



June 10, 2013

CATAWBA PLANNING AND PARKS DEPARTMENT
PO Box 389
Newton, NC 28658
Phone: 828-465-8381

Attn: Susan Ballbach

Re: Statement of Circumstances for AUSTIN Solar

To whom it may concern,

This letter is written on behalf of Sunlight Partners, developer of the proposed improvements, AUSTIN Solar, as a formal request to allow the development within Catawba County.

The purpose for this development is to construct and operate an alternative energy resource within the proposed site. There are many benefits to allowing such a development which include a tax base income to the County / Community, employment for both short term construction and long term operation opportunities, and providing another energy resource for the County and State.

There is no evidence that such a development would reduce adjacent property values. No hazardous or environmentally unfriendly materials will be used and the only potential environmental impact would occur during construction which would include possible dust. These facilities are physically blocked by a fence with barbed wire to impede trespassing as well as visually blocked by vegetation.

Considering the abovementioned benefits this development will bring to the community and the County, AUSTIN Solar will positively impact the area.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "D. Bohn".

David Matthew Bohn, PE
Kinetix Engineering & Consultation
4215 E. McDowell Road, Suite 212
Mesa, AZ 85215

Catawba County Application for a Board of Adjustment Decision

Applicant Sunlight Partners, LLC - Keith Colson Phone # 480-582-1540
Applicant's Fax 877-325-5544 Applicant's Email keith.colson@sunlightpartners.com
Applicant's Mailing Address 4215 E. McDowell Road #212 City, State, Zip Mesa, AZ 85215
Property Owner James Robert and Sylvia Abernethy Phone # 828-320-3147
Property Owner's Mailing Address 2807 Mount Kharma Church City, State, Zip Maiden, NC 28650
Parcel 911 Address 2807 Mt. Richanna Church Rd, Maiden, NC, 28650 PIN # 366802653283
Subdivision Name and Lot # _____

Type of Application:

Special Use Permit

- A detailed site plan and the general information listed below shall be submitted with the application.
- Special Use requested including Unified Development Ordinance Section Reference _____
- Documentation must be submitted addressing all standards found in UDO Section 44-328(f)(2) and the specific criteria for the special use.

Variance

- Documentation must be submitted supporting all criteria found in UDO Section 44-329 (f)(1).
- A plot plan sealed by a licensed professional and the general information listed below must be included with the application.

Extension or Change of a Nonconforming Use

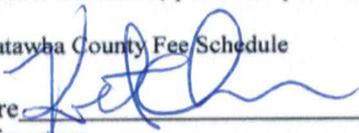
- A detailed site plan and the general information listed below shall be submitted with the application.
- Documentation must be submitted addressing all standards found in UDO Section 44-704(b)(4).

Appeal

- An appeal must be submitted in writing and filed with the recording secretary of the board of adjustment within 30 days of the date of the Planning Director's decision. Sec. Ref. _____

General Information to be attached:

- 12 copies of plan at a scale no smaller than 1 inch equals 200 feet, on either a 18 x 24 or 24 x 36 inch map and either one 8.5 x 11 or 11 x 17 inch map (including digital copies in .pdf or .jpg format); complete application and any attachments.
- If applicable, a legal description of the property
- If applicable, a detailed statement of all other circumstances, factors, and reasons, which applicant offers in support of the appeal.
- Appropriate completed checklist (special use permit, variance, extension or change of a nonconforming use) found in Procedures Manual.
- Filing Fee: Per Catawba County Fee Schedule

Applicant's Signature  Date 6-10-13
Property Owner's Signature _____ Date _____

CATAWBA COUNTY SPECIAL USE PERMIT-DEVELOPMENT CHART
(Quasi-Judicial Hearing - Board of Adjustment)

Detailed Site Plan: used for:

- All special use applications which must meet the requirements of Section 44-328, Article VI, Division 3, and Article V of the Unified Development Ordinance.

Legend

R - Required to be shown on plan, if applicable to the development project.

PM - Procedures Manual

*Applicant to check box in Column B if information has been submitted on site plan.

	A	B	C	D
	Detailed Site Plan	Check if included on site plan	(Staff only)	Code Reference
1. Access management	R	N/A		44-515
2. Access - waterfront	R	N/A		PM
3. Accessory structures	R	N/A		PM
4. Airstrips (if existing or proposed) on site & surrounding properties	R	N/A		
5. Date of plan	R	X		PM
6. Easements, reservations & right-of-ways (existing and proposed)	R	X		44-519
7. Floodplain denoted & delineation of area	R	X		44-429
8. Floor Area Ratio	R	N/A		44-404(d)
9. Historic sites (location of existing, if applicable)	R	X		
10. Landscaping - driveways	R	N/A		44-523(c)
11. Landscaping - foundation plantings	R	N/A		44-523(g)
12. Landscaping - internal parking area	R	N/A		44-523(e)
13. Landscaping - perimeter buffer of parcel	R	X		44-523(f)
14. Landscaping - perimeter for parking facilities	R	N/A		44-523(d)
15. Landscaping - street trees	R	X		44-523(h)
16. Landscaping - trees & shrubs, berms- location of existing/proposed-preservation	R	X		44-503
17. Lighting standards - type & location (free - standing & on buildings)	R	N/A		44-522
18. Loading & service areas (screening & location)	R	N/A		44-526 44-537
19. Mechanical equipment - ground/rooftop (screened)	R	N/A		44-524
20. Name of development	R	X		PM
21. Name(s) of developer	R	X		PM
22. Natural areas - if existing (wetlands, etc.)	R	X		PM
23. North arrow	R	X		PM
24. Open storage with required screening	R	N/A		44-527

		A	B	C	D
		Detailed Site Plan	Check if included on site plan	(Staff only)	Code Reference
25.	Parcel, includes metes & bounds description, acreage and parcel ID.	R	X		PM
26.	Parking - off street	R	X		44-534
27.	Parking facilities - access to adjacent street, aisle dimension, spaces (numbered and dimension), and location.	R	N/A		44-535 44-536
28.	Roadway classification	R	N/A		PM
29.	Scale, 1"=200' or less preferred	R	X		PM
30.	Setbacks	R	X		44-404-1
31.	Sign - wall signs - location & size of	R	N/A		Art. V, Div. 7 44-563
32.	Sign - design drawing	R	N/A		PM
33.	Sign - location of existing signs on lot & building(s)	R	N/A		PM
34.	Sign - freestanding - new sign location, size, height, surface and landscaping	R	N/A		44-562
35.	Sign - Off-premise directional	R	N/A		44-565
36.	Slopes in excess of 20% (if existing)	R	N/A		
37.	Solid waste storage area (location & screening)	R	N/A		44-525
38.	Storm water management facilities locations (retention basins, etc.)	R	X		
39.	Street designation, internal (public or private)	R	N/A		PM
40.	NCDOT driveway permit approval		N/A		PM
41.	Street trees	R	N/A		44-523(b)
42.	Structures, existing/proposed - location, height	R	N/A		
43.	Topographical features - 5 ft. or less contours	R	X		PM
44.	Traffic improvements-off site (turn lanes, etc.)	R	N/A		
45.	Traffic patterns - existing & proposed - circulation/channelization, access, visibility.	R	N/A		44-515
46.	Utilities provider (water & sewer or well and septic tank) - confirmation in writing from provider	R	N/A		44-521
47.	Vicinity Map	R	X		PM
48.	Watershed designation and percentage of imperviousness	R	N/A		44-434
49.	Zoning district and land use of adjoining sites	R	X		PM
50.	Zoning district of site, existing	R	X		PM