GASTON COUNTY

Department of Planning
and Development Services

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Permit No.	Scan Date	DIN
3603-MSWLF-	**September 11, 2014**	**21757**

August 25, 2014

RECEIVED
September 10, 2014
Solid Waste Section
Asheville Regional Office

Auten Road Farm, LLC
14 Wing Stem Ct.
O'Fallon, MO 63368

Re: Conditional Use Permit Application # CU14-02
BMP # 10-3-2 & 3
PID # 134964 & 134963
Conditional Use Permit Request for an Essential Services Class 3 (Solar Farm)

Dear Mr. Bunge:

The Gaston County Board of Adjustment heard your request for a Conditional Use Permit on the above stated property parcel during their meeting on August 21, 2014. This request was **granted with conditions.** See below:

1. Approval limits of the subject conditional use is for the following use: Essential Services, Class 3 – Generation Facility (Solar Energy System).
2. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Adjustment and all attached requirement including all other applicable requirements in the Gaston County UDO, a copy of which is filed in the Planning Office.
3. If any of the conditions affixed hereto of any part thereof is held invalid or void, then this permit shall be void and no effect.
4. The County agrees to preserve the existing natural buffer between the leased area of the solar energy facility (essential services class 3) and the property boundary to a level that will meet or exceed the Type A buffer yard as described in the Gaston County UDO.
5. The County agrees to combine the subject parcels within the development site to meet UDO setback requirements.
6. Unless the Board of Adjustment issues a Conditional Use Permit which either is specifically exempt from any time constrains or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of the Conditional Use Permit.
7. Development shall meet all local, state and federal requirements.
8. All solar panels will be constructed and positioned to minimize glare onto adjacent properties and adjacent roadways and will not interfere with traffic or create a safety hazard.
9. Warning signs concerning voltage will be placed at the main gate to include the name of the solar farm operator and a local phone number of the solar farm operator in case of emergency.
10. Landscape buffer / screens, ground cover, security fences, gated and warning signs will be maintained in good condition until the solar farm is decommissioned as set forth in the Decommissioning Plan.
11. We – Auten Road Farm, LLC understand that the Conditional Use Permit issued by the Gaston County Zoning Board of Adjustments is subject to revocation if the Zoning Administrator is not notified when the solar farm company holding the permits sells or otherwise transfers its interest to another entity or individual.
12. We – Auten Road Farm, LLC have included a decommissioning plan that describes the anticipated life of the solar farm, the estimated decommissioning costs in current dollars, the method for

ensuring that funds will be available for decommissioning and restoration, and the anticipated manner in which the solar farm will be decommissioned and the site restored.

13. Following a continuous 6 month period in which no electricity is generated, we will decommission the solar farm within 6 months. Decommissioning includes removal of solar panels, buildings, cablings, electrical components, and any other associated facilities below grade as described in the approved decommissioning plan.
14. The land owner or tenant will notify the County when the site is abandoned.

Please be advised that anyone may appeal the decision of the Board of Adjustment within thirty (30) days after the decision was made. If you proceed with permitting during the appeal period you will be doing so at your own risk.

Should you have any questions regarding the next step in the process, please contact the Land Use Section at 704-866-3075.

Sincerely,

Willie King, Jr.

Willie King, Jr
Development Services Manager

cc: file
Gaston County Public Works