

PLANNING & INSPECTIONS DEPARTMENT  
Craig N. Benedict, AICP, Director

Current Planning  
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131 W. Margaret Lane  
Suite 201  
P. O. Box 8181  
Hillsborough, NC 27278



March 23, 2015

**NOTICE OF NEIGHBORHOOD INFORMATION MEETING (NIM):**

RE: NOTIFICATION OF A NEIGHBORHOOD INFORMATION MEETING

REVIEW of a Special Use Permit (Class A) application proposing development of a parcel of property totaling 35.8 acres located on in the northeastern quadrant White Cross Road (SR 1951) and Old Greensboro Road (SR 1005) within the Bingham Township into a solar-array public utility.

Dear Property Owner:

The Orange County Planning Department has received a Special Use Permit (Class A), submitted by White Cross Solar, LLC proposing the development of a 35.8 acre parcel of property located at 1606 White Cross Road into a solar array public utility.

The subject parcel is further identified utilizing Orange County Parcel Identification Number (PIN) 9748-32-0786, located within the Bingham Township of Orange County, and zoned Agricultural Residential (AR). Please refer to the attached vicinity map for additional site information and location details.

The application calls for the development several rows or solar arrays of mounted Photovoltaic Cells. This system will generate electricity that in turn be sold to Duke Power for the purpose of contributing to the power service grid for the area.

In accordance with Section 2.7 of the Orange County Unified Development Ordinance (UDO), the County is required to hold a Neighborhood Information Meeting (NIM) for all Class A Special Use Permit applications. This meeting is intended to provide property owners within 500 feet of the request an opportunity to meet with the applicant and discuss the specifics of the project. This allows for an open dialogue between the applicant and local residents to share information and address potential concerns associated with the project. Staff's role is to facilitate this meeting and explain the development review process and the requirements associated with the project.

A NIM has been scheduled for **April 9, 2015** from 5:30-7:00pm in the ground floor conference room of the West Campus Office building located at 131 West Margaret Lane in Hillsborough. Please see attached map outlining the location of the building. Parking spaces are available within the adjacent, County owned, parking deck free of charge.

Please note, the public hearing for this item is not scheduled to occur until May 26, 2015. Additional notices shall be sent informing you of the date/location/time of this meeting.

As previously indicated, part of this meeting is to afford you with an opportunity to learn the intricacies and elements associated with the processing, review, and action on the proposed SUP.

The review of all SUP applications are carried out in a *quasi-judicial* format meaning that decisions relating to the approval or denial of an application are based solely on the sworn testimony of all parties involved with the case, both those for and against an application, as well as the review of competent material and substantial evidence submitted during the public hearing.

Quasi-judicial hearings, and decisions, require a 'fair trial standard' including accepting only competent, material and substantial evidence. Public comments in the form of sworn testimony meeting evidentiary standards can be accepted. Personal, anecdotal, or hearsay comments, however, shall not be accepted as they do not represent '*competent, material, and substantial evidence*'.

While County regulations and State law do not require that parties be represented by an attorney, it may be in your best interests to secure legal council to represent your interests at the hearing.

Further, the applicant has the burden of establishing, by the submission of competent material and substantial evidence, the existence of facts and conditions that demonstrate the projects compliance with the various requirements and standards detailed within the UDO. Those opposing approval of the application shall have the burden of establishing, also through the submission of competent material and substantial evidence, the specific manner in which the proposal does not satisfy the requirements for approval of the application.

Staff has included a SUP fact sheet in order to provide additional information related to the processing of said application.

**The NIM has been scheduled as follows:**

**Date:** April 9, 2015

**Time:** 5:30 to 7:00 p.m.

**Location:** Lower Level – Conference Room Number 4  
West Campus Office Building (W.C.O.B.)  
131 West Margaret Lane  
Hillsborough, North Carolina 27278

A map has been attached denoting the location of the West Campus Office Building.

If you require additional assistance, please contact a Department staff member at (919) 245-2575. Thank you for your attention to this matter.

Sincerely,



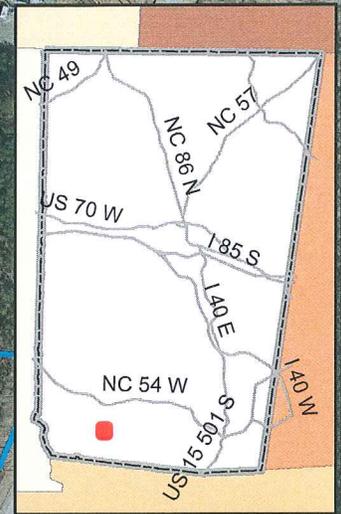
Michael D. Harvey AICP, CFO, CZO  
Current Planning Supervisor  
Orange County



Patrick Mallett  
Planner II  
Orange County

CC: File  
Attachments: Vicinity map of Subject Property; NIM Vicinity Map

**White Cross Solar Facility (Class A Special Use Permit)  
 Bryon Property  
 Vicinity Map**



PIN#: 9748320786  
 CAROL B BYRON  
 WILLIAM J BYRON  
 1606 WHITE CROSS RD  
 CHAPEL HILL, NC 27516

- RGB**
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3





1 inch = 294 feet



Orange County Planning and Inspections Department  
03/04/2015