



Solar Farm	50'	* 200'	* 200'	50'	25'	25'	* 100'
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\* Single-family dwelling and all other residential use buffers may, at the council's discretion, be increased, or reduced with an approved berm and or landscaping and screening plan, which will screen the solar farm equipment from being seen from the exterior of the property.

\* Street buffer may, at the council's discretion, be reduced to 50' with an approved berm and or landscaping and screening plan, which will screen the solar farm equipment from being seen from the exterior of the property; see also §8:7-4(9)

This buffer is separate and distinct from the buffering requirements of Jasper County Zoning Ordinance, article 12.8 and shall be measured from the property line. Only the following activities shall be permitted within the landscaped buffer:

1. Vehicular access drives which tie into approved access points as determined by SCDOT and/or Jasper County;
2. Landscaping and landscaping fixtures;
3. Lighting;
4. Fencing;
5. Signage;
6. Underground utility lines;
7. Overhead utility lines;
8. Drainage or stormwater detention or retention areas.

8:7.3-2 *Landscaping/screening requirements:* In addition to buffering, screening shall be required by providing landscape within the buffer which achieves a minimum height of ten feet within three years. The intent is to provide sufficient screening, through a combination of buffers, fencing, landscaping, and/or landscaped berms to obscure the solar equipment from exterior view from adjoining property owners and public right of ways.

A visually opaque screen shall be provided for any adjacent property that is zoned Residential, has an existing residential use, and/or is zoned Rural Preservation and has been subdivided to five acres or less (these are protected properties). An opaque screen is intended to exclude a visual contact with the solar equipment from any protected property, public street or public right of way. An opaque screen may be composed of a wall, fence, building, landscaping, landscaped berm, or combination thereof. Natural areas as detailed below may also be used to meet screening requirements.

Natural areas: An existing vegetated area located on the same property as the solar farm; is within or includes the required buffer; and is of sufficient height, length, and depth and contains adequate and sufficient healthy vegetation to provide a visually opaque screen where required. The development services representative (DSR) may determine that further screening improvements shall not be required.

8:7.3-3 *Setbacks:* The setbacks for solar equipment associated with the solar energy system shall be 25 feet larger than the applicable bufferyard to allow for an access road around the perimeter of the property.

8:7.3-4 *Fencing:* A security fence shall be required at least six feet in height to secure the solar equipment unless a taller fence is needed in order to obscure the solar equipment from exterior view (see also §8:7.3-2); the fence can be on top of the berm in order to achieve this goal. A chain link fence shall not be allowed unless it is screened from exterior view from adjoining property owners and public right of ways; screening may include plantings to create a "living fence", or to obscure the view of the fence. Breaks in

fencing may be allowed or required by council to facilitate wildlife needs where natural features provide appropriate barriers to access by humans for security and safety purposes.

8:7.3-5 *Height*: The solar energy system shall not exceed ten feet in height, as measured from the ground to the foremost/tip end of the solar collector, provided there is a demonstration that the screening prevents the system from being visible from the exterior of the property. Ancillary non solar collector structures, such as inverters, transformers, etc., may be taller than ten feet in height, provided that such are not visible from the exterior of the property.

8:7.4 *General requirements*:

1. Solar collectors shall be designed with anti-reflective coating to minimize glare. Mirrors are prohibited.
2. On-site electrical interconnections and powerlines shall be installed underground to the extent feasible. Existing above ground utility lines shall be allowed to remain in their current location.
3. A warning sign concerning voltage must be placed at the main gate that states the address of the site, the name of the solar farm operator, and a local phone number for the solar farm operator in the case of an emergency.
4. Access to the site must be controlled by a six foot wooden fence or gate if the fencing is visible from the exterior of the property. If the fencing/gate is within the interior 25 percent of the buffer, or is not visible from the exterior of the property, chain link gate and fencing may be used.
5. Entrance roadway should include a dog leg or meander to obscure vision from the roadway.
6. If lighting is provided at site, lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel or the night sky. Motion sensor control is preferred.
7. Adequate provisions to reduce average/constant noise levels at the property boundary not to exceed 50 dBA at the property line, except during construction.
8. A solar collection device or combination of devices are to be designed and located to avoid directing glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard.
9. Planning commission may include special conditions in their recommendation to county council to implement the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare set forth in article 1 of the Jasper County Zoning Ordinance. County council may accept, modify, reject, or add additional conditions at its sole discretion.

8:7.5 *Site restoration/stabilization*: Unless otherwise agreed by county council in its concept plan or development agreement approval process, the applicant shall submit a ten percent site restoration/stabilization guarantee in the form of a bond, irrevocable letter of credit and agreement, or other financial security acceptable to the county prior to issuance of the development permit. The site restoration/stabilization guarantee shall insure satisfactory grading, seeding, and stabilization of the site in case of default by the applicant and/or if the applicant does not install the required site improvements in a timely fashion as determined by the DSR, including the costs of landscaping, screening, and or fencing for the site or such portion thereof being permitted. The developer shall provide the county with an itemized engineer's estimate of the approved site improvements in conformity with article 1.8 of the Jasper County Land Development Regulations for approval and calculation of the bond amount. The site restoration guarantee may be refunded upon issuance of a certificate of project close-out for the site stabilization and improvements.

8:7.6 *Decommissioning*: Unless otherwise agreed by county council in its concept plan or development agreement approval process, the applicant must provide a decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) 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 timeline and manner in which the solar farm project will be decommissioned and the site restored to its condition prior to the development of the solar farm or such other conditions approved in the concept plan or required in a development

agreement. If the property has been timbered within two years of re-zoning to the SFFZ, original condition means replanted with timber. Decommissioning will be required following a continuous period of 12 months in which no electricity is generated by the facility other than for mechanical, repair, replacement and/or maintenance purposes.

1. The permit holder will have 12 months to complete decommissioning of the solar farm. Decommissioning shall include removal of solar panels, foundations, structures, cabling, electrical components, conduit, and any other associated facilities as described in the decommissioning plan.
2. Prior to issuance of development permit, the applicant must provide the county with a performance guarantee in the form of a bond, irrevocable letter of credit and agreement, or other financial security acceptable to the county in the amount of 125 percent of the estimated decommission cost minus the salvageable value, or \$50,000.00, whichever is greater. Estimates shall be determined by an engineer licensed to practice in South Carolina.
3. Every five years a new engineer's estimate of probable cost of decommissioning shall be submitted for approval in the same manner as the initial submission, and the bond, letter of credit, or other financial security acceptable to the county shall be adjusted upward or downward as necessary.
4. Proof that the decommissioning plan has been recorded with the Jasper County Register of Deeds.

(Ord. No. 16-13, § 4, 7-18-16)