural locations throughout North Carolina. Various state laws point to the recognition of renewable energy as being in the public's interest. The site will comply with local regulations.

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

Strata Solar, LLC will be building the proposed facility. This facility will be similar to other facilities Strata has constructed in North Carolina. Please see [www.stratasolar.com](http://www.stratasolar.com) for more information; or, call Lance Williams at Strata Solar. The phone number is 919-960-6015 ext. 125

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Signature] Date: 3.6.2012

Montclair, LLC, Managing Member.

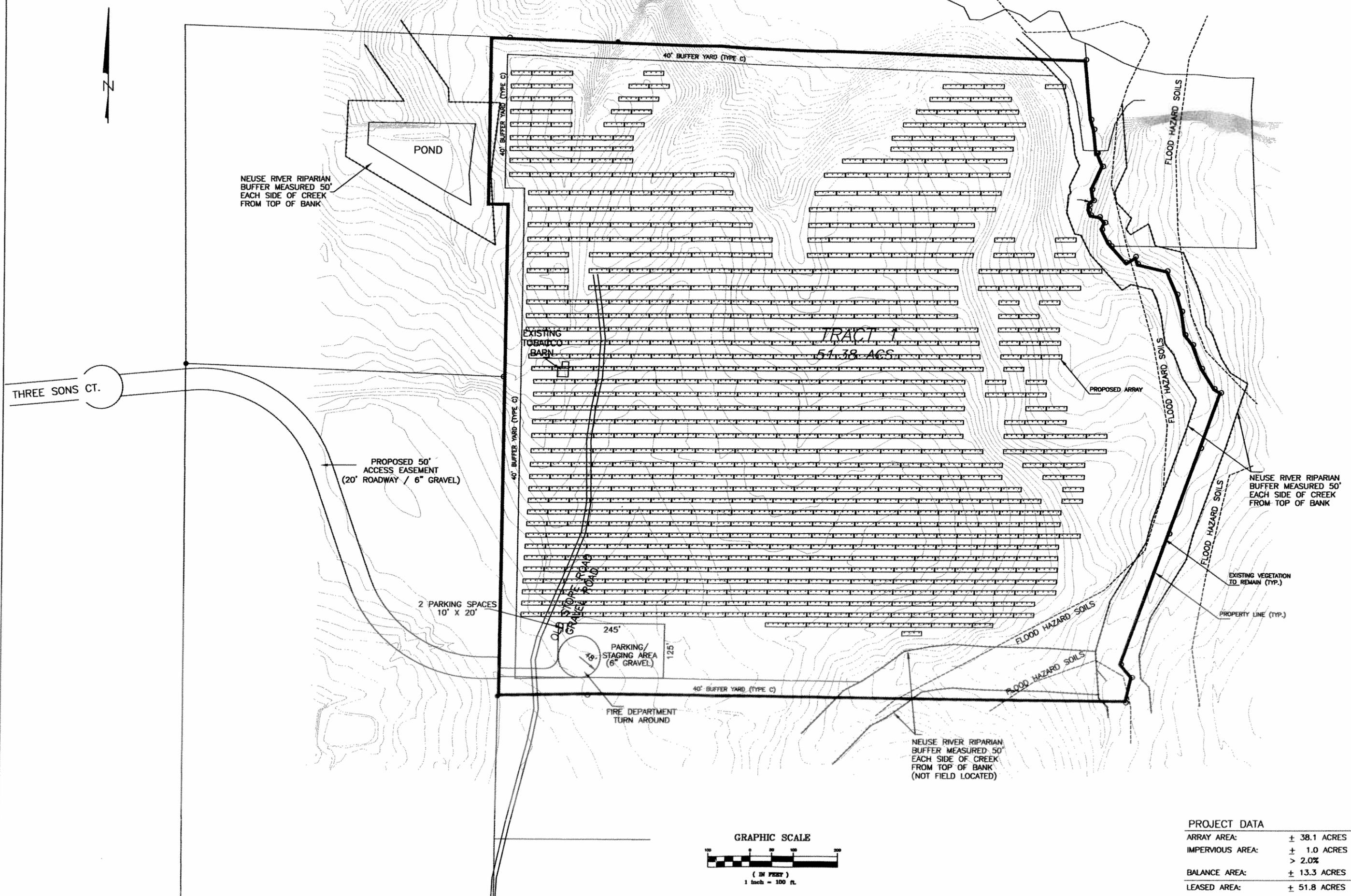
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 3.6.2012

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at [www.wakegov.com](http://www.wakegov.com).



**MONTCLAIR FARM SOLAR  
 ELECTRIC POWER PLANT**  
 8368 SIX FORKS RD  
 SUITE #202  
 RALEIGH, NC 27615

3/5/2012  
 C-00X-12-FUQ  
 FUQUAY  
 6.17 MWp  
 FEB



DO NOT SCALE DIMENSIONS. USE  
 PROVIDED DIMENSIONS ONLY.

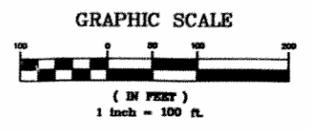
REVISIONS	
NO.	DESCRIPTION

**PRELIMINARY  
 SPECIAL USE PERMIT  
 SITE PLAN**

PN: 0685-59-2257  
 0686-60-3483  
 0686-60-4778  
 0686-61-0435  
 0686-51-3079

**PROJECT DATA**

ARRAY AREA:	± 38.1 ACRES
IMPERVIOUS AREA:	± 1.0 ACRES > 2.0%
BALANCE AREA:	± 13.3 ACRES
LEASED AREA:	± 51.8 ACRES



1" = 100'  
**PV**