



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Special Meeting Agenda

Board of Commissioners Chambers
Old Guilford County Courthouse
301 W. Market Street, Greensboro, NC 27401

October 2, 2024

6:00 PM

- I. Roll Call
- II. Agenda Amendments
- III. Rules and Procedures
- IV. Continuance Requests
- V. Old Business

Evidentiary Hearing Item(s)

A. SPECIAL USE PERMIT CASE #24-05-PLBD-00084: ENERGY SUBSTATION (MAJOR UTILITY): 1872 ANDREWS FARM RD (CONTINUED FROM AUGUST 14, 2024)

Located at 1872 Andrews Farm Road (Guilford County Tax Parcel #229086 in Jefferson Township) at the northwest intersection of McConnell Road, this parcel comprises approximately 12.53 acres and is zoned AG, Agricultural.

This is a request for approval of a Special Use Permit for an Energy Substation and the associated sketch site plan. Energy substations are allowed as a Major Utility in the AG zoning district pursuant to the Guilford County Unified Development Ordinance.

To view guidelines for Special Use Permit and quasi-judicial evidentiary proceedings please visit the following link: <https://www.guilfordcountync.gov/home/showpublisheddocument/11981/637588495341247655>.

Information for **SPECIAL USE PERMIT CASE #24-05-PLBD-00084** can be viewed by scrolling to the October 2, 2024 Special Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Sketch Site Plan is also included under the **MEETING CASE INFORMATION** section at the link above.

VII. Adjourn

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27402.

400 W Market Street
Post Office Box 3427, Greensboro, North Carolina 27402
Telephone 336-641-3334 Fax 336-641-6988

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT
 Revised 9/18/24-OB

Planning Board
 Special Use Permit
 Application

Date Submitted: 5/30/2024 Fee **\$526.00** Receipt # 017525-2024 Case Number 24-05-PLBD-00084
 (includes \$26 recording fee)

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request.

Pursuant to Section 3.5.Q of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to authorize a Special Use Permit for the property described as being located at 1872 Andrews Farm Rd. OJB(6/3/24) in Jefferson Township; Being a total of: 12.53 acres. The property is in the Agricultural Zoning District. The proposed use(s) is (are) an electric utility substation.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>229086</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- The property requested for a Special Use Permit is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for a Special Use Permit is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and/or a map are attached with dimensions and bearings.

Check One: (Required)

- Public services (i.e. water and sewer) are not requested or required.
- Public services (i.e. water and sewer) are requested or required; the approval letter is attached.

Check One: (Required)

- The applicant is the property owner(s)
- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).

Special Use Permit Requirements: (All Required)

- Site Plan.** A site plan illustrating conditions related to the request and compliance with applicable development standards must be attached for all Special Use Permit requests. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- Special Use Conditions.** Development conditions may be provided, list on following page. Refer to uses as listed in Table 4-3-1 of the Guilford County Development Ordinance. If conditions are not proposed, indicate 'not applicable'.
- Review Factor.** Applicant must demonstrate that the review factors listed in section 3.5.Q.3(g) of the UDO are adequately addressed.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Revised 9/18/24-OB

Planning Board
Special Use Permit
Application

Please address the following and be prepared to present as sworn or affirmed testimony and evidence for the scheduled quasi-judicial hearing:

1. A written application was submitted and is complete in all respects.
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on the following:

The proposed use has been designed with the latest safety and operational protocols; the proposed use has an 8-foot tall perimeter fence; the proposed use will reduce power outages experienced by Duke Energy customers; the proposed use will not produce any air emissions; no environmental features are present within the proposed location that could be adversely affected.

3. The use, a electric substation, for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on the following:

The proposed use has been designed to follow the most up to date safety and operational protocols while also preventing environmental contamination, is designed to follow County setback and tree preservation requirements, is necessary for the County to maintain a reliable electric supply, and will have adequate visual screening and noise dampening so as not to injure the value of adjoining or abutting property.

4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs. This is based on the following:

The proposed use is necessary to support development in the area and to provide a reliable electric supply to the County. The proposed use is compatible with nearby uses, such as the recently approved West River Solar 470-acre solar farm. All County setback and tree preservation requirements have been implemented into the use's design, and remaining forest cover at the proposed site will help "blend" the proposed use into it's environs.

5. The use will not substantially injure the value of adjoining or abutting property or the use is a public necessity. This is based on the following:

The proposed use will not injure the value of adjoining or abutting property because it has been designed to follow County setback and tree preservation requirements; the proposed use has also been designed to provide adequate screening and noise dampening. The proposed use is necessary for the County to maintain a reliable electric supply and promote development.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Revised 9/18/24-OB

Planning Board
Special Use Permit
Application

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Unified Development Ordinance (UDO):

[Faint, illegible text from the Unified Development Ordinance section]

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE EVIDENTIARY HEARING

A Special Use Permit Application must be signed by the current property owner(s).

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Respectfully Submitted,

Dir, PGO Siting,
Permitting & Env
Oversight

Property Owner Signature
Duke Energy Carolinas, LLC Randy N Veltri
Name
525 S. Tryon St.
Mailing Address
Charlotte, NC 28202
City, State and Zip Code
704 382-2741 Randy.Veltri@duke-energy
Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)
Anthony Fox
Name
620 S. Tryon Street Suite 800
Mailing Address
Charlotte, NC 28202
City, State and Zip Code
704-335-9841 anthonyfox@parkerpoe.com
Phone Number Email Address

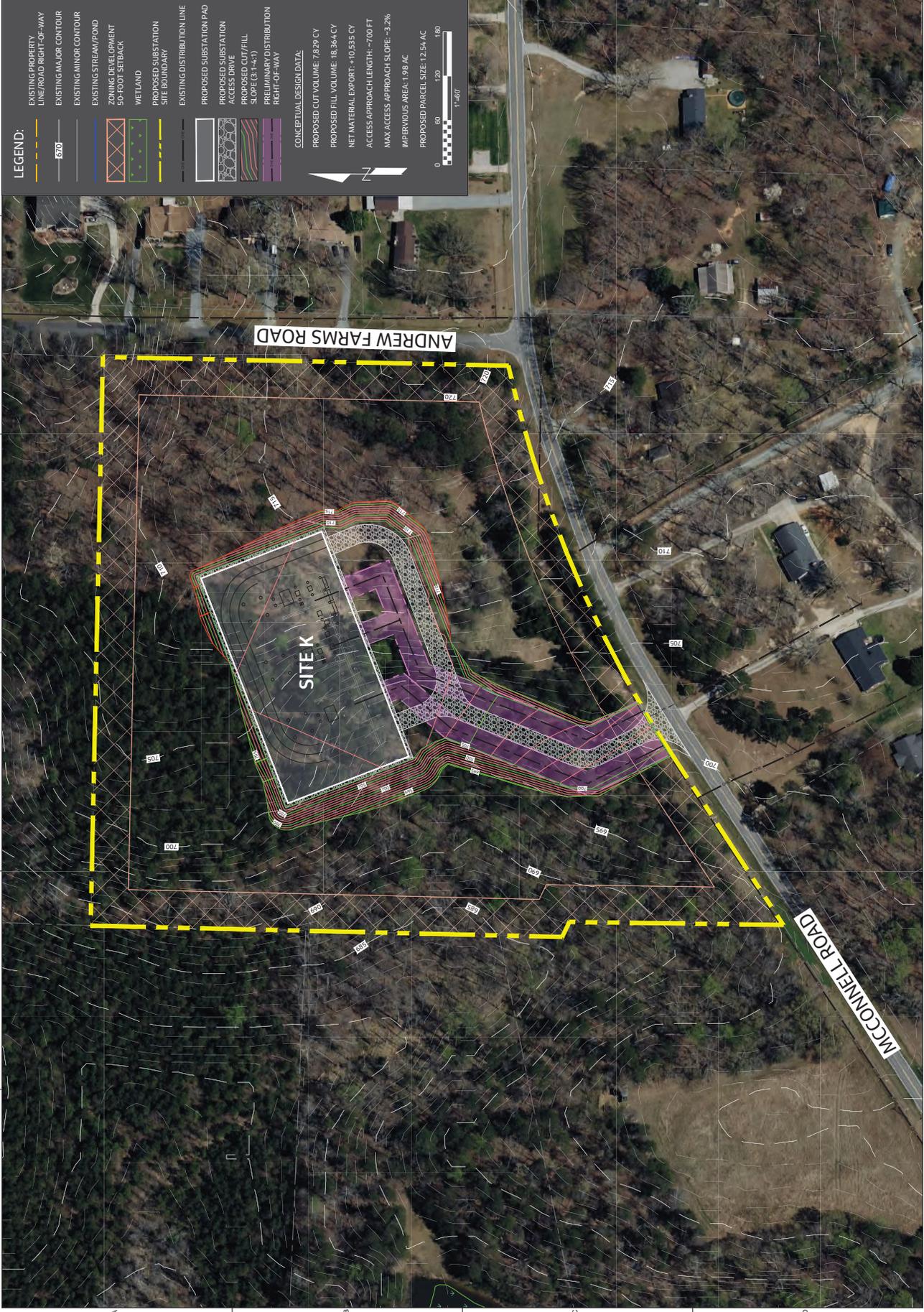
Revised 9/18/24 to reflect new ownership - OB

Additional sheets for conditions and signatures are available upon request.

Required documents must be attached to email after selecting submit.

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1 2 3 4 5 6



NO.	DATE	DR	CHK	APVD

DUKE ENERGY-CAROLINAS WEST
 526 SOUTH CHURCH STREET
 CHARLOTTE, NORTH CAROLINA 28202

Jacobs

DUKE STEWART WILL SUBSTATION SPECIAL USE PERMIT
 JEFFERSON TOWNSHIP, NC
 DRAFT 4/9/2024

VERIFY SCALE	1" = 60'
BAR SCALE INCHES	0
ORIGINAL DRAWING	
DATE	APRIL 2024
PROJ	D3710660
DWG	C-01
SHEET	1 OF 2

BK: R 8858
PG: 1365 - 1370

RECORDED:

08/29/2024

08:46:21 AM

DEPUTY-GB

BY: KELLY SALO

2024038932

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$540.00

Property No.: 1200187
 Land Unit: 2802475
 Project No.: 1200187-860037

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	The Grantor and the Grantee herein confirm that the excise tax is \$540.00
Tax Parcel ID:	Tax Parcel Number 229086 / PIN 8813332866
Mail/Box to:	Parker Poe Adams & Bernstein LLP (LaToya B. Parker, Esq.), 620 South Tryon Street, Suite 800, Charlotte, NC 28202-1842
Prepared by:	Parker Poe Adams & Bernstein LLP (LaToya B. Parker, Esq.) – a law firm and licensed attorney validly existing and validly licensed, respectively, within the State of North Carolina. (PPAB Matter No. 00003-01586) (Morehead Title Company)
Brief description for the Index:	Approximately 12.512 acres located at 1872 Andrews Farm Road, Whitsett, NC 27377

THIS GENERAL WARRANTY DEED (“**Deed**”) is made on the 26 day of August, 2024, by and between:

GRANTOR	GRANTEE
DEBORAH G. JONES and spouse, WILLIAM SHANNON JONES Mailing address: 1120 Dead End Lane Staley, North Carolina 27335	DUKE ENERGY CAROLINAS, LLC, a North Carolina limited liability company Tax bill mailing address: Data & Document Management DEP 21 525 South Tryon Street Charlotte, North Carolina 28202-1839

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee include the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

Submitted electronically by "Morehead Title Company"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot or parcel of land in Jefferson Township, Guilford County, North Carolina, and more particularly described as follows (“Property”):

See Exhibit A attached hereto and incorporated herein by this reference.

All or a portion of the Property was acquired by Grantor by instruments recorded in Book 8134, Page 497, Guilford County Register of Deeds.

All or a portion of the Property *does not* include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

See Exhibit B attached hereto and incorporated herein by this reference.

[SIGNATURE AND NOTARY ACKNOWLEDGMENT PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed.

GRANTOR:

Deborah G. Jones
DEBORAH G. JONES

William Shannon Jones
WILLIAM SHANNON JONES

STATE OF NORTH CAROLINA

COUNTY OF Carteret
(place of acknowledgment)

I, Brandy Grady, a Notary Public of Carteret County, State of North Carolina, do hereby certify that **Deborah G. Jones** and spouse, **William Shannon Jones** (collectively, "Signatory") personally appeared before me this day and acknowledged the execution of the foregoing instrument.

I certify that (check one of the following and mark through all blank lines or spaces):

- (I have personal knowledge of the identity of Signatory); or
- (I have seen satisfactory evidence of Signatory's identity, by a current state or federal identification with Signatory's photograph in the form of:
(check one of the following and mark the blank lines or spaces)
 a driver's license or
 in the form of _____); or
- (a credible witness has sworn to the identity of Signatory).

Signatory acknowledged to me that each voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 26 day of August, 2024.

Brandy Grady
Notary Public

Print Name: Brandy Grady
Note: Notary Public must sign exactly as on notary seal.]

My Commission Expires: 10/30/2028



[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

Signature Page to North Carolina General Warranty Deed

Exhibit A**Property**

Lying and being in Jefferson Township, Guilford County, North Carolina, and more particularly described as follows:

BEGINNING at a new iron set at the intersection of McConnell Road and Andrews Farm Road, the southeast corner for the property at the northern margin of McConnell Road and the western margin of Andrews Farm Road, said point being North 47 degrees 39 minutes 58 seconds West 38.21 feet from a nail in the approximate center line intersection of McConnell Road and Andrews Farm Road, and continuing from said BEGINNING point along the northern margin of McConnell Road, a curve to the left having a radius 1639.50 feet, a chord South 71 degrees 02 minutes 05 seconds West 521.28 chains to a new iron set; thence continuing along McConnell Road, South 59 degrees 44 minutes 54 seconds West 325.47 feet to an existing iron pipe, a common point with the property of Equity Trust Company Custodian FBO John T. Goodman IRA (See Deed Book 6809, Page 3026, Guilford County Registry); thence along a common line with Equity Trust, North 03 degrees 40 minutes 09 seconds East 289.10 feet to an existing stone; thence North 61 degrees 19 minutes 30 seconds West 22.55 feet to an existing stone; thence North 04 degrees 14 minutes 59 seconds East 346.70 feet to an existing stone, a common point with the property of Sandra W. Doughty (See Deed Book 2951, Page 183, Guilford County Registry) and the Needham Farm, LLC (See Deed Book 6959, Page 834, Guilford County Registry); thence along a common line with Needham Farm, LLC, North 04 degrees 13 minutes 50 seconds East 290.94 feet to a new iron set; thence along a common line with Tract Two of the Mary B. Norman Heirs, South 85 degrees 54 minutes 03 seconds East 769.42 feet to a new iron set on the western right-of-way of Andrews Farm Road; thence along the western margin of Andrews Farm Road, South 04 degrees 05 minutes 57 seconds West 548.24 feet to the point and place of BEGINNING and being a total of 12.532 acres, more or less, and being denoted as Tract One according to the Boundary Survey for Mary B. Norman Heirs by Joseph G. Stutts, PLLC dated December 7, 2018, reference to which is hereby made for a more particular description.

And also being described as follows:

Commencing at GPS Point #2 with NC Grid NAD 83(2011) Coordinates, Northing: 833,674.57', Easting: 1,813,688.69' and traversing the following call utilizing NC Grid NAD 83(2011) bearings and horizontal grid distances: N89°21'35"W 8.95 feet to a #4 rebar found with NC Grid NAD 83(2011) Coordinates, Northing: 833,674.67', Easting: 1,813,679.74' being the POINT OF BEGINNING, also being located N49°14'47"W 38.64 feet from a hot spot found in asphalt; thence utilizing NC Grid NAD83(2011) bearings and horizontal grid distances and leaving the POINT OF BEGINNING and running with the northern right of way of McConnell Road S.R. 3000 (60' Public Right of Way) the following (3) calls: (1) on a curve to the left having chord bearings and distances of S76°14'57" W 70.00 feet, an arc distance of 70.01 feet, and a radius of 1639.40 feet to a point being the western corner of a 10 feet by 70 feet sight distance easement (Deed Book 4063, Page 745); (2) on a curve to the left having chord bearings and distances of S67°07'09"W 451.02 feet, an arc distance of 452.45 feet, and a radius of 1639.40 feet to a #5 rebar set; (3) S57°04'26" W 325.45 feet to a 3/4" iron pipe found with NC Grid NAD 83(2011) Coordinates, Northing: 834,242.43' Easting: 1,812,925.67' being the

southeast corner of John T. Goodman (Deed Book 8548, Page 2641); thence running with the boundary line of John T. Goodman the following (3) calls: (1) N01°01'02" E 289 .32 feet to a #4 rebar found; (2) N63°52'45" W 22.57 feet to a stone found; (3) N01°36'46" E 69.31 feet to a "X" in stone found N88°23'14"W 0.86 feet from the boundary line; thence leaving the boundary line of John T. Goodman and running with the boundary line of Jefferey A. Doughty and wife, Sandra W. Doughty (Deed Book 2951, Page 183) N01°36'46" E 277.41 feet to a divet in stone found; thence leaving the boundary line of Jefferey A. Doughty and wife, Sandra W. Doughty and running with the boundary line of Needham Farm, LLC (Deed Book 6959, Page 834) N01°34'31" E 290 .98 feet to a #4 rebar found; thence leaving the boundary line of Needham Farm, LLC and running with the boundary line of Diane Czornij (Deed Book 8293, Page 1210) S88°31'17"E 768.94 feet to a #4 rebar found, also being located S01°30'17"W 587.61 feet from a #4 rebar found; thence leaving the boundary line of Diane Czornij and running with the western right of way of Andrews Farm Road S.R. 3074 (60' Public Right of Way) S01°31'43"W 538.11 feet to a point being the eastern corner a 10 feet by 70 feet sight distance easement (Deed Book 4063, Page 745); thence continuing with said right of way of Andrews Farm Road S01°31'43"W 10.00 feet to a #4 rebar found being the POINT OF BEGINNING, and containing 12.512 Acres, more or less, as shown on ALTA/NSPS Land Title Survey prepared by John P. Scoville, III, North Carolina Professional Land Surveyor L-3343 of ESP Associates, Inc. [Firm # F-1407], dated November 17, 2022, last revised January 6, 2023, and designated as Book: KM18.866.

Currently designated as Guilford County Tax REID 229086 and PIN 8813-33-2866 with a location address of 1872 Andrews Farm Road, Whitsett, North Carolina 27377.

Back reference: Book 8134, Page 497, Guilford County Register of Deeds.

Exhibit B

1. Taxes for the year 2025 and subsequent years, not yet due and payable.
2. Matters shown on ALTA/NSPS Land Title Survey prepared by John P. Scoville, III, North Carolina Professional Land Surveyor L-3343 of ESP Associates, Inc. (Firm # F-1407), dated November 17, 2022, last revised January 6, 2023, and designated as Book KM18.866 (the "Survey").
3. Right of Way Agreement in favor of the Department of Transportation recorded in Book 4063, Page 745, Guilford County Registry, and shown on the Survey.
4. Grant of Communication Systems Right of Way and Easement in favor of AT&T Corp. recorded in Book 7534, Page 2150, Guilford County Registry, and shown on the Survey.
5. Order Denying a Special Use Permit recorded in Book 8741, Page 2125, Guilford County Registry.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
 Duke Energy Carolinas, LLC
Prev Legal Name
 Duke Energy Carolinas, LLC
Prev Legal Name
 Duke Energy Corporation
Prev Legal Name
 Duke Power Company
Prev Legal Name
 DUKE POWER COMPANY LLC
Prev Legal Name
 Duke Power Company of North Carolina

Information

SosId: 0043506
Status: Current-Active
Date Formed: 4/3/2006
Citizenship: Domestic
Annual Report Due Date: April 15th
Current Annual Report Status:
Registered Agent: CT Corporation System

Addresses

Reg Office	Reg Mailing	Mailing	Principal Office
160 Mine Lake Ct Ste 200 Raleigh, NC 27615	160 Mine Lake Ct Ste 200 Raleigh, NC 27615	525 S Tryon St Charlotte, NC 28202	525 S Tryon St Charlotte, NC 28202

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Vice President	Vice President	Senior Vice President	Assistant Treasurer	Senior Vice President	Senior Vice President	President	President	Senior Vice President
Kathryn B. Aittola 525 S Tryon St Charlotte NC 28202	Jay R. Alvaro 315 Main Street Cincinnati OH 45202	Scott L. Batson 525 S Tryon St Charlotte NC 28202	Christopher M. Bauer 525 S Tryon St Charlotte NC 28202	Jessica L. Bednarcik 525 S Tryon St Charlotte NC 28202	Jessica Brooks Bishop 525 S Tryon St Charlotte NC 28202	Kendal C. Bowman 411 Fayetteville St Raleigh NC 27601	Michael P. Callahan 40 W. Broad St. Greenville SC 29601	Steven D. Capps 13225 Hagers Ferry Rd Huntersville NC 28078

Assistant Secretary	Senior Vice President	Member	Vice President	Vice President	Vice President	Vice President	Executive Officer	Executive Officer
E. Christopher Cox 411 Fayetteville St. Raleigh NC 27601	William E. Currens , Jr. 525 S Tryon St Charlotte NC 28202	Duke Energy Corp. 525 S Tryon St Charlotte NC 28202	Paul V. Fisk 525 S Tryon St Charlotte NC 28202	Nicole L. Flippin 4800 Concord Rd York SC 29745	Nicholas J. Giaimo 525 S Tryon St Charlotte NC 28202	Shawn K. Gibby 13225 Hagers Ferry Rd Huntersville NC 28078	T. Preston Gillespie , Jr. 525 S Tryon St Charlotte NC 28202	R. Alexander Glenn 525 S Tryon St Charlotte NC 28202

Chief Executive Officer	Manager	Authorized Representative	Senior Vice President	Vice President	Senior Vice President	Vice President	Assistant Treasurer
Lynn J Good 525 S. Tryon Street Charlotte NC 28202	Lynn J Good 525 S. Tryon Street Charlotte NC 28202	Reem Grammatico 525 S Tryon St Charlotte NC 28202	Eric S. Grant 525 S Tryon St Charlotte NC 28202	Zachary S. Hall 525 S Tryon St Charlotte NC 28202	George T. Hamrick 525 S Tryon St Charlotte NC 28202	Ben I. Harrison , Jr. 525 S Tryon St Charlotte NC 28202	Michael S. Hendershott 525 S. Tryon Street Charlotte NC 28202-4200

Senior Vice President	Senior Vice President	Vice President	Senior Vice President	Vice President	Senior Vice President	Senior Vice President	Manager	Executive Officer
Kelvin Henderson 525 S Tryon St Charlotte NC 28202	Emily G. Henson 525 S. Tryon Street Charlotte NC 28202	Randy C. Herrin 525 S Tryon St Charlotte NC 28202	Retha Hunsicker 525 S Tryon St Charlotte NC 28202	Amelia D. Hunter 525 S. Tryon Street Charlotte NC 28202	Rufus S. Jackson 411 Fayetteville St Raleigh NC 27601	Dwight L. Jacobs 525 S Tryon St Charlotte NC 28202	Julia S Janson 525 S Tryon Street Charlotte NC 28202	Julia S Janson 525 S Tryon Street Charlotte NC 28202

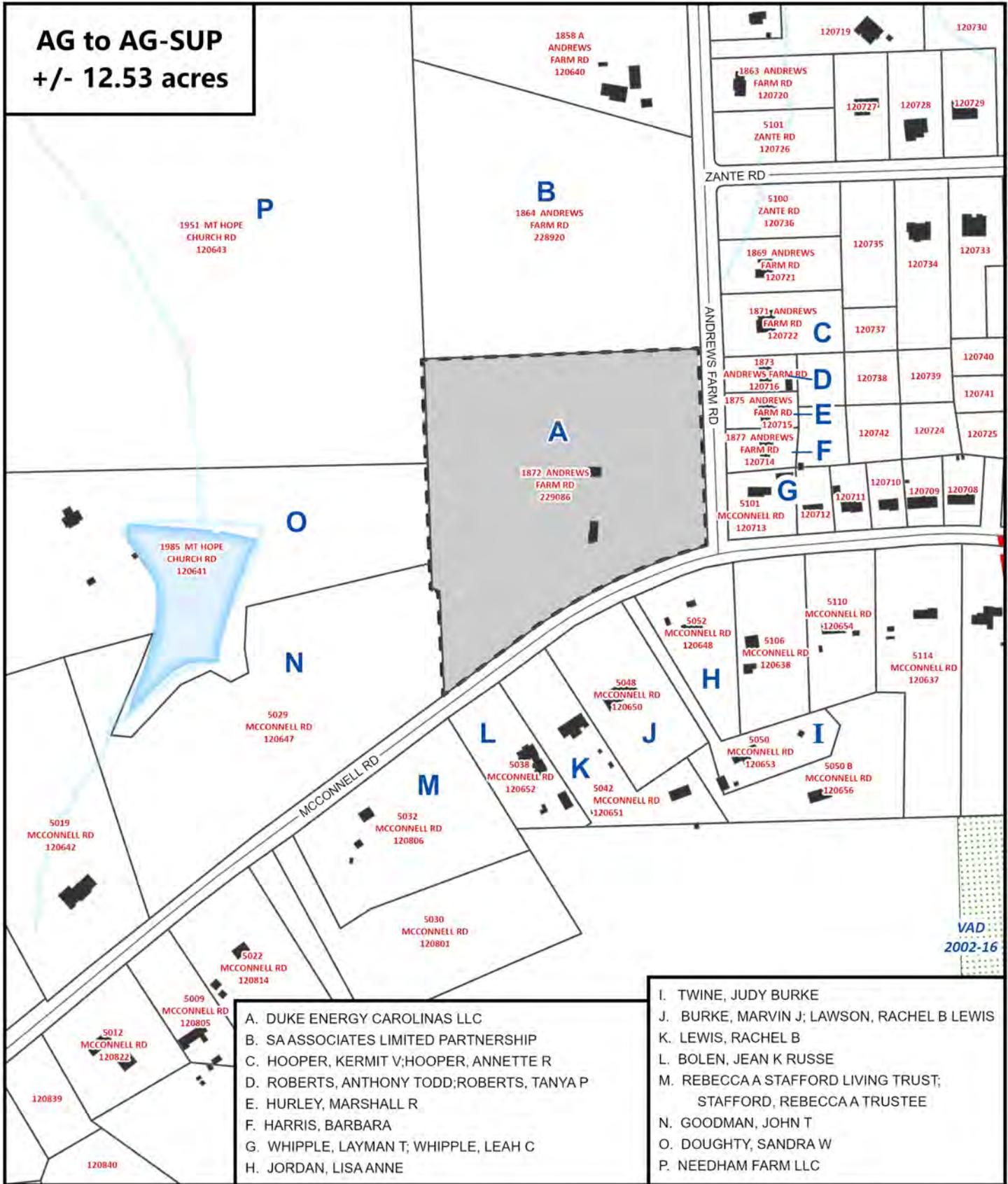
Assistant Secretary	Vice President	Chief Accounting Officer	Assistant Secretary	Assistant Secretary	Vice President	Senior Vice President	Vice President	Vice President
Kenna C. Jordan 525 S. Tryon Street Charlotte NC 28202-1802	Jon F. Kerin 411 Fayetteville St Raleigh NC 27601-1849	Cynthia S. Lee 525 S. Tryon Street Charlotte NC 28202-4200	Robert T. Lucas , III 525 S Tryon St Charlotte NC 28202	Karol P. Mack 525 S Tryon St Charlotte NC 28202	David S. Maltz 525 S Tryon St Charlotte NC 28202	Cameron D. McDonald 525 S Tryon St Charlotte NC 28202	Renee H. Metzler 525 S Tryon St Charlotte NC 28202	T. Cooper Monroe 525 S Tryon St Charlotte NC 28202

Vice President	Senior Vice President	Senior Vice President	Vice President	Vice President	Authorized Representative	Executive Officer	Senior Vice President
Rounette K. Nader 525 S Tryon St Charlotte NC 28202	Karl W. Newlin 525 S. Tryon Street Charlotte NC 28202-4200	V. Nelson Peeler 525 S Tryon St Charlotte NC 28202	Sharene J. Pierce 525 S Tryon St Charlotte NC 28202	Edward R. Pigott 12700 Hagers Ferry Rd Huntersville NC 28078	Martha S. Purser 525 S Tryon St Charlotte NC 28202	Louis E. Renjel 1301 Pennsylvania Ave NW STE 200 Washington DC 20004	Regis T. Repko 525 S Tryon St Charlotte NC 28202

Vice President	Executive Officer	Executive Officer	Senior Vice President	Vice President	Assistant Secretary	Vice President	Vice President	Senior Vice President
Robert J. Ringel 139 E. Fourth St. Cincinnati OH 45202	Brian D. Savoy 525 S. Tryon Street Charlotte NC 28202-1802	Harry K. Sideris 525 S Tryon St Charlotte NC 28202	Robert T. Simril , Jr. 4800 Concord Rd York SC 29745	Steven M. Snider 7800 Rochester Hwy Seneca SC 29672	Cassandra M. Springer 525 S Tryon St Charlotte NC 28202	Matthew G. Stout 525 S Tryon St Charlotte NC 28202	Martin Strasburger 525 S Tryon St Charlotte NC 28202	Oscar Suris 525 S Tryon St Charlotte NC 28202

Executive Manager	Executive Officer	Senior Vice President	Vice President	Vice President	Vice President	Executive Officer
Kodwo Ghartey Tagoe 525 S Tryon St Charlotte NC 28202	Kodwo Ghartey Tagoe 525 S Tryon St Charlotte NC 28202	Bonnie B. Titone 525 S Tryon St Charlotte NC 28202	Julie K. Turner 411 Fayetteville Street Raleigh NC 27601	John A. Verderame 525 S Tryon St Charlotte NC 28202	Bryan P. Walsh 525 S Tryon St Charlotte NC 28202	Steven K. Young 525 S Tryon St Charlotte NC 28202

**AG to AG-SUP
+/- 12.53 acres**



- A. DUKE ENERGY CAROLINAS LLC
- B. SA ASSOCIATES LIMITED PARTNERSHIP
- C. HOOPER, KERMIT V; HOOPER, ANNETTE R
- D. ROBERTS, ANTHONY TODD; ROBERTS, TANYA P
- E. HURLEY, MARSHALL R
- F. HARRIS, BARBARA
- G. WHIPPLE, LAYMAN T; WHIPPLE, LEAH C
- H. JORDAN, LISA ANNE

- I. TWINE, JUDY BURKE
- J. BURKE, MARVIN J; LAWSON, RACHEL B LEWIS
- K. LEWIS, RACHEL B
- L. BOLEN, JEAN K RUSSE
- M. REBECCA A STAFFORD LIVING TRUST;
STAFFORD, REBECCA A TRUSTEE
- N. GOODMAN, JOHN T
- O. DOUGHTY, SANDRA W
- P. NEEDHAM FARM LLC



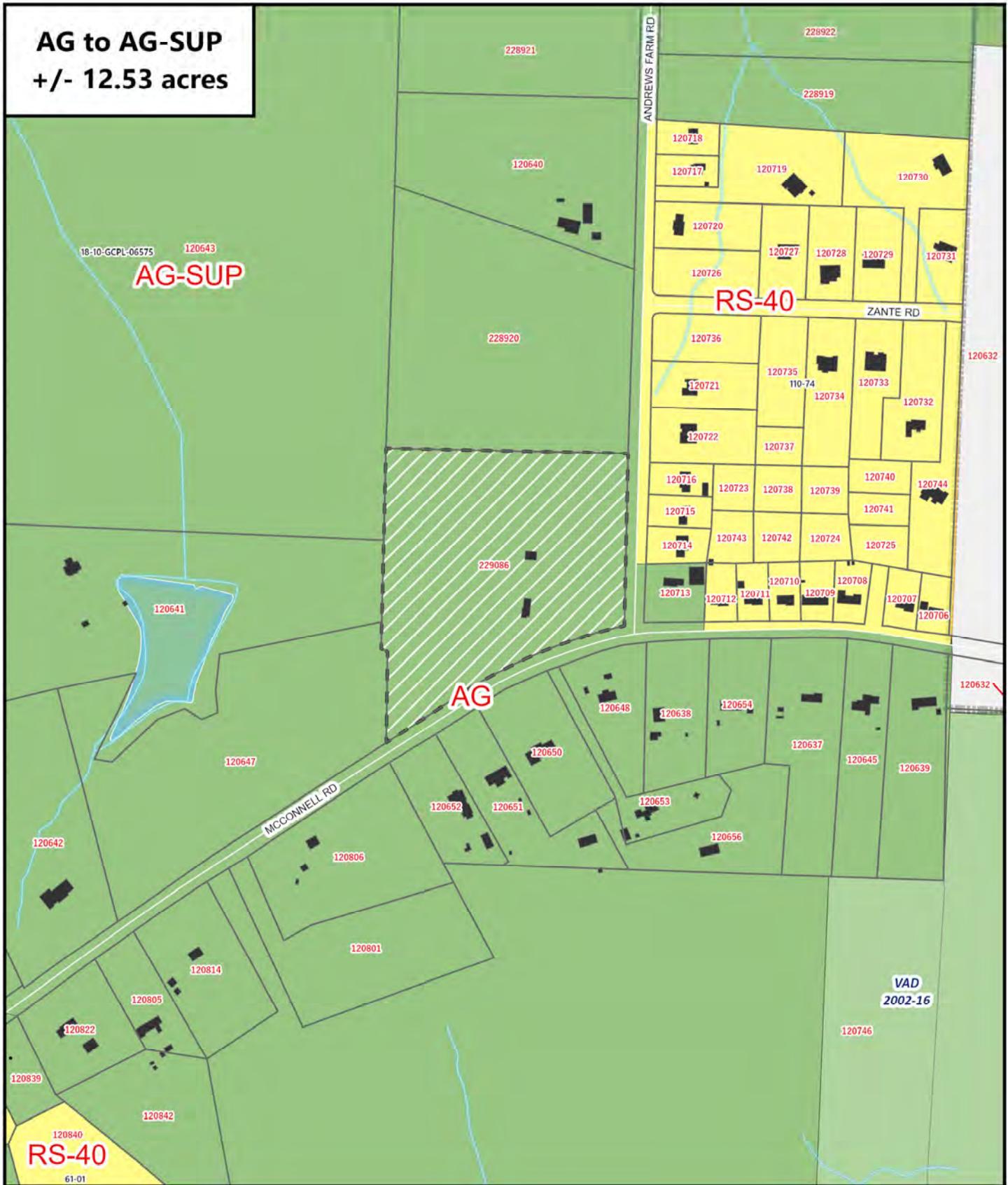
Jurisdiction:
GUILFORD COUNTY

Case Number:
24-05-PLBD-00084

Case Area:
Parcel - 229086
1872 Andrews Farm Road



**AG to AG-SUP
+/- 12.53 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
24-05-PLBD-00084

Case Area:
Parcel - 229086
1872 Andrews Farm Road



Scale: 1" = 400'

**AG to AG-SUP
+/- 12.53 acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

24-05-PLBD-00084

Case Area:

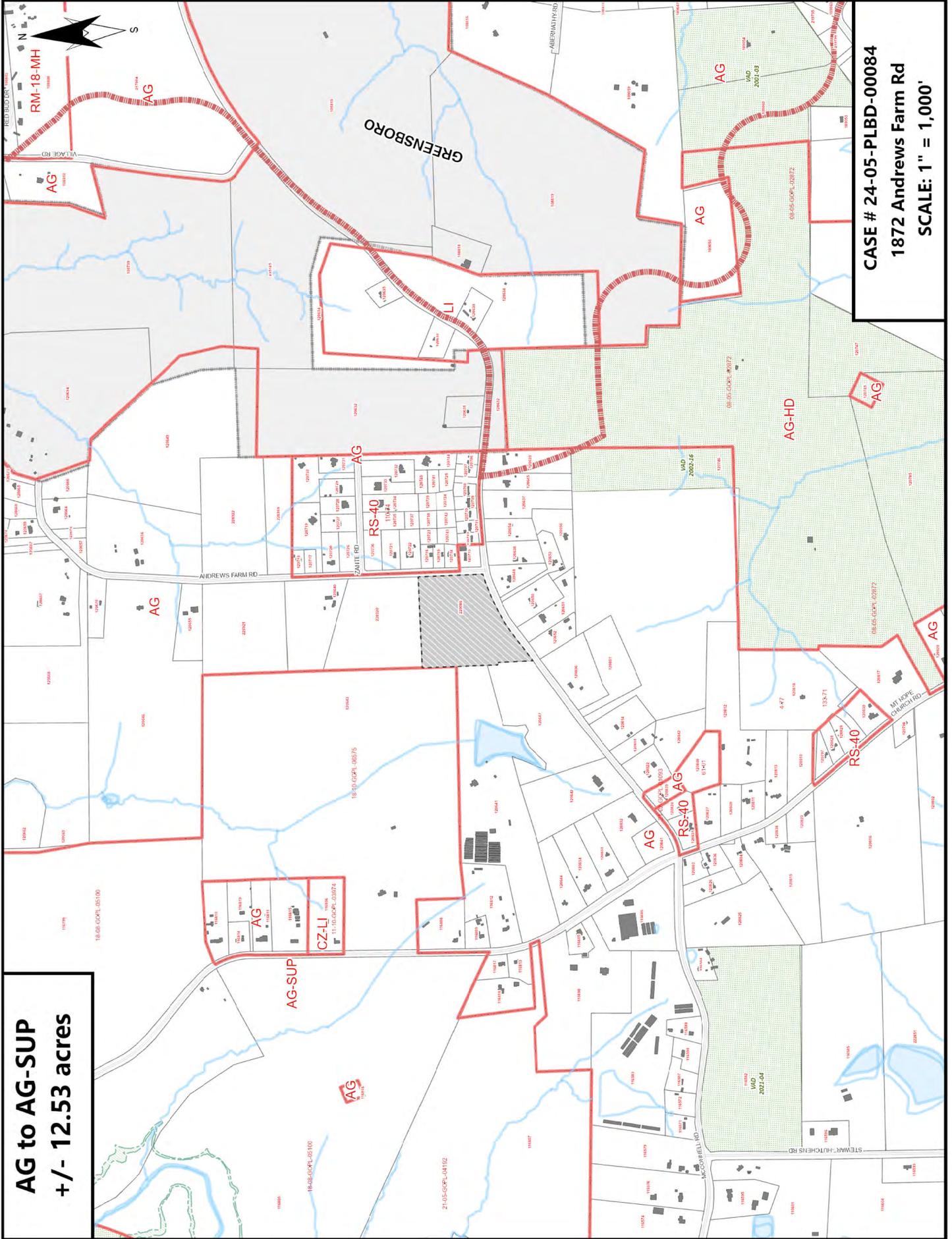
Parcel - 229086

1872 Andrews Farm Road



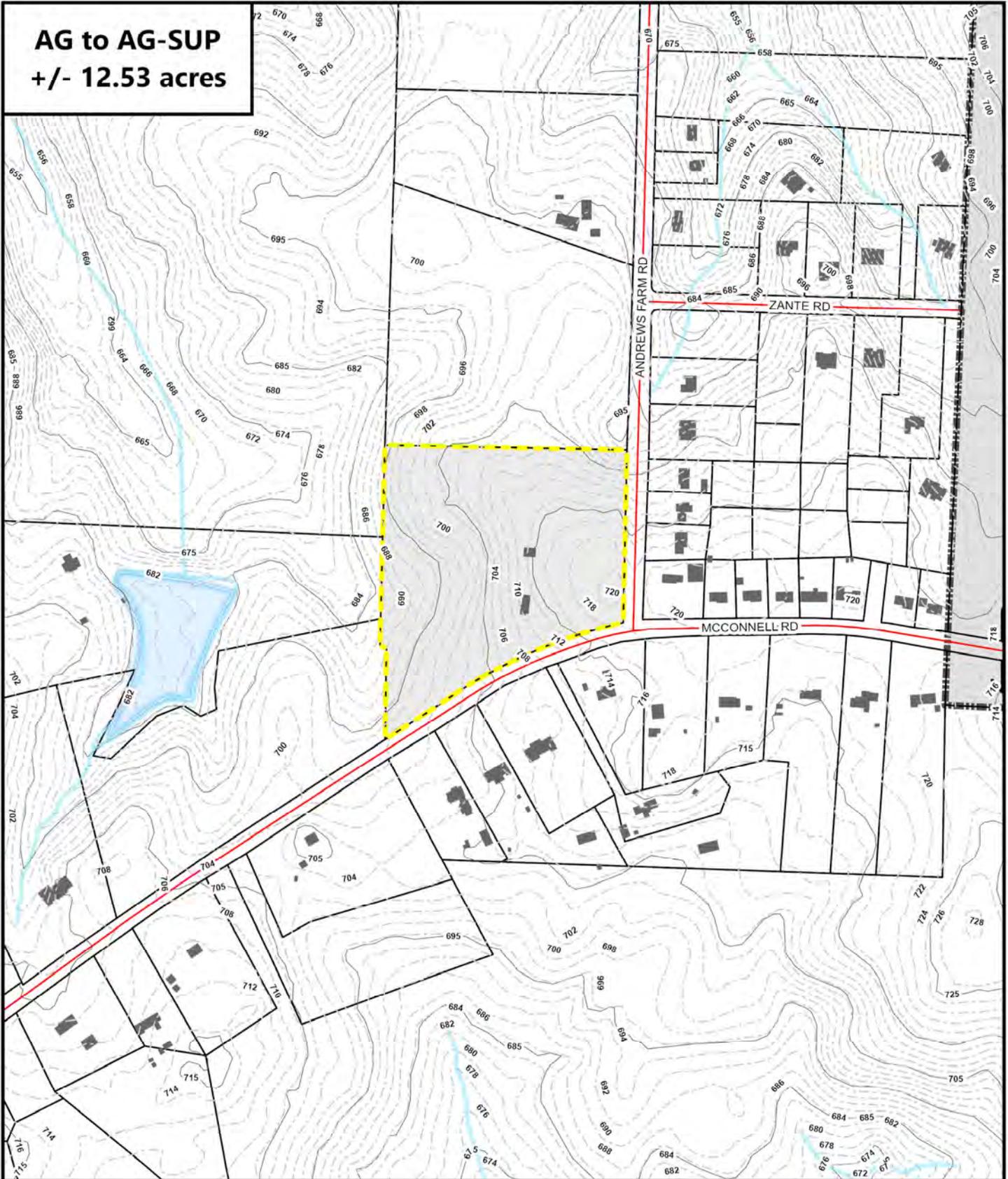
Scale: 1" = 400'

**AG to AG-SUP
+/- 12.53 acres**



CASE # 24-05-PLBD-00084
1872 Andrews Farm Rd
SCALE: 1" = 1,000'

**AG to AG-SUP
+/- 12.53 acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
24-05-PLBD-00084

Case Area:
Parcel - 229086
1872 Andrews Farm Road



Scale: 1" = 400'

SPECIAL USE PERMIT CASE #24-05-PLBD-00084: ENERGY SUBSTATION (MAJOR UTILITY): 1872 ANDREWS FARM RD (CONTINUED FROM AUGUST 14, 2024)

Property Information

Located at 1872 Andrews Farm Road (Guilford County Tax Parcel #229086 in Jefferson Township) at the northwest intersection of McConnell Road and comprises approximately 12.53 acres. The subject parcel is zoned AG, Agricultural.

Zoning History of Denied Cases: No history of denied rezoning cases exists. SUP Case #23-03-PLBD-00039 (sketch plan enclosed) for the same use on the same parcel was denied on April 12, 2023.

Nature of the Request

This is a request to approve a Special Use Permit for an Energy Substation and the associated Sketch Site Plan. Energy substations are allowed as a Major Utility in the AG district pursuant to the Guilford County Unified Development Ordinance. On April 12, 2023, the Planning Board denied a Special Use Permit (Case #23-03-PLBD-00039) for an Energy Substation. The applicant submitted a sketch site plan with modifications from the sketch plan attached to the previous application. The original application has been revised to reflect the change in ownership to Duke Energy Carolinas, LLC (deed enclosed) on August 26, 2024. Changes from the original sketch site plan include:

1. A 160-foot vegetated area along the frontage with McConnell Road was added to buffer the facility from street view. This buffer was not shown on the previous sketch site plan.
2. The setback off McConnell Road increased from 200 feet to 295 feet. Consequently, the setback from Andrews Farm Road decreased from 256 feet to 223 feet; the setback from the rear property line decreased from 268 feet to 133 feet, and the setback from the interior side property line decreased from 184 feet to 166 feet.
3. The circular driveway shown on the previous sketch site plan was replaced by a single-entrance driveway that bends as it approaches the substation facilities.

The above-described changes are illustrated on the enclosed map.

Character of the Area

Generally, the subject parcel is in a single-family residential area of subdivided lots and includes a major subdivision off Andrews Farm Road. A 95-acre tract west of the site is undeveloped but has an approved Special Use Permit for a solar farm.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Undeveloped

South: Single-family dwellings on subdivided lots of 1 or more acres

East: A single-family subdivision comprised mostly of 1 acre or less lots across Andrews Farm Road.

West: Undeveloped land, single-family dwelling on more than 10 acres, and a 95-acre undeveloped tract that is part of an approved SUP (Case #21-05-GCPL-04192) for a solar farm on approximately 470 acres

Historic Properties: There are no inventoried historic landmarks located on or adjacent to the subject property.

Cemeteries: No cemeteries are shown to be located on the subject property, but efforts should be made to rule out the potential of unknown grave sites.

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Mount Hope FPSD

Miles from Fire Station: Approximately 3.9 miles

Water and Sewer Services:

Provider: Individual well and septic

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Minor thoroughfare, 1,000 Average Annual Daily Traffic (AADT) on McConnell Road east of Mt. Hope Church Rd.

Proposed Improvements: NCDOT Commercial Driveway Permit will be required

Projected Traffic Generation: No data available

Environmental Assessment

Topography: Gently sloping

Regulated Floodplain/Wetlands:

There is no regulated floodplain on the property. There are no mapped wetlands on the property.

Streams and Watershed:

This property is located in the Lake Mackintosh (Big Alamance Creek) WS-IV Water Supply Watershed in the General Watershed Area. There are no mapped streams on the property.

Land Use Analysis

Land Use Plan: Rock Creek Area Plan

Plan Recommendation: AG Rural Residential

Consistency:

The subject parcel's zoning designation is AG, Agricultural. The AG district is recognized as consistent with the AG Rural Residential designation in the Rock Creek Area Plan. Electric substations are major utilities allowed in the AG district with an approved Special Use Permit.

Review Factors: Article 3.5.Q.3.g. from the Guilford County UDO

The applicant shall demonstrate that the review factors listed below have been adequately addressed.

1. Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency. **Per the sketch plan associated with this application, access will be from McConnell Road. During the official commercial site plan review process, an NCDOT commercial driveway permit will be required.**
2. Parking and Loading: Location of off-street parking and loading areas. **Parking for an Energy Substation is subject to Section 6.1.D, Table 6-1-1: Parking Requirements for Major Utilities under the Utilities & Communications Use Category of the Guilford County UDO.**
3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for services vehicles. **Locations of service areas will be reviewed to allow for adequate access for all service vehicles when the official site plan is submitted for review per Section 6.1 in the Guilford County UDO. An approved NCDOT Commercial Driveway Permit is required as part of the site plan review process.**
4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area. **A lighting plan, if required, will be presented when the official site plan is submitted for review per Section 6.3 of the Guilford County UDO.**
5. Utilities: Location and availability of utilities (public or private). **The Guilford County Environmental Health Department will regulate septic evaluation upon site plan review by TRC or appropriate staff. The TRC or appropriate staff will also review utility easements.**
6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). **The TRC or appropriate staff will review landscape requirements per Article 6.2 of the Guilford County UDO.**

7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space, and other natural features. **Environmental regulations will be reviewed by Guilford County's Watershed/Stormwater Section at a TRC meeting or by appropriate staff to meet all environmental regulations per Article 9 of the Guilford County UDO.**
8. Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate. **A landscape buffer in the form of a Type C Planting Yard (min. width 15', avg width 20', max width 40') will be required per Section 6.2 for nonresidential uses adjacent to an AG zoning district under the Guilford County UDO and shown on the official site plan.**
9. Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. **Lighting plan requirements will be required and reviewed at TRC or by appropriate staff per Article 6.3 of the Guilford County UDO.**
10. Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties. **Energy Substations (Major Utility), as a nonresidential use surrounded by residentially zoned properties (which include Agricultural), must have Type C landscape buffers along the facility's perimeter. The adjacent Parcel 120643 fronting on Mt. Hope Church Road is a 95-acre tract part of Special Use Permit Case #21-05-GCPL-04192, approved for a Solar Collector Principal on approximately 470 acres.**

Staff Comments

During consideration of a Special Use Permit, the Planning Board must determine that the following Findings of Fact have been satisfied based upon relevant and credible evidence presented during the hearing:

1. A written application was submitted and is complete in all respects;
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted;
3. The use, **Energy Substation (Major Utility)** subject to the submitted Sketch Site Plan along with the following proposed conditions: (as presented or agreed to by applicant), for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications;
4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs; and

5. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

After reviewing the proposed development plan for this request, staff offers the following for Planning Board consideration:

1. The development of the parcel shall comply with all regulations as specified in the Guilford County Unified Development Ordinance (UDO). A copy of the TRC comments on the proposed sketch site plan is enclosed.
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Planning Director after comments from the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions if applicable.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.



SUBMITTAL SUMMARY REPORT (24-05-PLBD-00084) FOR GUILFORD COUNTY

PERMIT ADDRESS:	1872 ANDREWS FARM RD WHITSETT, NC 27377	PARCEL:	229086
APPLICATION DATE:	05/30/2024	SQUARE FEET:	0
EXPIRATION DATE:		VALUATION:	\$0.00

DESCRIPTION: Duke Energy Substation (Major Utility) SUP app; 1872 Andrew Farm Road; SUP; Duke Energy Carolinas reported as new owners as of Aug 26, 2024
23-03-PLBD-00039 (1872 ANDREWS FARM RD WHITSETT, NC 27377) was denied and appeal filed.

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Randy Veltri	Duke Energy Carolinas, LLC	
Attorney	Anthony Fox		
Owner	Randy Veltri	Duke Energy Carolinas, LLC	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Sketch Plan Review v.1	06/07/2024	06/28/2024		In Review
Staff Review v.1				Not Received

SUBMITTAL DETAILS

Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Brian Emlinger	06/17/2024		In Review
Environmental Health Review (Environmental Health)	Susan Flanagan	06/17/2024		In Review
Environmental Services Review (Solid Waste)	Lorelei Elkins	06/17/2024	06/07/2024	Reviewed
<i>Comments</i>	No comments			
Fire Review (Fire Marshal)	Tim McNeil	06/17/2024	06/17/2024	Review Completed
<i>Comments</i>	No Comments			
GIS-Addressing (GIS-Addressing)	Melissa Jones	06/17/2024	06/12/2024	Review Completed
<i>Comments</i>	Maps and labels are attached and in the O drive folder			
Planning (Planning/Zoning)	Oliver Bass	06/17/2024	06/18/2024	Review Completed
<i>Comments</i>	<ol style="list-style-type: none"> 1. The proposed use of an electric substation is allowed as a Major Utility with an approved special use permit per Section 4.2 per the UDO. 2. The sketch plan shows compliance with the standards and dimensional requirements established in the UDO for the AG zoning district and Major Utility development standards. 3. The project will be subject to site plan approval if the special use permit is granted. 			
Watershed Review (Watershed)	Brent Gatlin	06/17/2024	06/14/2024	Review Completed
<i>Comments</i>				

SUBMITTAL SUMMARY REPORT (24-05-PLBD-00084)

The SUP is compliant for watershed purposes. Below are Advisory Comments for consideration with subsequent Site Plan & Watershed Development Plan that will be required after the SUP process is complete.

1. Water Supply Watershed = Lake Mackintosh WS-IV, GWA
 - a. Max Allowable BUA (low density) = 24%
 - b. Max Allowable BUA (high density) = 70% (SCM required)
 - c. Gravel areas are considered BUA (impervious).
 - d. The site as shown on sketch is considered low-density development and will not require a Stormwater Control Measure (SCM) if the Project Density remains below 24% BUA for the site.
 2. Include Project Density and BUA calculations on the Guilford County Site Plan Cover Sheet – Stormwater Management / Watershed Protection information and the Watershed Development Plan to be included with the Site Plan set submission. Plans to be signed/sealed by PE.
 3. A Watershed Development Plan (WDP) must be included with the Site Plan set submission. Provide:
 - a. Completed WDP checklist with plan submission (emailed to applicant).
 - b. Grading & Drainage Plan with final Stormwater Conveyance System design info and limits of disturbance.
 - c. Stormwater Conveyance System Calculations Report with:
 - i. Pipe capacities and HGL for 10-year storm event.***
 - ii. Swale calculations for capacity and liner.
 - iii. Drainage Area Plan for storm structures, culverts, and swales.
 - iv. Precipitation / IDF Data (NOAA)
 - v. [Advisory Comment]***: Public ROW drainage must be designed per NCDOT standards and reviewed by NCDOT for their approval. The more stringent design standards shall apply.
 - d. Low Density requirements must be met and demonstrated per 15A NCAC 02B .0624(5).
 4. Include the Site Plan Standard Notes on Site Plan submission (emailed to applicant).
 5. There are no mapped/buffered streams per USGS or Soil Survey Map on the site. It is possible unmapped jurisdiction features exist. It is the owner's / applicant's responsibility to verify if there jurisdictional features on the property and obtain all necessary approvals prior to any impacts.
 6. There is no regulated floodplain on the site.
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**SPECIAL USE PERMIT #24-05-PLBD-00084: ENERGY SUBSTATION (MAJOR UTILITY);
1872 ANDREWS FARM RD**

**GUILFORD COUNTY PLANNING BOARD
ORDER (GRANTING/DENYING) A SPECIAL USE PERMIT**

The Guilford County Planning Board, having held an Evidentiary Hearing on August 14, 2024, to consider a request for a Special Use Permit for an Energy Substation (Major Utility) subject to the submitted Sketch Site Plan along with the following proposed conditions (no conditions listed, list if subsequently presented and accepted) for the property located at 1872 Andrews Farm Road (Guilford County Tax Parcel #229086 in Jefferson Township) at the northwest intersection of McConnell Road and comprises approximately 12.53 acres, having heard all of the evidence and arguments presented at the Evidentiary Hearing, makes the following FINDINGS OF FACTS and draws the following CONCLUSIONS:

- 1. A written application was submitted and **[is/is not]** complete in all respects.
- 2. That the use **[will/will not]** materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

- 3. The use, an Energy Substation (Major Utility), for which the Special Use Permit is sought, **[is/is not]** in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

- 4. That the location and character of the use, if developed according to the plan submitted, **[will/will not]** be in harmony with the area in which it is to be located and **[is/is not]** in general conformity with the plan of development of the Jurisdiction and its environs. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

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5. The use **[will/will not]** substantially injure the value of adjoining or abutting property, or the use is a public necessity. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a SPECIAL USE PERMIT for an Energy Substation (Major Utility) be **[denied/granted]** subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the Unified Development Ordinance (UDO).
2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
4. Added conditions, if applicable.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.

(Sketch Site Plan for Case #23-03-PLBD-00039)

LEGEND:

- EXISTING UTILITY POLE
- EXISTING HARDWOOD AND PINE CANOPY TO REMAIN
- EXISTING PROPERTY
- LINER ROAD RIGHT-OF-WAY TO SUBAPPLICATION
- PROPOSED DISTRIBUTION LINE
- EXISTING DISTRIBUTION LINE
- PROPOSED 8' FENCE LINE W/BARBED WIRE

GENERAL NOTES:

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION. THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AND ACCURATE TITLE INVESTIGATION THAT DISCLOSE.

AREA COMPUTED BY COORDINATE METHOD.

BUILT-UPON AREA (BUA) CALCULATIONS ARE BASED ON A PARCEL ACREAGE OF 12.54 ACRES. IF THE PARCEL IS SUBDIVIDED IN THE FUTURE, THE BUA CALCULATIONS WILL NEED TO BE RECOMPLETED.

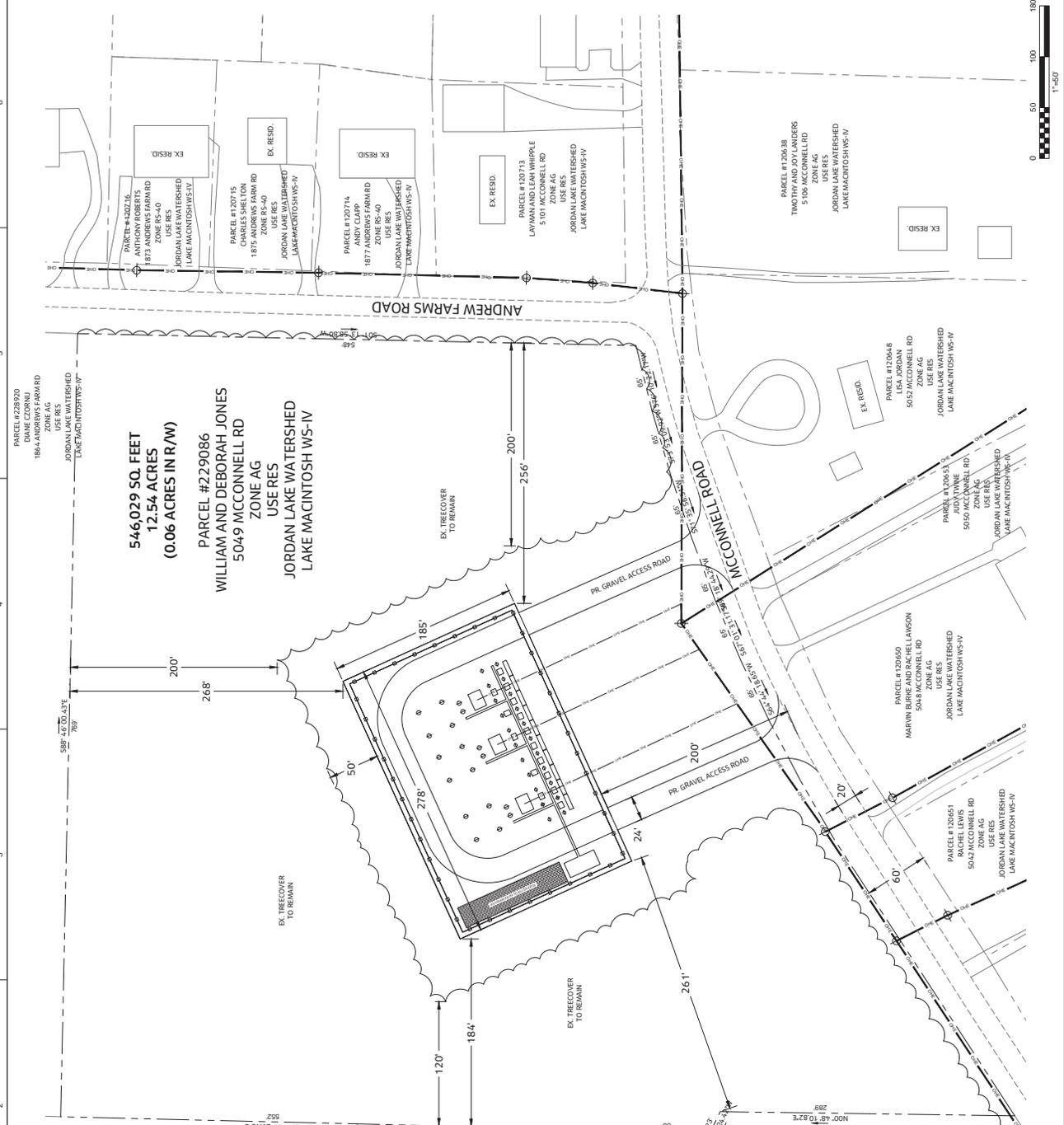
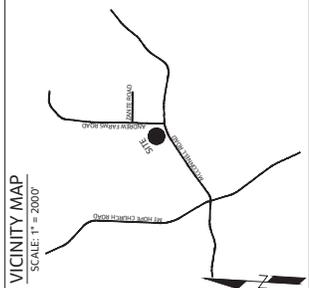
Built-Upon Area Calculation:

TOTAL PARCEL AREA: 12.54 ACRES
 PROPOSED IMPERVIOUS AREA: 1.43 ACRES
 BUA CALCULATION: 1.43 AC / 12.54 AC = 11.4 %

BASED ON THE BUA CALCULATION OUTLINED ABOVE, THIS PARCEL IS CLASSIFIED AS A LOW-DENSITY DEVELOPMENT IN THE LAKE MACINTOSH WS-IV AREA AS A LOW-DENSITY DEVELOPMENT. NO POST-CONSTRUCTION, PERMANENT STORM WATER BMPs ARE ANTICIPATED.

Project Contact Information:

PRIMARY CONTACT:
 DUKE STUBBS REPRESENTATIVE: CHRIS CLARY
 PHONE: 401-323-7990
 EMAIL: CHRISTOPHER.CLARY@DUKE-ENERGY.COM



DUKE STEWART WILL SUBSTATION SPECIAL USE PERMIT
 JEFFERSON TOWNSHIP, NC
 DRAFT 3/7/2023

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DUKE ENERGY-CAROLINAS WEST
 526 SOUTH CHURCH STREET
 CHARLOTTE, NORTH CAROLINA 28202

NO.	DATE	REVISION	CHK	APVD

VERIFY SCALE: 1" = 50'

BAR SCALE MATCH ORIGINAL DRAWING

DATE: MARCH 2023

PROJECT: D3710660

DWG: C-02

SHEET: 2 of 2

PLOT TIME: 2:40:54 PM

FILENAME: DukeStewartMil_Sitep_BWLineDrawing_20230207.dwg PLOT DATE: 3/7/2023

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