

Minutes of the PCEDC Regularly Scheduled Meeting
Person County EDC Board Room
303 S. Morgan St., Roxboro, NC 27573
September 26, 2023

Voting Board Members Present:

Mr. Donald Long-Vice Chairman
Mr. Jay Poindexter
The Honorable Marilyn Newell

Dr. Scott McKinney
The Honorable Gordon Powell
Mr. Kenneth Perry

Voting Members Absent:

Mr. Phillip Allen-Chairman
Mr. Jody Blackwell
Ms. Sherry Clayton

Ex Officios Present:

Dr. Claudia Berryhill, Agricultural Representative
Dr. Pamela Senegal, PCC President
Mr. Brooks Lockhart, City Manager
Ms. Katherine Cathey, County Manager

Ex Officios Absent:

Dr. Rodney Peterson, PCS Superintendent

ED Staff Present:

Ms. Brandy Lynch, Director
Ms. Briana Whitt, ED Specialist (Minutes)
Dan Craig, CPA

Others Present:

Mr. George Willoughby
Ms. Sherry Wilborn
Ms. Julie Maybee
Mr. Jimmy Flythe
Ms. Beth Townsend
Mr. Chris Bowley
Ms. Lauren Johnson

EDC Welcome and Invocation:

At 4:00p.m., Mr. Donald Long called the meeting to order.

The Honorable Gordon Powell gave the invocation.

Approval of Minutes:

Mr. Donald Long recognized The Honorable Marilyn Newell for the approval of the January 17, 2023, July 25, 2023, and August 22, 2023 minutes.

A motion made, seconded, and unanimously approved to approve the January 17, 2023, July 25, 2023, and August 22, 2023 meeting minutes.

Motion: Scott McKinney

Second: Jay Poindexter

Duke Energy Presentation:

Mr. Long introduced Ms. Townsend to the board and guests. Ms. Townsend proceeded to give handouts to the board, she stated that she was also joined by Mr. Flythe who is Ms. Townsend's supervisor of her position, and a couple of other counties. Duke is a dual-state system and their focus is providing reliable and affordable energy to the 4.5 million retail customers in North and South Carolina. In August Duke Energy put forth the Carbon Plan Integrated Resource Plan for the CPIRP. Ms. Townsend stated that Duke Energy needs to have all of the technologies to make going forward possible with the energy needs that are here in North Carolina and South Carolina.

Duke Energy is going with a replace before retiring philosophy, so before retiring the coal plants in Person County they would like to have a different energy source available. Duke is proposing a hydrogen-capable natural gas plant, wanting to help the county maintain its tax base, workforce and etc. Duke Energy has proposed a hydrogen-capable natural gas plant to be located here in Person County at the Roxboro plant. Want to make sure they can offer cleaner technology, stay up to date with the energy needs in the community, reliable and affordable for all of the customers. Went ahead and submitted the pre-paperwork for the request of the natural gas plant, and that also included a small modular reactor nuclear in Stokes County. The final paperwork will be submitted in January.

Dr. Berryhill questioned what would happen to the current plant and whether it would be torn down. Mr. Flythe made the room aware that in some scenarios they do close the plants down and have demolition companies come in and clean up the sites, which might be a future location for a solar or another type of plant in the future. Laws are placed to where there are 30 years of monitoring for the coal ash cleanup.

Mr. Powell mentioned a few major concerns and wants Duke Energy to stay in Person County. Mr. Powell also thanked Duke Energy for keeping the board and the public informed and thanked Chris for planning and zoning for developing the plans going

forward. Mr. Flythe stated that 49% of our energy comes from nuclear power, between North and South Carolina, which is a clean source of energy. Ms. Townsend made an announcement that Duke Energy has donated fifty thousand dollars to help with small business grants, the Chamber has the application on their website until now through November.

Townsend's presentation will be included with the minutes.

UDO Presentation:

Mr. Bowley starts off by stating that in 2021 the city and the county adopted a joint comprehensive claims plan, which was required by the state at the time. Consolidates are taking a list of ten ordinances and turning it into one complex document. Adjust the use table as part of the effort, trying to create legally conforming uses, so when something is developed, especially new development it meets all of the standards such as the state and national standards.

Trying to respect existing land uses, protect property rights, and take the perspective of the property and land owners. Updating language to the ordinance and anticipating new land uses as well, there is an option for a technical review committee in the development review process. They do not down zone properties that would impact the existing property.

One of the biggest concerns that came out of the meeting was the rural conservation zoning district, traditionally in Person County has been to catch all zoning districts about all land use permitted in the RC currently. When land uses are not defined in definitions it leaves a lot for subjectivity. RC is having a planning board meeting on the 19th of October and welcomes any comments or changes to the handout and or document.

Dr. Senegal questions if there was any consideration given to social districts with setting aside certain streets with festivals to reduce the permitting for those types of events. Mr. Bowley stated that a lot of that is based on density and intensity, encouraging that to show in a downtown zone in traditional neighborhoods within the city of Roxboro.

Dr. McKinney asked for an example of a plan building group. Mr. Bowley stated that there is only one in the county as of right now. If you are running cluster folks together it's best to have the utilizes and density to do it wrong, the wrong use in the wrong location. Which matches what a plan building group is. Counties are for preservation and cities are more for density. Avoid sprawl and put it in the right place.

Dr. Berryhill questioned land becoming available and if it would be denied for a development or subdivision to be built on the land. Mr. Bowley declared that typically

they would come in a development program that would be reviewed, be looked at by the pros and cons when it comes to the utilities, and best serve for the community.

Mr. Powell questioned the changing of the terminologist and titles and didn't see it as being restrictive. Mr. Bowley stated that there are tables and charts in the handout with definitions, processes, and flowcharts for the path from start to finish and the timeline.

Ms. Lynch made the board aware that companies and projects want more updates and more information about zoning and if the sites could be rezoned RC zoning. The rezoning process is very short maybe a few months compared to six to eight months with other counties.

Bowley's presentation will be included with the minutes.

The Link to the Person County Unified Development Ordinance Draft is:

<https://www.personcountync.gov/home/showpublisheddocument/16844/638297707219030000>

Director's Report:

Ms. Lynch started off by updating the board about the North Park site visit on September 13th with one of the contractors. There is one more study to be done with ECS. Ms. Lynch also presented a few photos of the site. Encourages anyone to go out to the site and view the progress.

October 24th meeting was discussed that Ms. Lynch would not be here, however, the board did receive a request from Dominion Energy wanting to attend the meeting and have a presentation. Lynch spoke with the chairman and asked the board to reconsider changing the meeting date to October 18th.

Mr. Combs from RTRP contacted the county manager and Commissioner Powell several months ago and asked that Ms. Lynch be able to attend the NEXT class in Chicago on November 1st-3rd. RTRP did help with the majority of the cost for that, she is very thankful and looking forward to it.

The new position is still in HR hands, Lynch has approved the new job description now we are just waiting on the pay scale. Once done the position will be posted, the goal is to have it posted continuously so Ms. Lynch can see applications as they come in.

Project requests are high over the last two weeks we have received over 10 projects.

On October 9th-10th Ms. Lynch will be attending the NCEDA conference in Asheville.

WRAL campaign two of the three articles have been approved, the last article has already been through the first draft and just needs to be approved by Ms. Lynch. The plan is to run one article every two weeks, always be on WRAL, and always be accessible. Meeting on Monday to go over the video script, and presentation.

Also, Lynch was honored to attend the Advance NC Launch along with Dr. Senegal and Chairman Allen. Dr. Senegal described that Advanced NC is a workforce development coalition between ten community colleges, five local development boards, and two universities. It assists new projects coming to this region by retaining and training the right amount of workforce.

Lynch's presentation will be included in the minutes.

Member Comments:

Dr. Senegal stated that Piedmont Community College is waiting for the budget to be approved. Also, the second week of eight week classes starts on October 18th.

Mr. Lockhart announced that the City of Roxboro is currently hiring for full-time positions.

Ms. Cathey stated that the county is working on the process of debt with improvement at Person High School, and has an agenda of items. The county will be taking on 13 million dollars worth of debt for that project. She also shared that our local library will be become a passport acceptance facility.

Mr. McKinney greeted the board and gave out a handout in regard to the Mega site Readiness Report and key observations. Person County was not one of the seven finalists in the program, out of the seven sites only one of the sites was considered shovel-ready and the only site that was publicly owned.

Next Meeting:

A motion was made, seconded, and unanimously passed to approve the next meeting date to October 18, 2023 at 4:00pm.

Motion: Scott McKinney

Second: Jay Poindexter

The next meeting is announced for Wednesday, October 18, 2023, at 4:00 p.m. in the Person County EDC Boardroom, 303 S. Morgan St. Roxboro, NC 27573.

Adjournment:

A motion was made, seconded, and unanimously passed to adjourn the meeting at approximately 5:13 p.m.

Motion: The Honorable Marilyn Newell **Second:** Jay Poindexter

10/18/2023
Date Approved

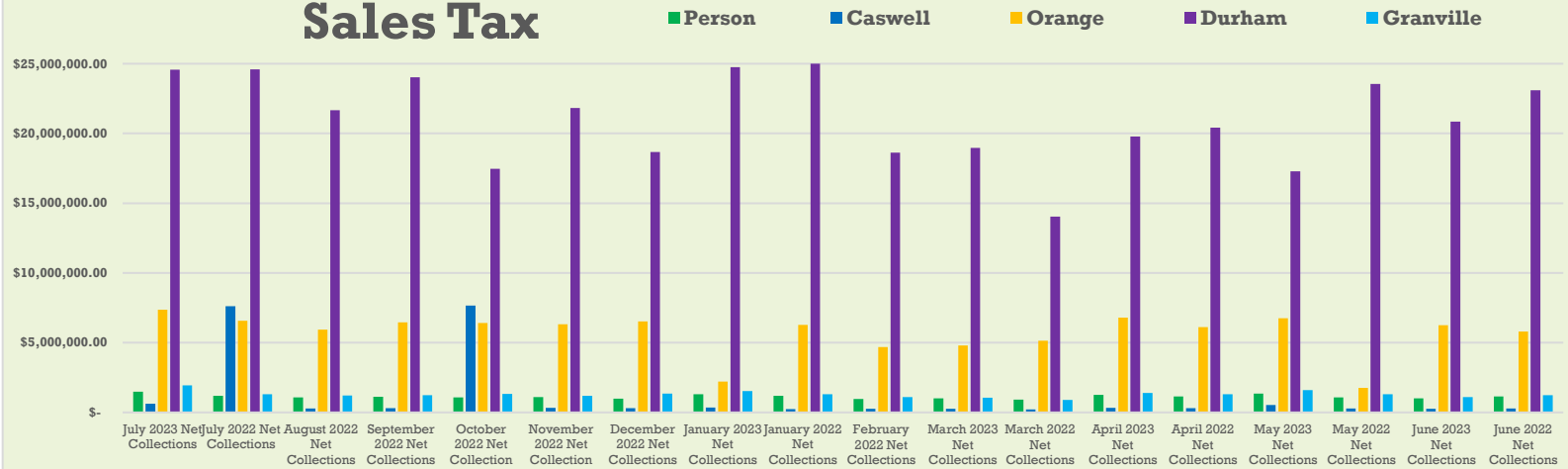
Marilyn Newell
Secretary



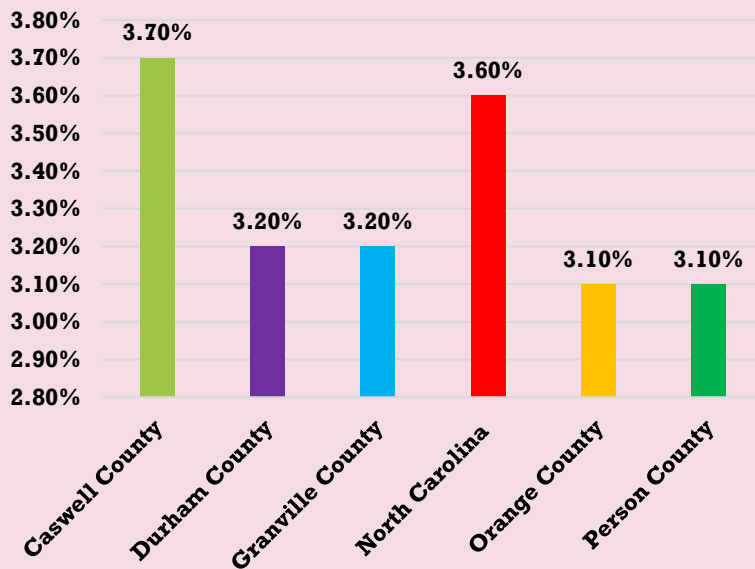
Person County Demographic Report

Everything is Better in Person

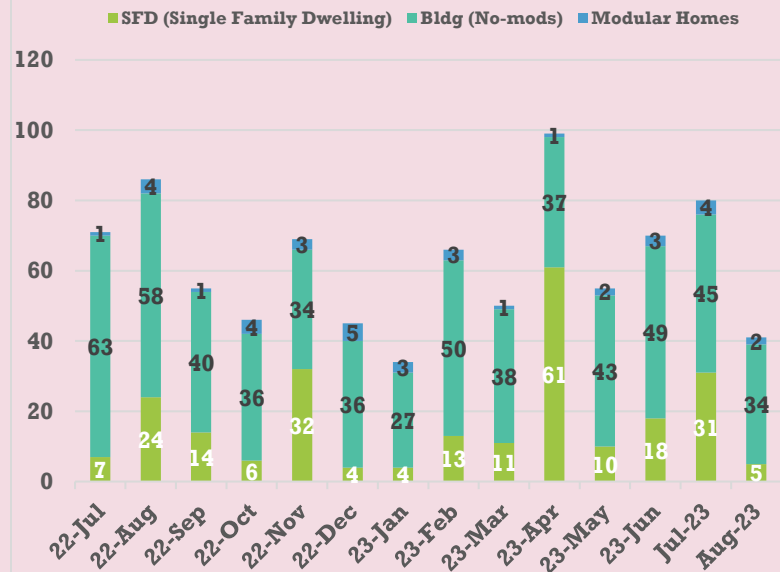
Sales Tax



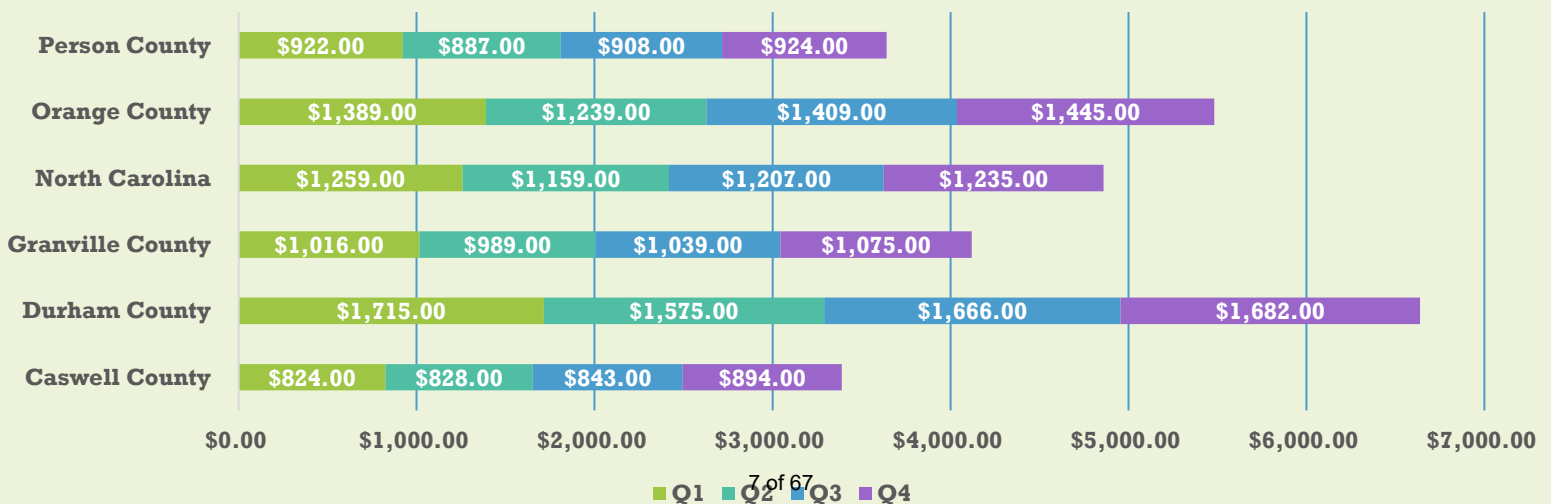
August 2023 Unemployment Rates



Permit Activity



Average Weekly Wage 2022



News Release

24-hour media line: 800.559.3853
Aug. 17, 2023

Duke Energy files updated Carbon Plan to serve the growing energy needs of a thriving North Carolina

- **Maintains “all of the above” strategy calling for a diverse deployment of new technologies supported by the North Carolina Utilities Commission in its 2022 Carbon Plan**
- **Proposes new advanced nuclear at Belews Creek, new hydrogen-capable natural gas facilities at Roxboro and Marshall, plus significant increase in renewables and storage**
- **Retires coal by 2035; achieves carbon neutrality by 2050, as required by North Carolina’s clean energy law under least-cost and reliability mandates**

CHARLOTTE, N.C. – Duke Energy today [filed](#) a new resource plan to advance the company’s energy transition while prioritizing reliability and affordability – one designed to help maintain North Carolina’s status as the nation’s top state for economic development.

The Carbon Plan Integrated Resource Plan (CPIRP) builds on the trajectory of the North Carolina Utilities Commission’s (NCUC) [2022 Carbon Plan](#), which established a least-cost path to meet the carbon dioxide emissions reduction targets of House Bill 951, North Carolina’s clean energy law.

In the updated proposal, Duke Energy has identified new infrastructure needed to meet unprecedented growth in the Carolinas and to take the place of retiring coal plants: advanced nuclear at Belews Creek (Stokes County) and hydrogen-capable natural gas plants at Roxboro (Person County) and Marshall (Catawba County). The plan also significantly increases solar, storage and wind compared to the 2022 proposal, maintaining the “all of the above” strategy supported by the NCUC.

“This plan delivers a path to cleaner energy without compromising grid reliability, affordability or the energy demands of a growing region,” said Kendal Bowman, Duke Energy’s North Carolina president. “We project exponential growth, far beyond what has already made us the top state for business, so we’ve charted an ambitious road map for meeting that need while protecting reliability and affordability for our customers.”

Reducing carbon while accommodating growth

Between economic development success, population growth and increased adoption of electric vehicles, energy use by Duke Energy customers in the Carolinas is projected to

grow by around 35,000 gigawatt-hours over the next 15 years – more than the annual electric generation of Delaware, Maine and New Hampshire combined.

To accommodate this, the CIPRP includes three core energy portfolios for the NCUC to review and ensure a pathway to carbon reduction that is least-cost and maintains equal or greater reliability than customers have today. The three portfolios reach HB 951's interim 70% carbon reduction target by 2030, 2033 and 2035, respectively, utilizing the flexibility given to the NCUC under state law to protect reliability and encourage advanced nuclear and wind. All three portfolios reach carbon neutrality by 2050.

"We've already made tremendous progress in the energy transition, retiring two-thirds of our aging coal plants in the Carolinas and reducing emissions by 46% since 2005," said Bowman. "Now we're proposing specific new generation at existing plant sites, leveraging our current infrastructure, transmission system and workforce to save customers money while supporting job creation and tax base in these communities."

Diverse mix of resources to reliably meet growth

The new plan maintains Duke Energy's commitment to exit coal by 2035. To meet the significant increase in projected energy demand, all three proposed portfolios are more ambitious in pace and scale than the 70% by 2030 portfolio from the company's 2022 Carbon Plan proposal.

The company has recommended a "near-term action plan" based on the least-cost, least-risk portfolio. Activities in that plan would facilitate the following new resources:

- Solar – 6,000 megawatts (MW) by 2031
- Battery storage – 2,700 MW by 2031
- Hydrogen-capable natural gas – 5,800 MW by 2032, which includes replacing coal retirements at Roxboro (Person County) and Marshall (Catawba County)
- Wind – 1,200 MW onshore by 2033; preserve option of 1,600 MW offshore for 2033 or later
- Pumped-storage hydro – 1,700 MW by 2034 at Bad Creek Hydro in Oconee County, S.C., serving both states
- Advanced nuclear – 600 MW by 2035, partially replacing coal retirements at Belews Creek (Stokes County) and one other existing plant location to be determined

For perspective, 1 MW of dispatchable generation such as nuclear or natural gas can power 800 homes; 1 MW of solar or wind must be backed up by 1 MW of another on-demand resource (such as natural gas or storage) that is not dependent on the weather.

Duke Energy's industry-leading energy efficiency and demand response options – voluntary programs that incentivize customers to reduce their energy use and save

money – will help keep the need for new resources as low as possible. Energy savings from these programs are projected to increase seven-fold over the next 15 years.

Stakeholder input critical to the process

Duke Energy held five stakeholder engagement meetings over a four-month period on technical, complex issues involving resource planning. More than 100 individuals, representing a diverse group of organizations that included customers, environmental advocates, community leaders and other industries, attended these virtual sessions.

The presentation materials and Q&A from these engagement sessions, as well as additional documents and links related to the Integrated Resource Plan (IRP) process, can be viewed on Duke Energy's [IRP website](#). These technical sessions were augmented by environmental justice conversations in North Carolina that will continue with local community outreach in the months ahead for communities where new infrastructure is proposed.

More public input ahead

Today's filing in North Carolina begins a public regulatory process at the NCUC that involves the evaluation of thousands of pages of testimony and data from the company, other parties to the proceeding and the input of customers. The NCUC will hold public hearings before issuing its final CIPRP order by the end of 2024.

The same resource plan was also filed in South Carolina on Aug. 15. Regulators there will independently conduct their own proceedings to consider the IRP and are expected to issue an order in mid-2024.

The plan will be checked and adjusted every two years, incorporating technology advances, updated cost forecasts and applicable federal funding to ensure ongoing affordability and reliability for customers.

Duke Energy Carolinas/Duke Energy Progress

Duke Energy serves nearly 3.7 million households and businesses in North Carolina through two utilities, Duke Energy Carolinas (central and western North Carolina, including Charlotte, Durham and the Triad) and Duke Energy Progress (central and eastern North Carolina plus the Asheville region).

Duke Energy Carolinas owns 19,500 megawatts of energy capacity, supplying electricity to 2.8 million residential, commercial and industrial customers across a 24,000-square-mile service area in North Carolina and South Carolina. Duke Energy Progress owns 12,500 megawatts of energy capacity, supplying electricity to 1.7 million residential, commercial and industrial customers across a 29,000-square-mile service area in North Carolina and South Carolina.

Duke Energy (NYSE: DUK), a Fortune 150 company headquartered in Charlotte, N.C., is one of America's largest energy holding companies. Its electric utilities serve 8.2 million customers in North Carolina, South Carolina, Florida, Indiana, Ohio and

Kentucky, and collectively own 50,000 megawatts of energy capacity. Its natural gas unit serves 1.6 million customers in North Carolina, South Carolina, Tennessee, Ohio and Kentucky. The company employs 27,600 people.

Duke Energy was named to Fortune's 2023 "World's Most Admired Companies" list and Forbes' "World's Best Employers" list. More information is available at [duke-energy.com](https://www.duke-energy.com). The [Duke Energy News Center](#) contains news releases, fact sheets, photos and videos. Duke Energy's [illumination](#) features stories about people, innovations, community topics and environmental issues. Follow Duke Energy on [Twitter](#), [LinkedIn](#), [Instagram](#) and [Facebook](#).

###



Carolinas Resource Plan

Our Carolinas Resource Plan is Duke Energy's proposed road map for North Carolina and South Carolina – delivering a path to cleaner energy without compromising grid reliability, energy affordability or the energy demands of a growing region.

The utility industry is continuing its exit from coal in response to mounting pressures that threaten the long-term reliability of coal plants. Duke Energy's new resource plan maps out how to replace these facilities in a manner that continues to provide economic benefit to the Carolinas.

The plan includes new resources and an increased reserve margin to facilitate jobs and investment while providing equal or greater reliability. Based on accelerating economic development in the two states, **Duke Energy's load growth is projected to surge by around 35,000 gigawatt-hours in the next 15 years – more than the annual electric generation of Delaware, Maine and New Hampshire combined.** The resource plan proposes infrastructure investments of more than \$90 billion to meet this need.

The plan balances traditional forms of dispatchable, on-demand resources (advanced nuclear, natural gas and pumped hydro storage) with a growing amount of complementary renewables that can deliver fuel-free energy. By targeting carbon neutrality by 2050, the plan will also help achieve customer sustainability goals, including those of the largest employers in both South Carolina and North Carolina.

At a Glance

- **Three portfolios** – all retire coal by 2035
- **An “all of the above” strategy** – diverse resources to protect reliability for our customers and communities
- **A “least cost” approach** – to accommodate growth at the lowest possible cost to customers

New Resources Selected in Proposal by Jan. 1, 2035

To meet the energy needs of a growing region, Duke Energy is taking a “replace before retire” approach.

Core Portfolios	Grid Edge	Coal Retirements	Solar	Battery	CT	CC	Onshore Wind	Pumped Storage Hydro	Advanced Nuclear	Offshore Wind
P1 Base	EE at least 1% of eligible retail sales	(-8.4 GW)	14.9 GW	6.1 GW	2.6 GW	2.7 GW	2.3 GW			2.4 GW
P2 Base	IVVC growing to 96% (DEC) & 97% (DEP) circuits	(-6.2 GW)	11.8 GW	6.7 GW	2.1 GW	4.1 GW	1.7 GW	1.7 GW	0.6 GW	1.6 GW
P3 Base	Winter DR & CPP		11.9 GW	4.3 GW			2.1 GW			0-1.6 GW*

EE-energy efficiency IVVC-Integrated Volt VAR Control DR-Demand Response CPP-critical peak pricing









*Offshore wind is not included in P3 base planning period, but we will continue to monitor market developments and opportunities.

Each portfolio has cost and execution trade-offs for state regulators to consider. All three replace coal with a diverse mix of solar, wind, advanced nuclear, hydrogen-capable natural gas and battery and pumped hydroelectric storage – this diversity is key to meeting least cost and reliability mandates in both states.

Near-Term Action Plan

The plan will be checked and adjusted every two to three years. This enables tangible results in the coming years, while allowing technology advancements and new data to be considered by regulators, customers and other stakeholders in refining the plan over time.

To expedite near-term resources while maintaining optionality for longer-term developments, Duke Energy recommends the following additions, over and above existing and currently under development Carolinas resources:

New Resources		Planned Addition (Gigawatts)	System Benefits
	Solar	6 GW by 2031	Reduces fuel costs for customers; increasingly important for attracting new businesses; cleaner air for communities; improves system diversity.
	Battery Storage	2.7 GW by 2031	Flexible resource that can help support weather-dependent renewables and shift output to high-demand periods; typically limited to four-hour duration.
	Combined Cycle (CC)	4.1 GW by 2031 three CCs	Available 24/7; compared to coal, CCs have 60% lower carbon emissions (carbon-free once converted to 100% hydrogen), faster start-ups/ramp rates and higher reliability.
	Combustion Turbine (CT)	1.7 GW by 2032 four CTs	Quick-response power, ensuring reliability when solar/wind have limited or no availability; unlike batteries, can run for days/weeks to maintain reliability during extreme weather.
	Onshore Wind	1.2 GW by 2033	Same benefits as solar; output is typically highest when solar output is low.
	Pumped Storage Hydro	1.7 GW by 2034 Bad Creek II	Safe and reliable energy storage with 12-hour capacity; supports weather-dependent renewables; can store low-cost energy to offset higher-cost energy at peak demand.
	Advanced Nuclear	0.6 GW by 2035 two SMRs	Nuclear is the only emissions-free generation available 24/7; Small Modular Reactors (SMRs) are less expensive and more flexible than traditional nuclear.
	Offshore Wind	Retain option for up to 1.6 GW by 2035	Same benefits as solar; output is typically highest when solar output is low.

Duke Energy's Commitment

Following additional input and regulator approval, Duke Energy will implement one integrated resource plan supporting both states. As proposed, the plan would ...

- Ensure the clean energy transition happens at the lowest cost to customers, with equal or greater reliability.
- Prioritize existing plant sites for replacement generation, employing our existing transmission system, workforce and infrastructure.
- Create jobs and new tax base in communities across North Carolina and South Carolina as we build new infrastructure and invest in new technologies.
- Help the region's largest employers meet their sustainability commitments, while also attracting new jobs and facilitating industry expansions in both states.
- Maximize the Inflation Reduction Act, Infrastructure Investment and Jobs Act, and any other opportunities to save customers money.

What's Next?

Regulators in each state will gather additional input and conduct extensive evidentiary hearings. A South Carolina order is expected in mid-2024, followed by North Carolina at the end of 2024.



Advancing the future of energy in Person County

Duke Energy is focused on delivering reliable, affordable service every day to the customers and communities we serve and transitioning to cleaner energy options and a lower carbon future.

A history of service

Person County has been home to the Roxboro (Hyco) Plant since 1966 and the Mayo Plant since 1983. Together, these plants have been an important part of the community for more than 50 years and among the largest employers in the region. They have also helped power remarkable growth and prosperity in North Carolina, which continues today.

Leading the way to a cleaner energy future

North Carolina has an urgent need for new electric infrastructure to meet growing energy demand. Our coal plants in Person County, while reliable, are nearing the end of their long service lives. We currently expect to retire the Mayo Plant by 2031 and the Roxboro Plant by 2034. Duke Energy expects to exit coal entirely in the state by 2035.

We are committed to keeping power generation in Person County, even as we transition to cleaner energy options and a lower carbon future. Duke Energy has proposed plans to construct a new, hydrogen-capable natural gas plant as part of a new chapter for the Roxboro Plant and Person County. The site would be home to one of the most advanced power plants in Duke Energy's fleet.

The 1,360 megawatt, highly efficient combined-cycle plant will dramatically reduce carbon emissions while continuing Person County's legacy of delivering reliable, affordable power to customers and communities across the region. Prioritizing existing plant sites for replacement generation, and employing our existing transmission system, workforce and infrastructure, will also help lower the cost of the energy transition for customers.

We are also evaluating other potential future generation sources for the county, including additional natural gas, advanced nuclear and renewables, providing an opportunity for Person County to be at the center of Duke Energy's clean energy transition in the years ahead.

Proposed new generation at Roxboro Plant

Type: Hydrogen-capable natural gas combined cycle

Size: 1,360 MW

Employment: Natural gas plants typically employ between 35-70 people, depending on size.

A similar project in Asheville supported around 1,300 construction jobs and more than \$120 million in supplier goods and services. That same project generated more than \$1.5 million in new county property taxes in 2019.

Duke Energy's commitment: More than \$450,000 in recent years to local organizations, with nearly \$85,000 gifted to public assistance.

Powering a growing state

Over the next 15 years, electric use by Duke Energy customers in the Carolinas (retail and wholesale) *is projected to increase by around 35,000 gigawatt-hours* – more than the annual electric generation of Delaware, Maine and New Hampshire combined.



BUILDING A SMARTER ENERGY FUTURE®

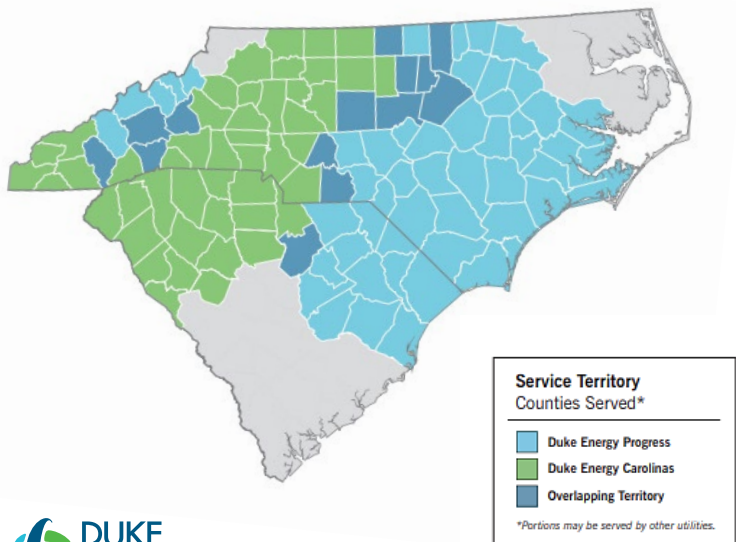
2023 Carolinas Resource Plan

A reliable path to a cleaner future



Resource planning for a dual-state system

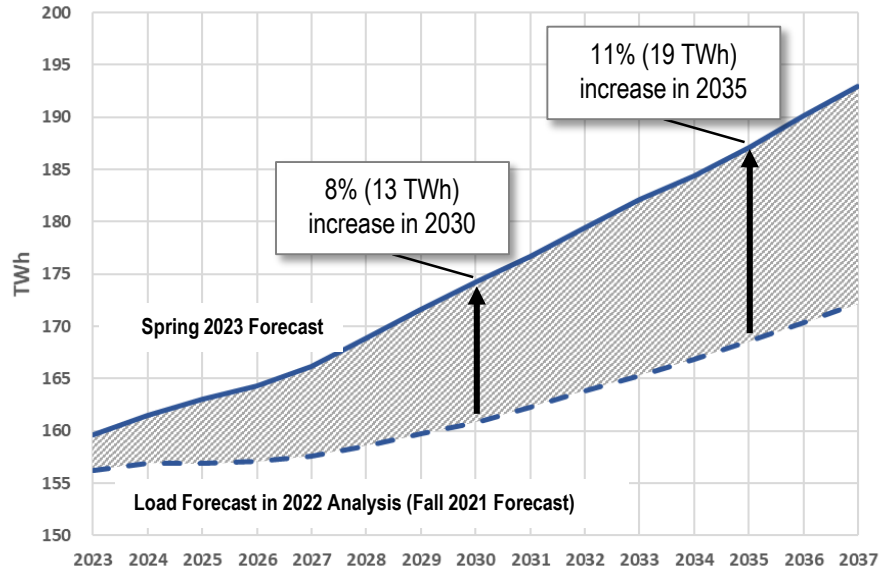
Carolinas Service Territory



- Duke Energy owns more than 33 GW of power generating capacity across our 53,200 square mile service territory serving 4.5 million retail customers in the Carolinas
- Energy needs are growing across the Carolinas, placing new demands on the system even as we transition to cleaner energy sources.
- As we make our transition, we must protect reliability and affordability for customers.
- Planning must meet the energy and policy needs of both North Carolina and South Carolina.

A growing state. A growing demand for electricity.

Forecasted Annual Energy Consumption













Drivers for demand growth

- Economic development successes
- Population growth
- Electric vehicle infrastructure needs

Duke Energy's load growth is projected to surge by around 35,000 gigawatt-hours in the next 15 years – more than the annual electric generation of Delaware, Maine and New Hampshire combined.









New resources proposed by Jan. 1, 2035

Core Portfolios	 Grid Edge	 Coal Retirements	 Solar	 Battery	 CT	 CC	 Onshore Wind	 Pumped Storage Hydro	 Advanced Nuclear	 Offshore Wind
P1 Base	EE at least 1% of eligible retail sales	(-8.4 GW)	14.9 GW	6.1 GW	2.6 GW	2.7 GW	2.3 GW	1.7 GW	0.6 GW	2.4 GW
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P3 Base	Winter DR & CPP		11.9 GW	4.3 GW			2.1 GW			0-1.6 GW*

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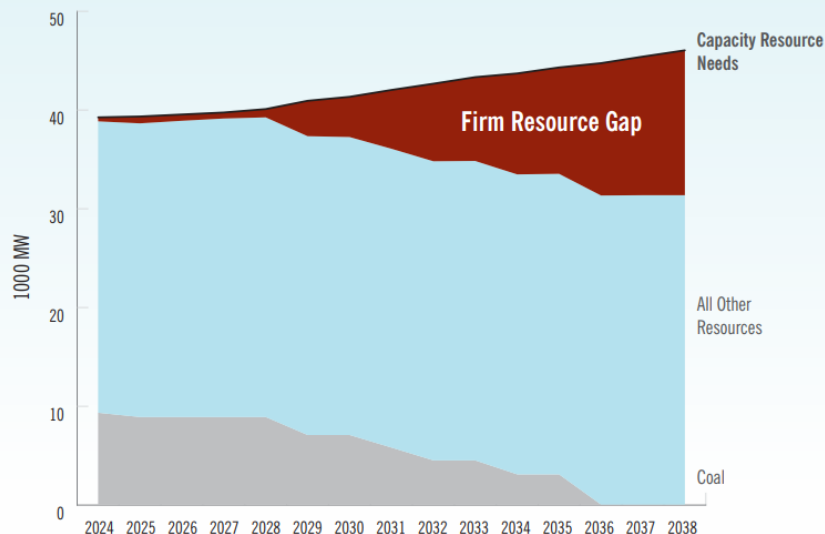
*Offshore wind is not included in P3 base planning period, but we will continue to monitor market developments and opportunities.

Near-Term Action Plan

New Resources		Planned Addition (Gigawatts)	System Benefits
	Solar	6 GW by 2031	Reduces fuel costs for customers; increasingly important for attracting new businesses; cleaner air for communities; improves system diversity.
	Battery Storage	2.7 GW by 2031	Flexible resource that can help support weather-dependent renewables and shift output to high-demand periods; typically limited to four-hour duration.
	Combined Cycle (CC)	4.1 GW by 2031 three CCs	Available 24/7; compared to coal, CCs have 60% lower carbon emissions (carbon-free once converted to 100% hydrogen), faster start-ups/ramp rates and higher reliability.
	Combustion Turbine (CT)	1.7 GW by 2032 four CTs	Quick-response power, ensuring reliability when solar/wind have limited or no availability; unlike batteries, can run for days/weeks to maintain reliability during extreme weather.
	Onshore Wind	1.2 GW by 2033	Same benefits as solar; output is typically highest when solar output is low.
	Pumped Storage Hydro	1.7 GW by 2034 Bad Creek II	Safe and reliable energy storage with 12-hour capacity; supports weather-dependent renewables; can store low-cost energy to offset higher-cost energy at peak demand.
	Advanced Nuclear	0.6 GW by 2035 two SMRs	Nuclear is the only emissions-free generation available 24/7; Small Modular Reactors (SMRs) are less expensive and more flexible than traditional nuclear.
	Offshore Wind	Retain option for up to 1.6 GW by 2035	Same benefits as solar; output is typically highest when solar output is low.

Keeping the clean energy transition reliable

Figure 3: DEC and DEP Joint Winter Capacity Resource Needs



Carolinas Resource Plan

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- Transitioning out of coal by 2035, even as energy needs grow
- Taking a “replace-before-retire” approach to reliably transition
- Natural gas will play an important role, especially in the near term

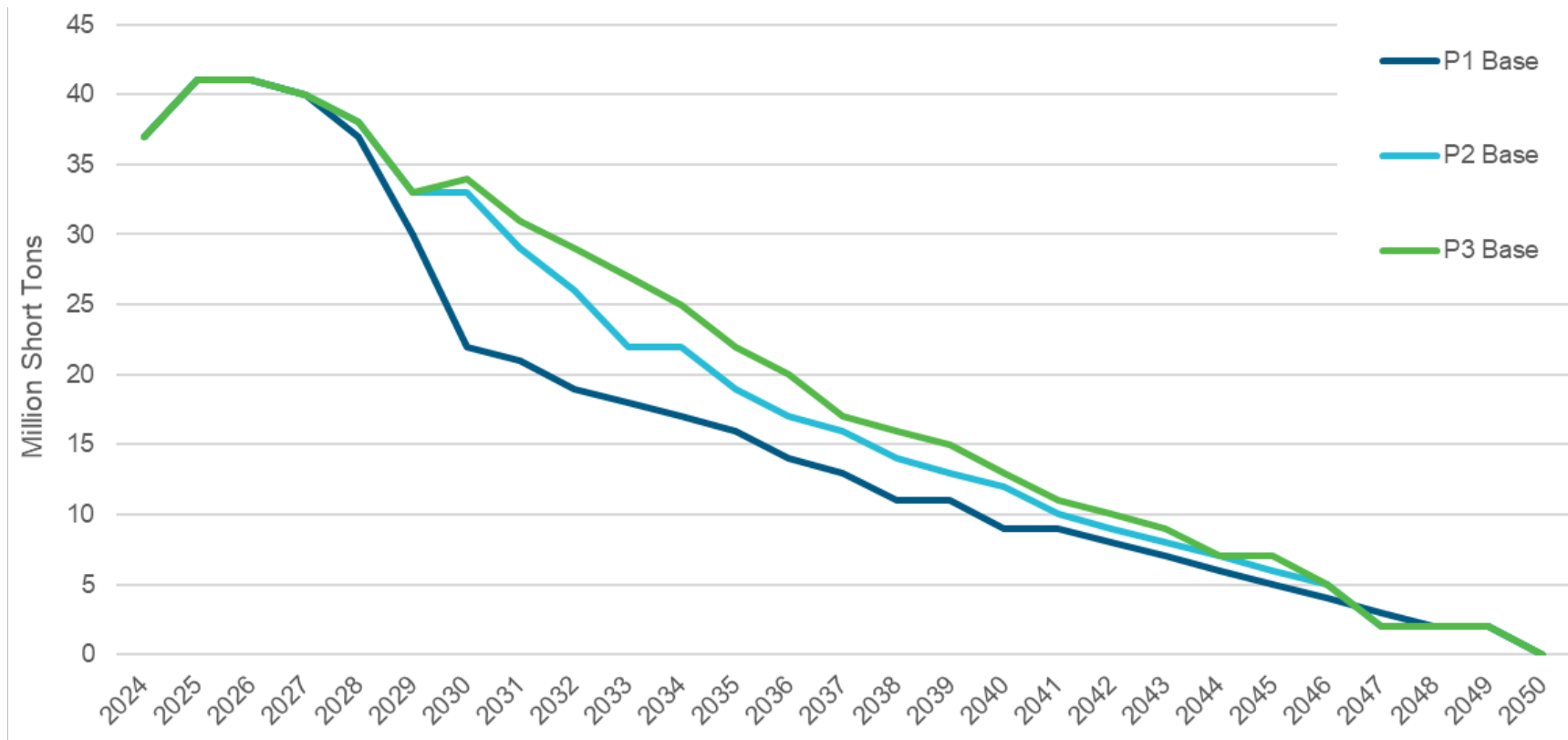
Coal Retirement Assumptions (Beginning-of-year basis)

		Capacity (MW)	Pathway 1	Pathway 2	Pathway 3
DEC	Allen 1 & 5¹	426	2025	2025	2025
	Cliffside 5	546	2029	2031	2031
	Cliffside 6²	849	2049	2049	2049
	Marshall 1 & 2	760	2029	2029	2029
	Marshall 3 & 4	1,318	2034	2032	2032
	Belews Creek 1 & 2	2,220	2030	2036	2036
DEP	Mayo	713	2029	2031	2031
	Roxboro 1 & 2	1,053	2029	2029	2029
	Roxboro 3 & 4	1,409	2030	2033	2034

¹Allen 1 & 5 retirements are planned for 3/31/2024. Retirements were not included in the Coal Retirement Analysis due to near term planned retirement dates.

²Cliffside 6 is assumed to cease coal operations by the beginning of 2036. Retirement was not included in the Retirement Analysis based on natural gas cofiring capability.

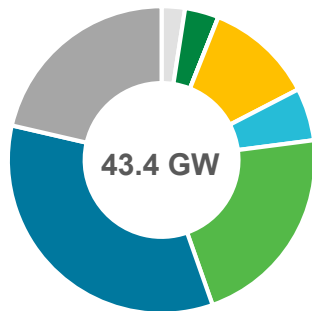
Annual CO₂ Emissions by Core Portfolio, Combined Carolinas System



Improving Fleet Diversity While Meeting Customer Needs

2024

Capacity
(% GW)



2030

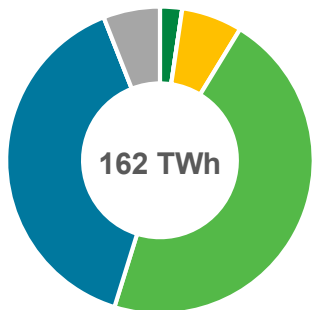
52.4 GW

2035

67 GW

Coal
Natural Gas
Nuclear
Solar
Other Renewables
Onshore Wind
Storage
Grid Edge

Energy
(% TWh)



175 TWh

190 TWh

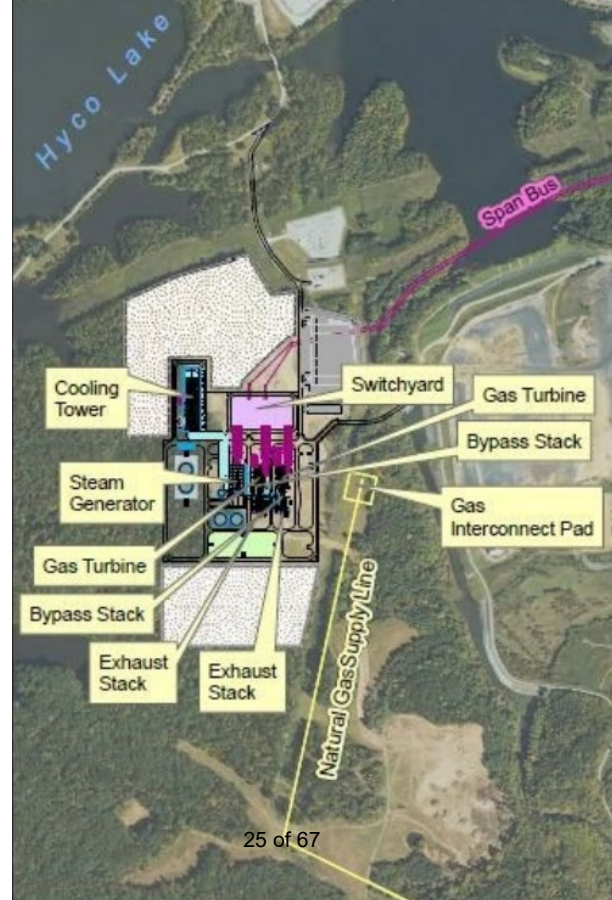
What does this mean for Person County?



Proposed generation – Person County Energy Complex (Person County, NC)



The Asheville combined cycle plant is similar technology as the proposed natural gas plant in Person County.



Proposed new generation at Roxboro Plant

Type: Hydrogen-capable natural gas combined cycle

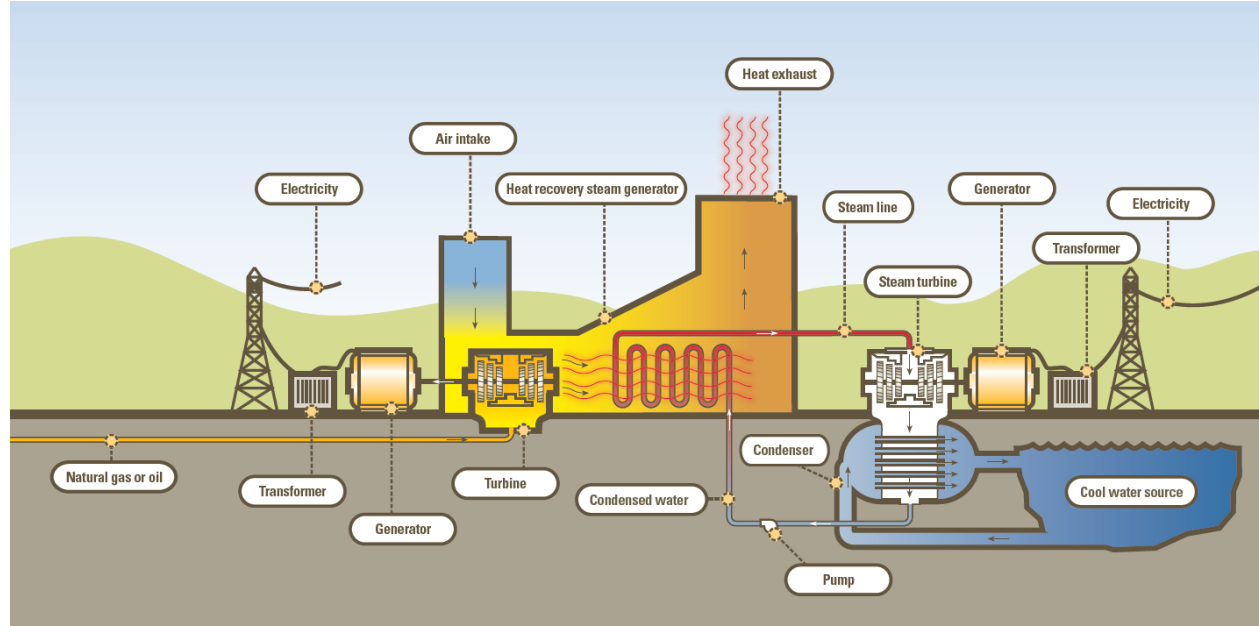
Size: 1,360 MW

Employment: Natural gas plants typically employ between 35-70 people, depending on size.

A similar project in Asheville supported around 1,300 construction jobs and more than \$120 million in supplier goods and services. That same project generated more than \$1.5 million in new county property taxes in 2019.

Natural Gas Combined Cycle generation

The new plant proposed for Roxboro will be hydrogen-capable, allowing for carbon-free generation once integration of that fuel source is commercially and technologically viable by 2050.



Natural gas-generated energy emits **half** the carbon emissions of coal.

Key Takeaways

- The Carolinas Resource Plan delivers a **path to cleaner energy without compromising grid reliability, affordability or the energy demands** of a growing region.
- We remain committed to thoughtfully **transitioning out coal by 2035, using a “replace-before-retire” approach that ensures reliable, dispatchable capacity** is in place and operational before an equivalent amount of generating capacity is retired.
- Our proposed near-term plans include a **diverse mix** of solar, wind, advanced nuclear, hydrogen-capable natural gas, as well as battery and pumped hydroelectric storage.
- A **diverse energy mix is essential to retiring coal plants** and delivering increasing amounts of renewable energy and storage on the grid.
- The carbon plan regulatory process before the NCUC is a public process includes public hearings, customer input, and thousands of pages of data that be reviewed by regulators.
- A final order on the plan is expected by the end of 2024.



Exhibit B: UDO Summary of Revisions Memorandum

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BENCHMARK

MEMO

To: Person County Planning & Zoning Department

From: Benchmark Planning

Date: 5-25-2023

RE: Draft Person County Development Ordinance Summary

Below is a summary of each section of the draft Development Ordinance, the origin of previous regulations, and a brief summary of changes.

ARTICLE 1: PURPOSE & AUTHORITY				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
1.1	Title	Planning Ordinance & Subdivision Ordinance	Art. II & Sec. 10	Ordinances combined into single development ordinance
1.2	Purpose of Development Ordinance	Planning Ordinance & Subdivision Ordinance	Sec. 11 & Sec. 13	Combined zoning and subdivision purposes
1.3	Authority	Planning Ordinance & Subdivision Ordinance	Sec. 10 & Sec.11	Combined zoning and subdivision purposes with statutory references
1.4	Zoning Map	Planning Ordinance	Sec. 153-1	Zoning Map adopted by reference
1.5	Applicability	Planning Ordinance & Subdivision Ordinance	Art. V & Sec. 14, Sec. 60	Person County jurisdiction. Bona fide farms exempt.
1.6	Abrogation & Separability	Planning Ordinance	Art. XV	No change
1.7	Conformance with Adopted Plans and ROW Dedication	Subdivision Ordinance	Sec. 12-1	New with statutory reference and reference to Joint Comprehensive Land Use Plan and CTP
1.8	Vested Rights	Planning Ordinance	Sec. 150-1	Statutory references to duration of approval.

				References to extended vested rights and development agreements.
1.9	Effective Date	Planning Ordinance	Art. XVI	Date to be entered upon approval. Repeal and replacement of previous ordinances.
ARTICLE 2: ADMINISTRATION & ENFORCEMENT				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
2.1	Purpose	n/a	n/a	Sets forth purpose of Article 2.
2.2	Administrator & Administrative Staff	Planning Ordinance	Sec. 140	Statutory references to establishment, conflict of interest, and duties. Appointed by County Manager.
2.3	Technical Review Committee	n/a	n/a	Established to assist administrator with more complex reviews and to coordinate review to assist applicant.
2.4	Planning Board	1967 Ordinance	n/a	Re-established with statutory references, duties, conflict of interest.
2.5	Board of Adjustment	n/a	n/a	Re-established with statutory references, duties, conflict of interest.
2.6	County Board of Commissioners	n/a	n/a	Establishes duties as it relates to Development Ordinance. Statutory reference to conflict of interest
2.7	Enforcement	Planning Ordinance & Subdivision Ordinance	Sec. 142 & Sec. 77	Statutory updates for violations enforcement procedures.
ARTICLE 3: DEFINITIONS				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
3.1	Purpose	n/a	n/a	Explains purpose of Definitions Article
3.2	Interpretation	Planning Ordinance, Subdivision Ordinance, et. al.	n/a	Consolidates the interpretation sections of all previous ordinances.
3.3	Acronyms & Abbreviations	n/a	n/a	Provides meaning of common acronyms and abbreviations used throughout ordinance

3.4-3.11	General, Airport, Watershed, Flood, Sexually Oriented Business, Wireless Telecommunications, and Sign Definitions	Planning Ordinance, Subdivision Ordinance, et. al.	n/a	Consolidates all general definitions with common meaning from all previous ordinances. Includes definitions for terms and uses that have been added. Provides individual sections for definitions that are specific to an overlay, land use, or structure type.
ARTICLE 4: REVIEW & APPROVAL PROCEDURES				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
4.1	Purpose, Applicability, & General Provisions	n/a	n/a	Section Heading
4.1.1	Purpose	n/a	n/a	Sets forth purpose of Article 4.
4.1.2	Applicability	n/a	n/a	Establishes applicability of administrative, quasi-judicial, and legislative review processes.
4.1.3	Decision Types	n/a	n/a	Explains administrative, quasi-judicial, and legislative proceedings with statutory references.
4.1.4	General Provisions	Planning Ordinance	Sec. 150	Rearranged and provided section titles: Applications, Effect of Approval, & Effect of Disapproval.
4.2	Administrative Zoning Permit Procedures	n/a	n/a	Section Heading
4.2.1	General Provisions for Zoning Permits	Planning Ordinance	Sec. 141-1, Sec. 152-1	Added exceptions for Zoning Permits. Watershed requirements incorporated into process by reference.
4.2.2	Right of Appeal	Planning Ordinance	150-3	Reference to appeals procedures.
4.2.3	Certificate of Compliance	Planning Ordinance	Sec. 141-2	Renamed from Permit of Occupancy/Compliance.
4.2.4	Zoning Permit Procedures for SFR, TFR, and Accessory Structures	Planning Ordinance	Sec. 141-2	Added flow chart and step-by-step procedures for single-family, two-family, and accessory structures with plot plan.
4.2.5	Zoning Permit Procedures for MFR	Planning Ordinance	Sec. 80, Sec. 81	Added flow chart and step-by-step procedures for multi-

	and Non-residential Development			family residential and non-residential sites.
4.2.6	Zoning Permit Procedures for Signs	n/a	n/a	Added flow chart and step-by-step procedures for sign permits referencing Article 7 requirements.
4.2.7	Performance Guarantees for Zoning Permits	Planning Ordinance	Sec. 141-2	Moved performance guarantees for zoning approvals to separate section.
4.3	Subdivision Procedures	n/a	n/a	Section Heading
4.3.1	Subdivisions Defined	Subdivision Ordinance	Sec. 16-1	Updated exemptions to match statutory definition and included additional exemptions already listed in Subdivision Ordinance.
4.3.2	Subdivision Exemption	Subdivision Ordinance	16-2	Changed term from exception to exemption to more accurately reflect that the defined divisions are exempt from subdivision regulation.
4.3.3	Minor Subdivision Defined	n/a	n/a	Simplified subdivision types and thresholds. Family subdivisions have been removed, and all divisions of 5 lots or less are defined as a minor subdivision and may use a private road.
4.3.4	Major Subdivision Defined	n/a	n/a	Major subdivisions include all divisions of more than 5 lots with public road.
4.3.5	Minor Subdivision Procedures	Subdivision Ordinance	Sec. 21	Added flow chart and step-by-step procedures for minor subdivisions. Need to determine if Voluntary Agriculture District statement will be included on plats.
4.3.6	Major Subdivision Procedures	Subdivision Ordinance	Sec. 30	Added flow chart and step-by-step procedures for major subdivisions. Separated process into three phases: Preliminary, Construction, Final. Concept Plan changed to Preliminary Plat for terminology more consistent with other jurisdictions. Voluntary Agriculture District to be included on plats.
4.3.7	Resubdivision Procedures	Subdivision Ordinance	Sec. 40	No changes

4.3.8	Modifications & Variations	Subdivision Ordinance	Sec. 70-71	Clarifies approval authority as Board of Commissioners acting as a Board of Adjustment, with recommendation from Planning Board.
4.3.9	Disclosure of Subdivision Road Status	Subdivision Ordinance	Sec. 50	Private roads only allowed for minor subdivisions of 5 lots or less. Standards to be in Section 6.6.
4.3.10	Filing of Plats	Subdivision Ordinance	Sec. 73	No changes. Previous Subdivision Ordinance adoption date referenced.
4.3.10	Appeals	Subdivision Ordinance	Sec. 78	References appeal procedures.
4.4	Quasi-judicial Procedures	n/a	n/a	Section Heading
4.4.1	General Procedures	n/a	n/a	Added flow chart and step-by-step procedures for all quasi-judicial requests in accordance with statutes. Board of Commissioners acts as a Board of Adjustment for Special Use Permits. Plan submittal requirements added to Step 2. Public Notice to follow statutes in Step 4.
4.4.2	Appeal Provisions	Planning Ordinance	Sec. 159	Added statutory provisions regarding appeals.
4.4.3	Variance Provisions	Planning Ordinance	Sec. 157	Added statutory provisions regarding variances and matched findings to statutes. Referenced Watershed Variances in Section 6.2 & 6.3.
4.4.4	Special Use Permit Provisions	Planning Ordinance	Sec. 155	Added statutory provisions regarding variances. Board of Commissioners acts as a Board of Adjustment.
4.5	Legislative Procedures	n/a	n/a	Category Heading
4.5.1	General Procedures	Planning Ordinance	Sec. 153	Added flow chart and step-by-step procedures for all legislative requests in accordance with statutes (will fix flow chart arrows later). Planning Board holds advisory/courtesy hearing to provide recommendation to Board of Commissioners

4.5.2	Ordinance Text Amendment Provisions	Planning Ordinance	Sec. 153	Reference legislative review process and adoption by ordinance.
4.5.3	Zoning Map Amendment Provisions	Planning Ordinance	Sec. 153	Reference legislative review process, Conditional Districts, and updating the Zoning Map.
4.5.4	Conditional District Provisions	Planning Ordinance	Sec. 154	Statutory references for Conditional Districts.
4.5.5	Vested Rights Provisions	Planning Ordinance	Sec. 158	Reference legislative review process and statutory references.
4.5.6	Development Agreements	Planning Ordinance	Sec. 156	Reference legislative review process and statutory references.
ARTICLE 5: ZONING DISTRICTS AND USES				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
5.1	Purpose	Statutory Reference	n/a	Statutory authority to divide county into zoning districts
5.2	Interpretation of District boundaries	Planning Ordinance	Sec. 50	No changes
5.3	Base Zoning Districts	Planning Ordinance	Sec. 70	Intent of Rural Conservation District revised to match recommendations of adopted Comprehensive Plan. Neighborhood Business and Highway Business districts renamed to avoid confusion with Roxboro districts.
5.4	Conditional Districts	Planning Ordinance	Sec. 70-2	No changes
5.5	Overlay Districts	Planning Ordinance	70-1(E), 30-4	Watershed Protection Overlay consolidated.
5.5.1	Airport Overlay	Planning Ordinance	90, 91	No changes
5.5.2	Watershed Protection Overlay	Planning Ordinance	30-4	Incorporated all watersheds into a watershed protection overlay with different zones. (Overlay development standards are located in Article 6.)
5.6	Permitted Uses	Planning Ordinance	App. C	Classified uses into categories. Consolidated similar uses into same designation. RC district and GI district uses updated to reflect recommendations of adopted Comprehensive Plan. Commercial uses in RC district limited to major intersections.

				Retail uses grouped based on size. New manufactured home parks not permitted.
5.7	Supplemental Requirements for Certain Uses	Planning Ordinance	App. C (notes)	Grouped supplemental requirements by use categories.
5.7.1	Agricultural Uses	Planning Ordinance	Article 4	Added statutory references for agriculture and bona fide farms.
5.7.2	Residential Uses	n/a	n/a	Category heading
5.7.2.2	Accessory Structure, Residential	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Manufactured homes, trailers, vehicles, shipping containers cannot be used for storage. Up to 2 RV/campers per acre can be stored on lot, not to exceed 5.
5.7.2.2	Dwelling, Accessory	Planning Ordinance	60-7	Accessory dwelling size limited to 50 percent of principal dwelling. Camper/RV can be used for up to 90 days.
5.7.2.3	Dwelling, Accessory (temporary construction camper/RV)	Planning Ordinance	App. C (note 7A)	Camper/RV can be used for up to one year while principal dwelling is under construction.
5.7.2.4	Dwelling, Accessory (temporary hardship manufactured home)	Planning Ordinance	App. C (note 4)	No change
5.7.2.5	Dwelling, Family Care Home	Planning Ordinance	App. B, App. C	From NCGS 160D-906
5.7.2.6	Home Occupation	Planning Ordinance	App. C (note 1)	No change
5.7.2.7	Manufactured Home, Class A	Planning Ordinance	App. C (note 6)	Added HUD standards date (1976).
5.7.2.8	Manufactured Home, Class B	Planning Ordinance	App. C (note 3)	Added HUD standards date (1976).
5.7.2.9	Residential Development Sales Office (temporary)	n/a	n/a	Temporary residential development sales offices are permitted
5.7.3	Civic, Government & Institutional Uses	n/a	n/a	Section Heading
5.7.3.1	Accessory Structures with Civic, Government, Institutional Principal Use	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Accessory structure standards for use category added.
5.7.3.2	School Mobile Unit, Temporary	n/a	n/a	Temporary school mobile units are permitted for 5 years, renewable for 5 years
5.7.4	Recreation & Entertainment Uses	n/a	n/a	Section Heading

5.7.4.1	Accessory Structures with Recreation & Entertainment Principal Use	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Accessory structure standards for use category added.
5.7.4.2	Campgrounds/RV Park	Planning Ordinance	155-2	Added maximum length of stay and internal drive standards.
5.7.4.3	Lodging (vacation rental/whole-house lodging)	n/a	n/a	Reference to NCGS Chapter 42A. Regulations added.
5.7.4.4	Sexually Oriented Businesses	Ordinance Regulating Sexually Oriented Businesses in Person County	Whole Ordinance (minus redundant language)	Zoning/Special Use Permit instead of license process.
5.7.5	Office & Service Uses	n/a	n/a	Category heading
5.7.5.1	Office, Retail & Service Uses in RC District	n/a-Implements recommendation of Comprehensive Plan	n/a	Uses in this category that are listed as "Permitted" in the RC district must be located within 1,000 feet of an intersection of major/minor thoroughfares
5.7.5.2	Accessory Structures with Office, Retail, & Service Principal Use	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Accessory structure standards for use category added.
5.7.5.3	Construction Office (temporary)	Planning Ordinance	App. B, App. C	Temporary construction offices allowed during permitted construction projects.
5.7.5.4	Itinerant Retail Uses	n/a	n/a	Temporary vendors are permitted for up to 120 days per calendar year at a single location.
5.7.5.5	Yard/Garage/Estate Sales	n/a	n/a	Sale of household goods permitted a site for not more than 24 days in a calendar year.
5.7.6	Industrial, Warehousing, Transportation, & Utility Uses	n/a	n/a	Section Heading
5.7.6.2	Accessory Structures with Industrial, Warehousing, Transportation, & Utility Principal Use	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Accessory structure standards for use category added.
5.7.6.2	Industrial, Heavy & Light	Planning Ordinance	App. C (note 2)	Previous regulations provided nothing more than a category, prohibition of acetylene gas and explosives and buffer requirement. The industrial additions section should not be

				different than additions to other uses. NAICS codes for each category are now listed.
5.7.6.3	Junkyards and Automobile Graveyards	Ordinance Regulating Automobile Graveyards and Junkyards in Person County	Whole Ordinance (minus redundant language)	Junkyards are more limited to commercial districts, subject to specific requirements.
5.7.6.4	Power/Utility Systems, Solar Energy	Person County Solar Energy System Ordinance	Whole Ordinance (minus redundant language)	No major changes
5.7.6.5	Water Dependent Structure	Person-Caswell Lake Authority	n/a	Approval required on Hyco Lake prior to Zoning Permit.
5.7.6.6	Wireless Telecommunications Towers, Support Structures	n/a	n/a	Added for compliance with NCGS Chapter 160D, Article 9, Part 3. Permitted based on height.
ARTICLE 6: DEVELOPMENT STANDARDS				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
6.1	General Development Standards	Subdivision Regs. Planning Ordinance	Sec. 53 Sec. 73-2, Sec. 80	Simplifies building group review. Clarifies that one house and accessory structures are allowed on a lot (including an accessory dwelling)
6.2	Density and Dimensional Standards	n/a	n/a	Category Heading
6.2.1	General Development Standards	Subdivision Regs.	Sec. 53-4	Provided guidance on how to measure sight distance, structure height, setbacks, and density with diagrams.
6.2.2	Density & Dimensional Table			To implement recommendations of the Comprehensive Plan, at the recommendation of the Steering Committee, reduced RC district to a density of 0.2 DUA (or 1 dwelling unit per 5 acres) for major subdivisions and 0.5 DUA (or 1 dwelling per 2 acres) for minor subdivisions. Adjusted lot size with water or sewer to be 20,000sf. Adjusted

				lot size with water and sewer to be 10,000sf and increased lot width to 50ft.
6.2.3	Exceptions to Dimensional Standards	Planning Ordinance	Sec. 72 notes	Added Health Department requirement for setback from Hyco & Mayo Lakes.
6.2.4	Conservation Development	Planning Ordinance	Sec. 74	Previously called cluster development Identification of conservation areas added to the process.
6.2.5	Flexibility in Administration	n/a	n/a	Permits the Administrator to make minor 10% adjustments to dimensional standards (not overall density).
6.3	Environmental & Open Space Standards	n/a	n/a	Section Heading
6.3.1	Purpose & Applicability	N/A	N/A	Describes intent of Section 6.3
6.3.2	Watershed Overlay Standards	Planning Ordinance (Watershed Ord.)	Sec. 30	No proposed changes to standards (state law). Conservation Development referenced instead of Cluster. Board of Adjustment acts as Watershed Review Board.
6.3.3	Falls Watershed Overlay Standards	Planning Ordinance (Falls Stormwater Ord.)	Sec. 31	No proposed changes to standards (state law). Review procedures integrated into Development Review Process of Article 4 – Review of Falls Stormwater is supplement to process. “Design Manual” refers to NCDEQ Stormwater Design Manual online. Same variance procedures as other watersheds-BOA as Watershed Review Board.
6.3.4	Flood Damage Prevention Standards	Flood Damage Prevention Ordinance	All	No proposed changes (state law with local options). Floodplain Development Permit supplement to Article 4 development review process.
6.3.5	Open Space Standards	Planning Ordinance	Sec. 74-7, Sec. 80-2(D)	No open space required for densities under 1 DUA. Pulled from NC Model Conservation Ordinance and NC Conservation Subdivision Handbook. Open space must be classified. Options provided for open

				space ownership & maintenance.
6.4	Landscaping & Screening Standards	Planning Ordinance	Sec. 72 (Buffers)	Applicable to new development and expansion of 25% or more. 6 types of landscaping. 2 types of buffer yards-non-industrial and industrial. Planting composition simplified. Street yard landscaping (10ft). Trees around large parking lots. Building yard landscaping based on building size. Screening of waste receptacles and mechanical equipment. One tree for each front yard in major subdivisions. Landscaping installation and maintenance standards with Plant List.
6.5	Parking & Access Standards	Planning Ordinance	Sec. 80-1 (B), Sec. 81-2.1 (11), Sec. 110	Dimensions provided based on aisle direction and angle. Min. parking spaces, front and side yard parking, driveways, & ADA spaces must be paved – everything else can be gravel. Curb & gutter is required for parking lots of more than 50 spaces. Min. number of parking spaces based on use categories, Max. number of spaces-125% of min. Parking connectivity required. Loading area and driveway requirements added.
6.6	Infrastructure Standards	n/a	n/a	Section Heading
6.6.1	Purpose & Applicability	n/a	n/a	Applies to new development and expansions of 25% or more
6.6.2	Conformance with Comprehensive Transportation Plan	General Statute Reference	136-66.2	Reference to conformance with Person-Roxboro CTP
6.6.3	Road Standards	n/a	n/a	Section Heading
6.6.3.1	Designation of Roads as Public or Private	Subdivision Regs.	Sec. 50	Adjust threshold for public roads to match minor subdivision threshold. Private roads allowed for minor subdivisions up to 5 lots.
6.6.3.2	Minimum Construction and Design Standards for Public Roads	Subdivision Regs.	Sec. 51, Sec. 52	NCDOT requirements adopted by reference.

6.6.3.2	Minimum Construction and Design Standards for Private Roads	Minimum Construction Standards for Private Roads Manual	All	Private Road Standards simplified-50 ft R-O-W, 20 feet of paved or gravel surface.
6.6.7	Stormwater Management Standards	State Requirement Reference	NCDOT NCDEQ	Reference to NCDOT's Guidelines for Drainage Studies and Hydraulic Design and NCDEQ's Stormwater Best Management Practices, unless otherwise specified in a Watershed Protection Overlay.
6.6.8	Grading Standards	State Requirement Reference	NCDEQ	General Grading Standards added with reference to NCDEQ Sedimentation and Erosion Control.
6.6.9	Utility and Easement Standards	Subdivision Regs.	Sec. 56, Sec. 57	Reference to City of Roxboro utility extension standards for developments proposing to use public water and/or sewer.
6.6.10	Fire Protection Standards	Planning Ordinance, State Requirement Reference	80-2 (F & G), 81-2.1 (24)	Reference to NC Fire Code
6.6.11	Lighting Standards	Planning Ordinance Subdivision Regs.	80-2 (8), 81-2.1 (12) 56-5	Basic lighting standards proposed to limit glare and light trespass onto adjacent properties.
6.6.12	Solid Waste Collection	N/A	N/A	Provisions added for solid waste collection location and screening for non-residential and multi-family residential development.
ARTICLE 7: SIGN STANDARDS				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
7.1	Purpose & Applicability	Planning Ordinance	Sec. 120, Sec. 121, Sec. 122	Modifications to remove regulation of content to comply with Reid v. Town of Gilbert, AZ US Supreme Court Case
7.2	General Provisions	n/a	n/a	Section Heading
7.2.1	Sign Area	Planning Ordinance	Sec. 131	Provisions added for multiple faced and three-dimensional signs. Diagram provided.
7.2.2	Sign Height	Planning Ordinance	Sec. 131	Provision added to allow decorative finials/spires to extend up to 2 feet above sign height. Diagram provided.

7.2.3	Sign Setbacks (in general)	n/a	n/a	Signs shall not be located in a street right-of-way without an encroachment or agreement from NCDOT or in accordance with NCGS 136-32.
7.2.4	Sign Illumination (in general)	Planning Ordinance	Sec. 130, Sec. 132	Sign illumination next to residential uses limited.
7.2.5	Removal of Signs Authorized	n/a	n/a	Administrator or designee may remove signs from R-O-W or public property .
7.2.6	Removal of Discontinued Signs	n/a	n/a	Signs for business or organizations that are no longer located on the site shall be removed.
7.2.7	Maintenance and Upkeep of Signs	Planning Ordinance	Sec. 133	Provision added to remove signs that are structurally unsafe.
7.2.8	Nonconforming Signs	Planning Ordinance	Sec. 134	Reference to Section 8.5 in Nonconformities Article.
7.3	Temporary Signs	Planning Ordinance	Sec. 123	Section overhauled to comply with Reid v. Town of Gilbert, AZ US Supreme Court Case. Four freestanding temporary sign types. Two building mounted temporary sign types.
7.4	Permanent On- Premise Signs	n/a	n/a	Section Heading. Compliance with City of Austin V. Reagan National Advertising verified.
7.4.1	Building Signs	Planning Ordinance	Sec. 124	Varied sign requirements depending on zoning district (increasing size with increase in district intensity).
7.4.2	Freestanding Signs	Planning Ordinance	Sec. 124	Varied sign requirements depending on zoning district (increasing size with increase in district intensity). Added requirement for turf, landscaped area, and protection from vehicles. Setback distance at least the distance of sign height.
7.4.3	Comprehensive Sign Plan	Planning Ordinance	Sec. 124	Changed required Special Use Permit to an option for larger planned developments if design variations are needed.
7.5	Off-Premise Outdoor Advertising Signs (Billboards)	Planning Ordinance	Sec. 128	Side setback changed to height of sign. Compliance with NCGS 160D-912, NCGS Chapter 136, Article 11 and City of Austin V.

				Reagan National Advertising verified.
7.6	Off-Premise Directional Signs	Planning Ordinance	Sec. 129	Compliance with City of Austin V. Reagan National Advertising verified.
7.7	Prohibited Signs	Planning Ordinance	Sec. 132	List expanded to cover glare, obstruction, placement on public property and utilities infrastructure, and obscene signs. Roof signs, festooned signs, and inflatable signs are prohibited/limited to openings.
ARTICLE 8: NONCONFORMITIES				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
8.1	Purpose & Applicability	Planning Ordinance	Sec. 100, Sec. 101-3 Sec. 102-1	No change
8.2	Nonconforming Lots	Planning Ordinance	Sec. 101	No change
8.3	Nonconforming Uses & Structures	Planning Ordinance	Sec. 101	Land use classifications replace districts to determined intensity.
8.4	Nonconforming Manufactured Homes & Parks	Manufactured Home Park Ordinance	n/a	Nonconforming manufactured homes on individual lots may only be replaced with conforming ones. Only existing manufactured home parks may be continued or expanded. No new manufactured home parks are permitted. Subdivisions with manufactured homes on individual lots are permitted in accordance with permitted uses table.
8.4	Nonconforming Development Sites	n/a	n/a	Provides a 25% expansion threshold to bring parking landscaping, and infrastructure into compliance to the greatest extent possible given site constraints.
8.5	Nonconforming Signs	Planning Ordinance	Sec. 134	Discontinued nonconforming signs must be removed within 180 days. Nonconforming temporary signs must be removed within 60 days of ordinance adoption.



Person County Unified Development Ordinance (UDO)

OVERVIEW OF LAND DEVELOPMENT REGULATIONS



UDO Amendments – Purpose

- ❑ In 2022, Benchmark Planning (Benchmark) was contracted to create a Unified Development Ordinance (UDO)
 - ❑ Consolidates 10 ordinances into 1 unified document
 - ❑ Implements the 2021 adopted Comprehensive Plan (Comp Plan) recommendations & guiding principles
 - ❑ Updates Person County land development regulations to be compliant with current state & federal laws
1. Planning Ordinance
 2. Subdivision Regulations
 3. Minimum Construction Standards for Private Roads
 4. Falls Watershed Stormwater Ordinance for New Development
 5. Limit Height of Objects Around Person County Airport
 6. Mobile Home Park Ordinance
 7. Ordinance Regulating Sexually Oriented Businesses
 8. Ordinance Regulating Automobile Graveyards & Junkyards
 9. Solar Energy System Ordinance
 10. Flood Damage Prevention Ordinance



UDO Amendments – Document Preparation

- ☐ Benchmark provided the attached summary memorandum of changes
- ☐ Benchmark established a Steering Committee represented by the *Board of Commissioners, Planning Board, Economic Development Commission, citizens, development community, & County Planning staff*
- ☐ Steering Committee reviewed each section & provided input directly to Benchmark
- ☐ Public participation provided with ample review time through various options (web, hard copies, & PDF)
- ☐ Upon UDO adoption, the final draft will be accessible on the web for public use
- ☐ UDO recommended to be reviewed every 5 years to keep current (i.e. changes to General Statutes, development patterns, economic development goals, etc.)



UDO Amendments – Overview

- ☐ Does consolidate, organize, index, & remove inconsistencies within existing ordinances
- ☐ Does make regulations clear, understandable, & easy to follow
- ☐ Does reduce ambiguity & provides more detailed standards for land uses
- ☐ Does use graphics, tables, definitions, & flow-charts to be more clear
- ☐ Does provide a simple numbering system with a table of contents per section



UDO Amendments – Overview

- ☐ Does adjust the Permitted Use Table to create legally conforming uses
- ☐ Does align the Permitted Use Table & standards per section, with each use defined
- ☐ Does streamline the permit application & development review process
- ☐ Does promote property maintenance, which reduces the need for Code Enforcement
- ☐ Does rename B-1 to HB (Highway Business) & B-2 to NB (Neighborhood Business)



UDO Amendments – Overview

- ☐ Does respect existing land uses, economic development, & development rights
- ☐ Does take the perspective of the property owner for application & land use
- ☐ Does increase land use compatibility by locating existing & future uses into appropriate zoning districts
- ☐ Does update language to ordinances & defines/anticipates new land uses
- ☐ Does add a Technical Review Committee (TRC) within the development review process, when needed



UDO Amendments – Overview

- ☐ Does not rewrite ordinances in their entirety
- ☐ Does not amend the County's Official Zoning Map or administratively rezone property
- ☐ Does not change property boundaries or zoning district boundaries
- ☐ Does not down-zone properties that impacts existing property rights
- ☐ Does not create district-wide legally non-conforming uses that limits alteration
- ☐ Does not depend upon Variances or transfer of development rights (TDRs)



UDO Amendments – Summary

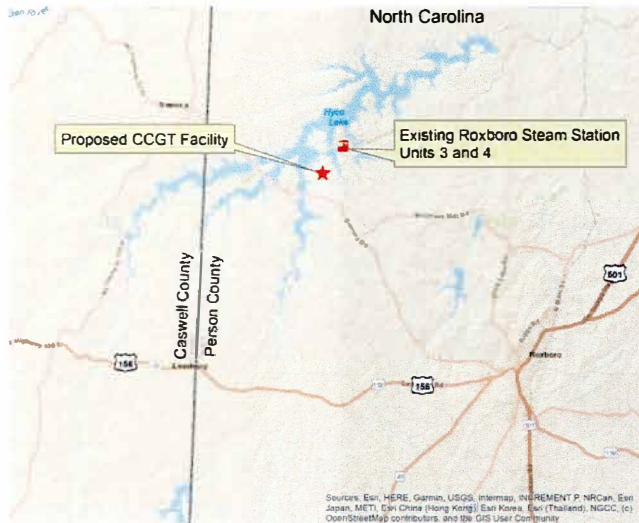
- ❑ The UDO has been anticipated to bring land use ordinances together to be more user-friendly & understandable
- ❑ The UDO makes the permitting process more predictable, more efficient, & less ambiguous
- ❑ The UDO brings Person County land use regulations into compliance with state & federal laws to ensure that land use actions are legally permissible & physically feasible
- ❑ The UDO both protects existing development rights & encourages economic investment into Person County, while focusing on stabilizing & increasing land values



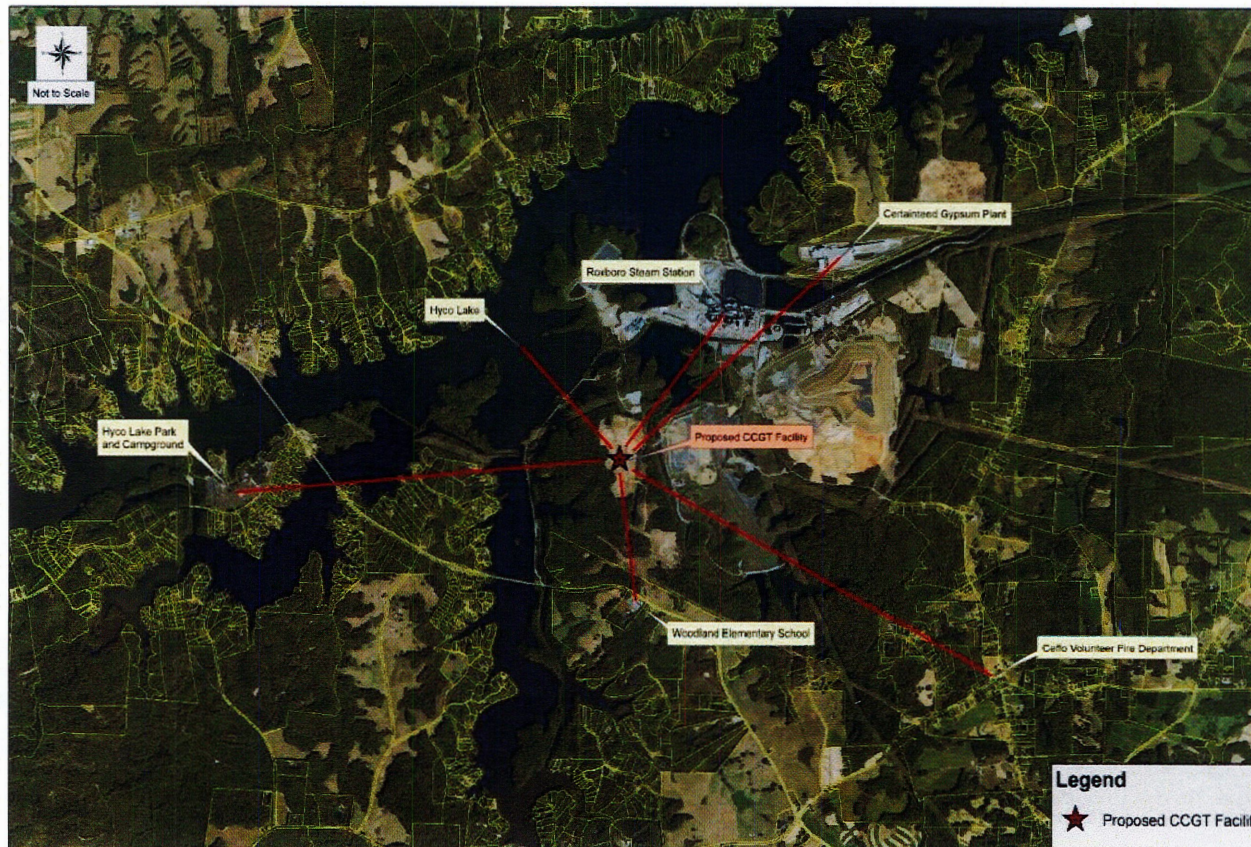
UDO Amendments – Questions?

Thank You

Proposed Person County Energy Complex



Proposed Person County Energy Complex



EDPNC Megasite Readiness Program Report May 2023

Summary of Observations Based on Analysis of Report vs. Person County Megasite
prepared by Dr. Scott McKinney, CPA

Link to JLL Report:

<https://edpnc.com/wp-content/uploads/2023/05/EDPNC-Megasite-Readiness-Program-Report-May-2023.pdf>

Key Observation 1:	Person County site was eliminated by JLL yet, it is one of five megasites actively promoted on the EDPNC website. Link: https://edpnc.com/megasites/
"Labor availability was the only site criteria that the JLL team attached an absolute minimum requirement to. If a site did not meet that minimum requirement, it was eliminated." page 9, JLL Report	

Key Observation 2:	Labor profiles for the Shovel-Ready site and Person County are remarkably similar. This creates doubt about the validity of the independent labor analysis performed by JLL. Was the Edgecombe site given a pass on the labor availability filter because the site is publicly owned or for some other reason? The Edgecombe site is one of five megasites actively promoted on the EDPNC website. Link: https://edpnc.com/megasites/									
Data Source:	JLL Report				NCACC County Map Book		NC Commerce Commuting Reports			
JLL Determination of Megasite	Megasite County	Publically Owned?	Labor Availability (population)	Projected # of employees available for new project	% residents working in county	Estimated Population (2023)	Resident live and work in county	Worker inflow	Resident outflow	Net flow
Shovel-Ready	Edgecombe	Yes	200,100	2000	52.3%	47,122	4,981	7,688	14,052	(6,364)
<i>eliminated by JLL based on labor availability</i>	Person	No	estimate derived for comparison = 166,828	estimate derived for comparison = 1,600	54.2%	39,681	4,175	4,493	10,821	(6,328)

Key Observation 3:	A conservative calculation of the Labor Availability factor and related projected number of employees available for a new project present the Person megasite in a favorable light. The Person results are at least comparable to the Nash and Pitt sites.									
Data Source:	JLL Report				NCACC County Map Book		NC Commerce Commuting Reports			
JLL Determination of Megasite	Megasite County	Publically Owned?	Labor Availability (population)	Projected # of employees available for new project	% residents working in county	Estimated Population (2023)	Resident live and work in county	Worker inflow	Resident outflow	Net flow
Best Potential	Nash	unclear	142,000	1,500	66.7%	95,428	15,869	22,315	20,702	1,613
Best Potential	Pitt	unclear	112,000	1,000	86.5%	172,005	39,521	32,421	26,660	5,761
<i>eliminated by JLL based on labor availability</i>	Person	No	estimate derived for comparison = 166,828	estimate derived for comparison = 1,600	54.2%	39,681	4,175	4,493	10,821	(6,328)

<i>Key Observation 4:</i>	Of the seven sites selected by JLL, only Rowan has no overlap with other selected sites that appear to directly affect the laborshed. The Person site is similar to Rowan from this perspective.
<i>Key Observation 5:</i>	The Edgecombe and Wilson site laborsheds completely overlap. Seventy-five percent of the Nash and Pitt site laborsheds overlap other selected sites. There is a significant geographic concentration in the sites selected by JLL. Seventy-five percent, four of seven sites, are located east of Raleigh along the I-95 corridor. Was the negative impact of developing several megasites simultaneously in a single region adequately considered when determining laborshed availability for individual sites?

Cross-Site Analysis						
Feeder Counties	Megasite location (Node)					
	Edgecombe	Nash	Pitt	Wilson	Rowan	Person
Edgecombe						
Wilson						
Nash						
Pitt						



Opportunity 1:	The Person County Economic Development Commission should consider assessing the "laborshed" analysis tools being used by site selectors and economic development officials to determine if Person County is being presented in the most positive light. Such analysis may lead us to engage a professional to create a favorable "laborshed" report. It is our responsibility to make the case so that screening tools do not unfairly eliminate consideration of Person County.
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Opportunity 2:	The Person County Economic Development Commission and Person County Commissioners should consider formally evaluating purchase of the megasite property. Public ownership of a potential megasite seems to be affecting the willingness of the State of North via EDPNC to provide financial support for megasite development activities.
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Opportunity 3:	The Person County Economic Development Commission and Person County Commissioners should engage with EDPNC officials to gain a better understanding about the inconsistency of being promoted by them for some time as a megasite while being denied due consideration for funding to support megasite development activities.
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Opportunity 4:	The Person County Economic Development Commission and Person County Commissioners should engage with EDPNC officials and the North Carolina General Assembly to assess the unintended consequence of the geographic concentration of sites generated through the JLL selection process. Legislators bear the ultimate responsibility to ensure public resources are invested in a manner that is likely to be most beneficial for citizens of North Carolina. Should the Person site be substituted for the Nash, Pitt or Wilson site to partially resolve the geographic concentration that resulted from the JLL selection process?
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EDPNC Megasite Readiness Program Report May 2023
 Analysis of Selected Data in Report vs. Person County Megasite
 prepared by Dr. Scott McKinney, CPA

Links:

JLL Report	https://edpnc.com/wp-content/uploads/2023/05/EDPNC-Megasite-Readiness-Program-Report-May-2023.pdf
NCACC County Map Book	https://indd.adobe.com/view/a21302db-6dd1-4257-ab27-0edf7d337859
NC Commerce Commuting Reports	https://accessnc.nccommerce.com/DemoGraphicsReports/pdfs/CommuntingProfiles/

Methodology:

(per page 9 of JLL Report)

"It should be noted that local developers were not asked to provide labor information with their site proposal submissions. Instead, the JLL team performed an independent labor analysis for each site submitted. The results of that analysis were used for the desktops reviews and for rank ordering the sites, as described below. Labor availability was the only site criteria that the JLL team attached an absolute minimum requirement to. If a site did not meet that minimum requirement, it was eliminated."

Note:

"Labor availability was the only site criteria that the JLL team attached an absolute minimum requirement to. If a site did not meet that minimum requirement, it was eliminated."

Key Observation 1:

Person County site was eliminated by JLL yet it is one of five megasites actively promoted on the EDPNC website. Link: <https://edpnc.com/megasites/>

Analysis of labor availability question based on information for chosen sites in JLL report and related additional data from publicly available sources. Person County details used by JLL in the course of their review were not provided in the public report.

Data Source:	JLL Report				NCACC County Map Book		NC Commerce Commuting Reports			
JLL Determination of Megasite	Megasite County	Publically Owned?	Labor Availability (population)	Projected # of employees available for new project	% residents working in county	Estimated Population (2023)	Resident live and work in county	Worker inflow	Resident outflow	Net flow
Best Potential	Brunswick	No	210,000	1,000 - 2,000	63.6%	157,537	16,674	12,280	26,414	14,134
Best Potential	Cumberland	unclear	245,000	1,000 - 2,000	87.9%	345,250	54,158	46,472	42,137	4,335
Shovel-Ready	Edgecombe	Yes	200,100	2000	52.3%	47,122	4,981	7,688	14,052	(6,364)
Best Potential	Nash	unclear	142,000	1,500	66.7%	95,428	15,869	22,315	20,702	1,613
Best Potential	Pitt	unclear	112,000	1,000	86.5%	172,005	39,521	32,421	26,660	5,761
Best Potential	Rowan	unclear	367,000	to 3,500	60.7%	150,169	19,725	25,133	35,238	(10,105)
Best Potential	Wilson	unclear	322,000	1,000 - 3,000	72.0%	77,313	13,649	18,691	16,908	1,783
<i>eliminated by JLL based on labor availability</i>	Person	No	estimate derived for comparison = 166,828	estimate derived for comparison = 1,600	54.2%	39,681	4,175	4,493	10,821	(6,328)

Key Observation 2:	Labor profiles for the Shovel-Ready site and Person County are remarkably similar. This creates doubt about the validity of the independent labor analysis performed by JLL. Was the Edgcombe site given a pass on the labor availability filter because the site is publicly owned or for some other reason? The site is one of five megasites actively promoted on the EDPNC website. Link: https://edpnc.com/megasites/
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Key Observation 3:	A conservative calculation of the Labor Availability factor and related projected number of employees available for a new project present the Person megasite in a favorable light. The Person results are at least comparable to the Nash and Pitt sites.
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An attempt was made to create a labor availability report using publicly available data to mimic JLL report data and project a similar value for Person County. Laborshed analysis is used to estimate the potential availability of workers. Associated reports are usually based on many sources of data including interviews with residents of node and surrounding counties about their willingness to changes jobs and commute.

Primary County and Contiguous Counties								Less site in node
Brunswick Site	Brunswick	Columbus	Pender	New Hanover	also Horry SC		Total	
Residents Live/Work in County	16,674	6,401	4,620	56,933			84,628	(32,730)
Worker Inflow	12,280	5,870	6,985	46,234			71,369	
Resident Outflow	26,414	12,284	17,644	27,458			83,800	
Net Flow	(14,134)	(6,414)	(10,659)	18,776			(12,431)	
						Sum of all workers in "laborshed"	207,067	
						Labor availability per JLL report	210,000	
						JLL % of derived laborshed	101.4%	

Primary County and Contiguous Counties									Less site in node
Cumberland Site	Cumberland	Robeson	Bladen	Sampson	Hamett	Moore	Hoke	Total	
Residents Live/Work in County	54,158	17,534	3,221	7,565	8,576	15,797	2,565	109,416	(40,161)
Worker Inflow	46,472	14,099	9,758	9,188	14,533	17,718	4,768	116,536	
Resident Outflow	42,127	19,940	7,740	14,504	35,785	16,438	13,487	150,021	
Net Flow	4,335	(5,841)	2,018	(5,316)	(21,252)	1,280	(8,719)	(33,495)	
								Sum of all workers in "laborshed"	
								Labor availability per JLL report	245,000
								JLL % of derived laborshed	73.0%

(probably inflated by military related workers)

Primary County and Contiguous Counties								Less site in node
Edgcombe Site	Edgcombe	Halifax	Nash	Wilson	Pitt	Martin	Total	
Residents Live/Work in County	4,981	6,713	15,869	13,649	39,521	2,588	83,321	(28,154)
Worker Inflow	7,688	6,048	22,315	18,691	32,421	3,295	90,458	
Resident Outflow	14,052	11,128	20,702	16,908	26,660	6,063	95,513	
Net Flow	(6,364)	(5,080)	1,613	1,783	5,761	(2,768)	(5,055)	
							Sum of all workers in "laborshed"	
							Labor availability per JLL report	200,100
							JLL % of derived laborshed	83.0%

Primary County and Contiguous Counties								Less site in node
Nash Site	Nash	Wilson	Edgcombe	Halifax	Franklin	Johnston	Total	
Residents Live/Work in County	15,869	13,649	4,981	6,713	4,286	22,364	67,862	(22,538)
Worker Inflow	22,315	18,691	7,688	6,048	7,170	27,573	89,485	
Resident Outflow	20,702	16,908	14,052	11,128	24,728	70,210	157,728	
Net Flow	1,613	1,783	(6,364)	(5,080)	(17,558)	(42,637)	(68,243)	
							Sum of all workers in "laborshed"	
							Labor availability per JLL report	142,000
							JLL % of derived laborshed	48.5%

Primary County and Contiguous Counties										Less site in node
Pitt Site	Pitt	Lenoir	Craven	Beaufort	Martin	Edgcombe	Wilson	Greene	Total	
Residents Live/Work in County	39,521	9,167	16,289	6,592	2,588	4,961	13,649	1,196	93,963	(28,023)
Worker Inflow	32,421	15,331	13,090	7,793	3,295	7,688	18,691	1,838	100,147	
Resident Outflow	26,660	11,783	16,911	10,517	6,063	14,052	16,908	5,946	108,840	
Net Flow	5,761	3,548	(3,821)	(2,724)	(2,768)	(6,364)	1,783	(4,108)	(8,693)	
									Sum of all workers in "laborshed"	
									Labor availability per JLL report	112,000
									JLL % of derived laborshed	40.7%

Primary County and Contiguous Counties								Less site in node
Rowan Site	Rowan	Cabarrus	Stanly	Davidson	Davie	Iredell	Total	
Residents Live/Work in County	19,725	24,640	8,552	19,878	4,253	33,254	110,302	(34,353)
Worker Inflow	25,133	48,336	8,495	21,894	8,369	39,934	152,161	
Resident Outflow	35,238	70,549	17,800	50,039	13,038	44,205	230,869	
Net Flow	(10,105)	(22,213)	(9,305)	(28,145)	(4,669)	(4,270)	(78,707)	
							Sum of all workers in "laborshed"	
							Labor availability per JLL report	367,000
							JLL % of derived laborshed	80.0%

Primary County and Contiguous Counties									Less site in node
Wilson Site	Wilson	Johnston	Wayne	Greene	Pitt	Edgcombe	Nash	Total	

Residents Live/Work in County	13,649	22,364	18,964	1,196	39,521	4,981	15869	116,544	
Worker Inflow	18,691	27,573	16,934	1,838	32,421	7,688	22315	127,460	(39,419)
Resident Outflow	16,908	70,210	23,315	5,946	26,660	14,052	20702	177,793	
Net Flow	1,783	(42,637)	(6,381)	(4,108)	5,761	(6,364)	1613	(50,333)	
Sum of all workers in "laborshed"								382,378	
Labor availability per JLL report								322,000	
JLL % of derived laborshed								84.2%	

Primary County and Contiguous Counties									
Person Site	Person	Caswell	Orange	Durham	Granville	also VA counties	Total	Less site in node	
Residents Live/Work in County	4,175	889	18,534	63,259	5,071		91,928		
Worker Inflow	4,493	1,784	48,977	144,565	9,562		209,381		
Resident Outflow	10,821	7,465	38,731	67,769	19,536		144,322		
Net Flow	(6,328)	(5,681)	10,246	76,796	(9,974)		65,059		
Sum of all workers in "laborshed"							409,897		73.0%
Labor availability per JLL report							N/A	299,225	projected at 73%
JLL % of derived laborshed							N/A	166,828	projected at 40.7%

<i>Key Observation 4:</i>	Of the seven sites selected by JLL, only Rowan has no overlap with other selected sites that appear to directly affect the laborshed. The Person site is similar to Rowan from this perspective.
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<i>Key Observation 5:</i>	The Person County Economic Development Commission and Person County Commissioners should engage with EDPNC officials and the North Carolina General Assembly to assess the unintended consequence of the geographic concentration of sites generated through the JLL selection process. Legislators bear the ultimate responsibility to ensure public resources are invested in a manner that is likely to be most beneficial for citizens of North Carolina, Should the Person site be substituted for the Nash, Pitt or Wilson site to partially resolve the geographic concentration that resulted from the JLL selection process?
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Cross-Site Analysis								
Feeder Counties	Megasite location (Node)							
	Brunswick	Cumberland	Edgecombe	Nash	Pitt	Wilson	Rowan	Person
Edgecombe								
Wilson								
Nash								
Pitt								
Cumberland								
Greene								
Halifax								
Johnston								
Martin								
Moore								
Beaufort								
Bladen								
Brunswick								
Cabarrus								
Caswell								
Columbus								
Craven								
Davidson								
Davie								
Durham								
Franklin								
Granville								
Hamett								
Hoke								
Iredell								
Lenoir								
New Hanover								
Orange								
Pender								
Person								
Robeson								
Rowan								
Sampson								
Stanly								
Wayne								

RC (RURAL CONSERVATION) ZONING DISTRICT COMPARISON TABLE

Bold - proposed use
 Unbold - existing use
 P - permitted use
 S - special use permit
 E - Exempt use
 NP - not permitted use

Land Use	Status
ABC (alcohol) retail sales	P
Alcoholic Beverages Packaged, Retail Sales	P
Accessory structure by use	P
Accessory Building	P
Accessory Use Incidental to Any Permitted Use	P
Commercial Modular Building	P
Temporary Construction Building	P
Agricultural use/bonafide farm (per NCGS 160D-903)	E
Agricultural or Farm Use Exempt from Planning Ordinance (Bona Fide Farm)	E
Agricultural use/non-bonafide farm	P
Airport/heliport	P
Airport Operations	S
Airstrips, (Private)/Heliport without Commercial Activity	P
Airline Ticket Agency	P
Aircraft Equipment, Parts, & Supplies	P
Amusement/entertainment/theater/bowling alley/racetrack	P
Amusement Parks	P
Bowling Alley	P
Theater Productions	P
Event Center	P
Appliance sales & service	P
Appliance (Major) Sales and Repair	P
Appliance (Small) Sales and Repair	P
Home Furnishings and Appliance Sales	P
Arts & crafts studio	P
Art Gallery	P
Assembly hall/lodge/club	P
Club or Lodge	P
Assisted/independent living facility	P
Home for the Aged	P
Group Home for Developmentally Disabled Adults	P
Family Care Home	P
Rest Home	P
Nursing Home	P

Land Use	Status
Civic/government facility (offices/operations)	P
Ambulance Service or Rescue Service	P
County Governmental Facility	P
Fire Station and Law Enforcement Operations	P
Library	P
Post Office	P
Commercial junkyard/automobile graveyard/salvage yard/tow yard	P
Automobile Repair and/or Body Work	S
Salvage Operation/Junkyard - Commercial	S
Construction trades & service	P
Construction, Trades	P
Construction, Trades (With Outside Storage of equipment or supplies)	P
Contractor, General (Excluding Outside Storage of Equipment or Supplies)	P
Contractor, General (With Outside Storage of Equipment or Supplies)	P
Glass Sales and Installation	P
Historical Preservation Commercial Use	P
Painting Contractors	P
Paving Contractors	S
Convenience store	P
Convenience Stores	P
Data, research, & development center	P
Daycare facility (adult or child)	P
Day Care Center	P
Dry cleaning & laundry service	P
Dry Cleaning and Laundry	P
Dwelling	
Dwelling (multi-family)	P
Dwelling, Multiple-Family	P
Dwelling (single-family attached & detached)	P
Dwelling, Single Family	P
Dwelling (two-family duplex/garage apartment)	P
Dwelling, Two-Family and Garage Apartments	P
Dwelling, accessory (habitable designed structures)	P
Dwelling, accessory (temporary construction camper/RV)	P
Manufactured Home for Temporary Dwelling During Construction of a Permanent Dwelling	P
Dwelling, accessory (temporary hardship manufactured home)	P
Manufactured Home for Temporary Dwelling During Construction of a Permanent Dwelling	P
Equestrian use (commercial boarding & riding stables)	P
Stables, Horse	P
Farm & garden supply, equipment sales, & service	P
Farm Machinery Sales and Servicing	P
Equipment Rental	P
Chemical Retail Sales	P
Farm Supplies Merchandising (Excluding Farm Machinery)	P
Hardware, Paint and Garden Supply Sales	P

Land Use	Status
Marina	P
Marinas	P
Medical clinic/emergency care/laboratory	P
Clinic Services, Medical and Dental	P
Moving company/truck rental	P
Moving and Storage Operations	S
Non-wireless telecommunication tower	P
Radio, Telephone and TV Transmitting Tower	S
Office (medical/professional)	P
Adoption Services	P
Advertising Agencies	P
Employment Agencies	P
Travel Agencies	P
Insurance Agencies	P
Real Estate Agencies	P
Office and Professional Office	P
Outdoor storage	P
Storage, Open	S
Storage, Household and Commercial	P
Parking lot (commercial)	P
Automobile Off-Street Parking, (Commercial)	P
Parks/outdoor recreation/ trails/trailheads	P
Public Recreations	P
Private Recreation Facilities for Profit	S
Private Recreation Club or Swimming Club Activities not Operated as a Business or Profit	S
Pawn shop	P
Pawn Shop	P
Pharmacy (per NCGS § 90-85.3 & § 90-85.21)	P
Pharmaceutical Sales, Retail	P
Printing, binding, & reprographics service	P
Books and Printed Matter, Distribution	P
Residential development sales office (temporary)	P
Restaurant	P
Eating and Drinking Facilities	S


Land Use	Status
Truck stop	P
Truck Stop	P
Truck terminal, repair, or hauling yard	P
Truck Terminal Activities Repair and Hauling and/or Storage	P
Utility systems (service provision to all land uses)	P
Utility systems (small scale energy production or storage)	P
Public Utility Station, Bulk Station or Substations	S
Utility systems (solar energy systems Level 1)	P
Solar Energy Systems	S
Utility systems (solar energy systems Level 2 & Level 3)	S
Solar Energy Systems	S
Utility systems (water & wastewater treatment plants)	P
Public Utility Station, Bulk Station or Substations	S
Veterinary clinic/animal boarding/grooming	P
Animal Medical Care (including Kennel Operations)	P
Kennel Operations, Care	P
Warehouse/distribution facilities	P
Water dependent structure (excluding marina)	P
Wireless telecommunication tower/support structure (up to 300-ft. in height)	P
Radio, Telephone and TV Transmitting Tower	S
Yard/garage/estate sales	P
Planned Building Group	S









		5789
Date: <u>Sept. 2023</u>		
Pay to the Order of:	<u>Piedmont Community College</u>	\$ <u>50,000</u>
<u>Fifty Thousand and ^{XX}/₁₀₀</u>		Dollars
Memo:	<u>Roxboro Area Chamber of Commerce for Powering Person County Businesses</u>	Duke Energy
NON NEGOTIABLE ⑆5677490⑆0010089774⑆ 5789		