

ACTION DENYING SPECIAL USE APPROVAL REQUEST

APPLICATION SUBMITTED BY: Williams & Associates, Land Planners PC

APPLICATION SUBMISSION DATE: September 26, 2016

RE: Request for a Special Use Approval on a ±204.76 acre tract of land located on west side of Dials Mill Road at McNutt Creek Road in the 240th G.M.D., Oconee County, Georgia, (TP# B-01-026G), on property owned by Mr. Chick Farms Limited Partnership for the purpose of allowing a Solar Energy Farm.

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for a Special Use Approval.

This 3rd day of January, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____


John Daniell, Chairman

ATTEST


Kathy Hayes
Clerk, Board of Commissioners

Mark Thomas, Member



Chuck Horton, Member

W. E. "Bubber" Wilkes, Member



W. E. "Bubber" Wilkes, Member

Mark Saxon, Member



Mark Saxon, Member

CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The developer shall comply with all self-imposed zoning conditions proposed with this Special Use, including additional buffering onsite per buffer exhibits 1-4, reforestation area establishment standards per buffer exhibit 5, additional setback requirements for solar panel arrays and inverters, and 3rd party sound attenuation monitoring.
2. The developer shall commission an independent 3rd party to complete a soil quality study performed annually at six locations throughout the site to assure there is no site contamination.
3. The developer shall submit a copy of the Decommissioning Plan to ensure the Project is removed at the end of the Project's useful life, or earlier if abandoned in whole or in part, and that the site is restored to pre-existing conditions, which is generally agricultural. The Decommissioning Plan shall be approved by the Oconee County Board of Commissioners prior to operation and shall include a Decommissioning Cost Estimate to be updated every five years or at the Board's discretion.

LEGAL DESCRIPTION

Legal Description – Tract 1

All that tract or parcel of land lying and being in Oconee County, Georgia, G.M.D. 240, containing 204.76 acres, more or less, and being more particularly described as:

Beginning at the centerline intersections of McNutt Creek Road and Dials Mill Road; thence in a North Westerly direction approximately 129 feet to a ½" rebar on the westerly margin of the right-of-way of Dials Mill Road, being the TRUE POINT OF BEGINNING; thence South 61 degrees 50 minutes 17 seconds West, 300.00 feet to a point; thence South 30 degrees 00 minutes 38 seconds East, 300.00 feet to a ½" rebar; thence North 61 degrees 50 minutes 17 seconds East, 300.00 feet to a ½" rebar; thence South 30 degrees 22 minutes 18 seconds East, 226.40 feet to a ½" rebar; thence South 53 degrees 47 minutes 52 seconds West, 2107.20 feet to a 2" pipe; thence South 53 degrees 44 minutes 06 seconds West, 1676.77 feet to a 3/8" rebar; thence South 53 degrees 44 minutes 06 seconds West, 1215.08 feet to a 3/8" rebar offset 32 feet from the centerline of Barber Creek; thence from said rebar and along a traverse line running in a common direction with creek centerline (property line) North 34 degrees 50 minutes 34 seconds West, 562.29 feet to a traverse point; thence North 35 degrees 23 minutes 08 seconds West, 884.84 feet to a ½" pipe offset 35 feet from the centerline of said creek; thence from said traverse point, and leaving creek centerline North 60 degrees 52 minutes 41 seconds East, 1721.74 feet to a ½" pipe; thence North 10 degrees 22 minutes 36 seconds East, 764.28 feet to a ½" rebar; thence North 15 degrees 07 minutes 36 seconds East, 682.44 feet to a ½" rebar; thence North 12 degrees 07 minutes 36 seconds East, 396.00 feet to a ½" rebar; thence North 13 degrees 52 minutes 36 seconds East, 173.23 feet to a point; thence North 55 degrees 21 minutes 30 seconds East, 1127.53 feet to a point; thence South 89 degrees 16 minutes 57 seconds East, 92.88 feet to a 1½" channel iron; thence South 01 degrees 23 minutes 38 seconds East, 379.63 feet to an axle; thence South 38 degrees 25 minutes 52 seconds East, 580.23 feet to a point; thence North 75 degrees 01 minutes 47 seconds East, 977.86 feet to a 5/8" rebar ; thence South 23 degrees 21 minutes 38 seconds East, 210.77 feet to a point; thence South 27 degrees 40 minutes 48 seconds East, 300.62 feet to a point; thence South 29 degrees 19 minutes 13 seconds East, 200.72 feet to the TRUE POINT OF BEGINNING.

NARRATIVE

Dials Mill Road Solar Farm

A Solar Energy Farm

The western corner of the intersection of Dials Mill Road and McNutt Creek Road,
Watkinsville, Georgia

A-1 to A-1 SUP – 204.76 Acres**Tax Parcels #B01-026G**

Special Use Submittal – September 20, 2016

Revised – December 16, 2016

Narrative

Dials Mill Road Solar Farm is a proposed solar energy farm to be located on a single tract totaling 204.76 acres and developed by Rural Green Power LLC. The Mr. Chick Farms Limited Partnership is the current property owner. Mr. Don Hammond will act as the primary contact person for the owner. Williams & Associates has been engaged by the developer to act as agent in the preparation of the necessary documentation associated with this special use request.

The Site

The subject parcel of the special use request is located on the western corner of the intersection of Dials Mill Road and McNutt Creek Road. The 204.76 acres fronts on Dials Mill Road for approximately 939 LF. The parcel is predominantly open pasture fields with wooded areas that are a mixture of pines and hardwoods. There are multiple existing agricultural structures onsite. All structures are proposed to be demolished as part of the development. The topography drops gently from northeast to the southwest, to an unnamed tributary of Barber Creek as well as Baber Creek. Existing zoning and land uses surrounding the parcel are as follows: to the north – A-1 zoned tracts and AR-1 zoned lots with residences; to the east – Dials Mill Road Road; to the south and west – A-1 zoned tracts.

The Future Development Map 2030 identifies the site with a Future Character Area designation of Suburban Living & Country Estates.

The Development

The project is to be developed into an estimated 30 megawatt solar energy farm and consisting of various components including solar panels, inverters, transmission lines, substation and ancillary equipment. There will be gravel access drives throughout the project for service and maintenance.

Solar panels or solar arrays shall be mounted on poles, racks, or suitable foundations (in accordance with manufacturer specifications) in order to ensure the safe operation and stability of the system. The mounting structure (fixed or tracking capable) shall be comprised of materials which are able to fully support the system components and are approved by the manufacturer, in accordance with applicable building permit requirements. Electrical components of the facility shall meet applicable electrical code

Traffic

No specific Land Use Code is listed in the trip generation manual published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition* for this particular application. The code that most applies is 170: Utilities which are free-standing buildings that contain electromechanical or industrial space/equipment. The facilities may also have storage areas and office space. Based on that code, traffic is estimated to be as follows:

The average rate is 1.32 trips per employee on a weekday for PM peak hour.
5 employees x 1.32 trips = 6.6 ADT

The average rate is 6.93 trips per employee on a weekday for AM peak hour.
5 employees x 6.93 trips = 34.65 ADT

Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in January 2017. The Preliminary Site Plan and Site Development Plans for the improvements are anticipated to be submitted for approval by June 2017 subject to Georgia Power's interconnection requirements and schedule. Construction of the project infrastructure will commence immediately upon approval of those plans. The infrastructure and solar farm construction will require a minimum of 12 months to complete. The total build-out of the project should be completed between July 2018 and September 2018.

Maintenance of Common Areas

There are no common areas currently proposed for this project, however, systems shall be maintained in accordance with manufacturer's specifications. The operator of the facility shall maintain the facility, including all buffer screening, in compliance with the approved plans and shall keep the facility free from weeds, dust, trash and debris.

Landscaping and Buffers

The facility shall be screened from adjoining properties and adjacent roads. The plan illustrates the use of the natural topography, berms, opaque fencing, existing vegetation, and the installation of evergreen buffers and reforestation areas. Specific locations have been illustrated on the SUP concept plan along with specific details and wording which have been provided in the form of self-imposed conditions and accompany this special use request. Specific plant material and additional planting notes shall be provided at the site development plan stage of the project.

requirements, and all electrical wires and lines less than 100kV that are used in conjunction with the solar energy facility shall be installed underground.

If multiple mounting structures are utilized, they shall be spaced apart at the distance recommended by the manufacturer to ensure safety and maximum efficiency.

Freestanding solar panels or solar arrays shall not exceed eight feet in height as measured from the grade at the base of the structure to the highest point of the panel. Mounted solar panels or solar arrays shall not exceed eight feet above the apex of the structure on which it is mounted.

The property will be secured via security fencing that will be no less than 6 feet and not greater than 8 feet in height. Access gates and equipment cabinets will be locked when not in use. Signs shall be installed on all gates and at 50 foot intervals along the security fencing stating, "DO NOT ENTER – SOLAR POWER GENERATING FARM."

It is not anticipated that inverter noise exceeds 40dBA as measured at the property line. If it does exceed this threshold, mitigation noise barriers will be provided for review at the site development plan stage of the project.

Buildings

There are no buildings proposed for this project.

Water Supply

No water demand is anticipated for this project.

Sewage Disposal

No sewage disposal is anticipated for this project.

Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed storm water management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via a single driveway off of Dials Mill Road. No turn lane improvements as listed in the OC-UDC are anticipated for this project. Access will be in compliance with the OC-UDC and reviewed during the site development plans approval stage of the project.

The minimum required setback is 50 feet from all property lines and 100 feet from any residence for a solar energy farm and its accessories and structures. A 100-foot setback has been provided from all property lines in lieu of the minimum requirement for the solar farm and its accessories and structures with the exception of the inverters. A 300-foot setback has been provided from all property lines for the inverters. An additional 200-foot setback (total 300-foot minimum, but varies) has been provided on the plan for the solar farm and its accessories and structures from Dials Mill Road.

All setbacks, buffers, and landscaping have been illustrated on the SUP concept plan. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

Walton EMC has been officially notified of the project per OC UDC requirements and has not issued an objection to the project. The County has received a copy of that notification. No utility relocations are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

There are no sidewalks currently proposed for this project.

Public & Semi-public Areas

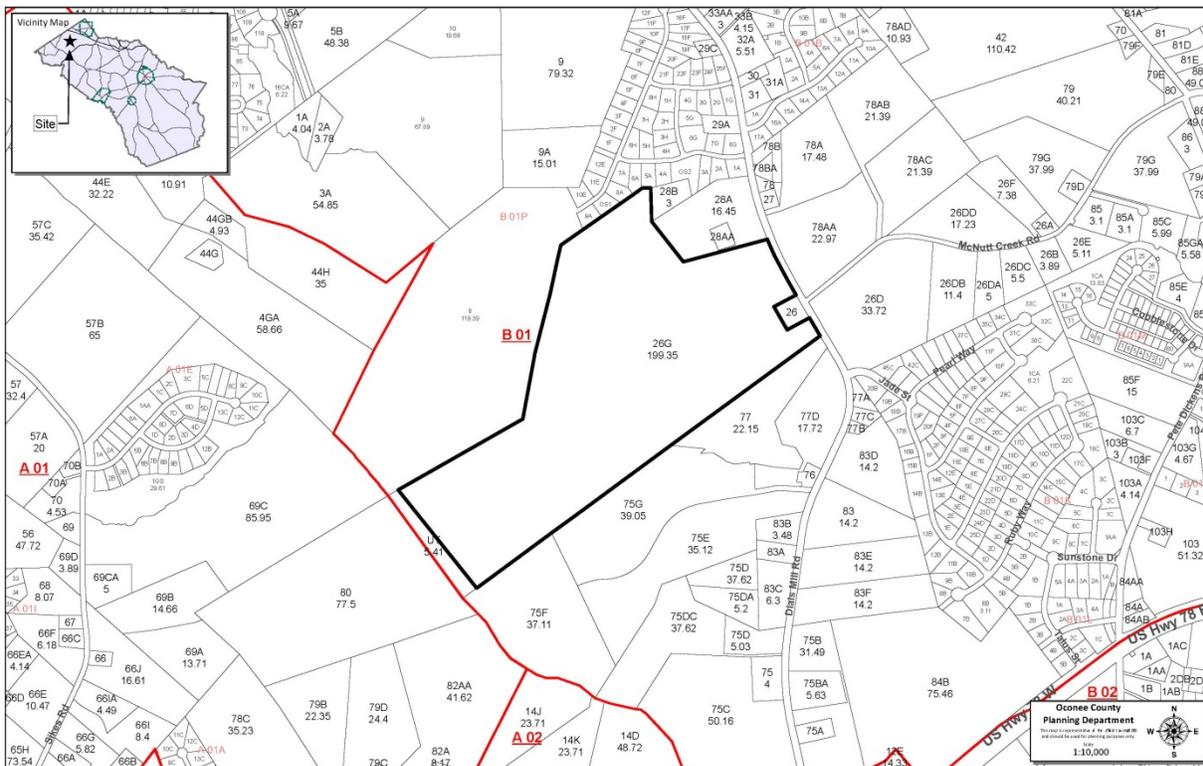
Drainage easements will be dedicated to Oconee County. Easements for solar access will be dedicated as required for specific utility construction.

Outdoor Lighting

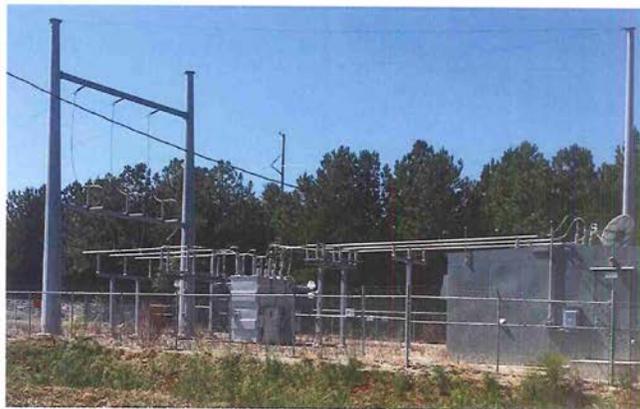
Currently lighting is not anticipated for the project; however, if lighting is required, it shall be fully shielded and downcast so that light does not spill onto any adjacent property or into the night sky. A lighting plan shall be submitted if applicable at the site development plan stage of the project.

Development Valuation

Proposed estimated total value of the project at completion: \$40,000,000.00

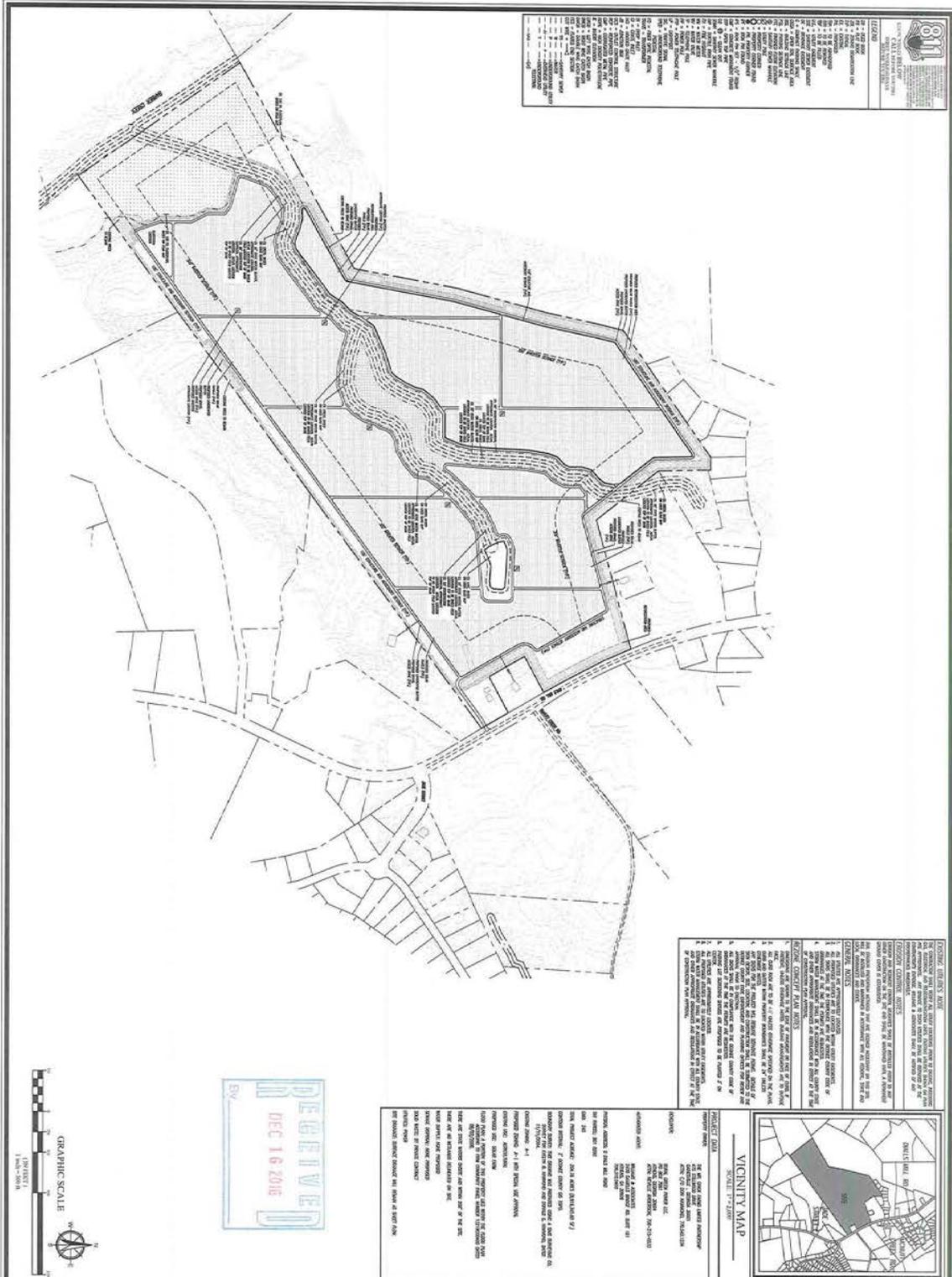


REPRESENTATIVE PHOTOGRAPHS

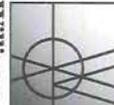


Representative Architecture



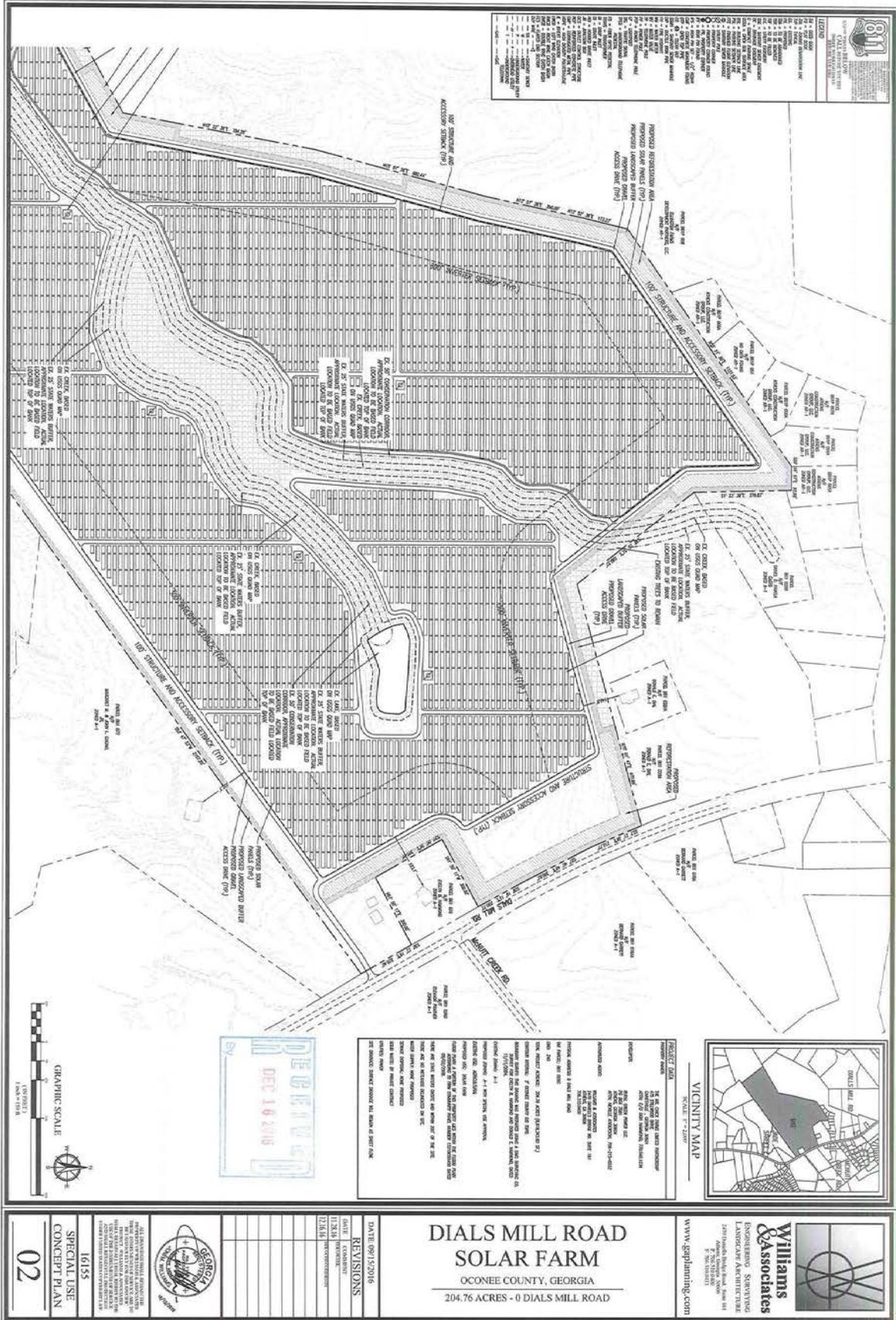


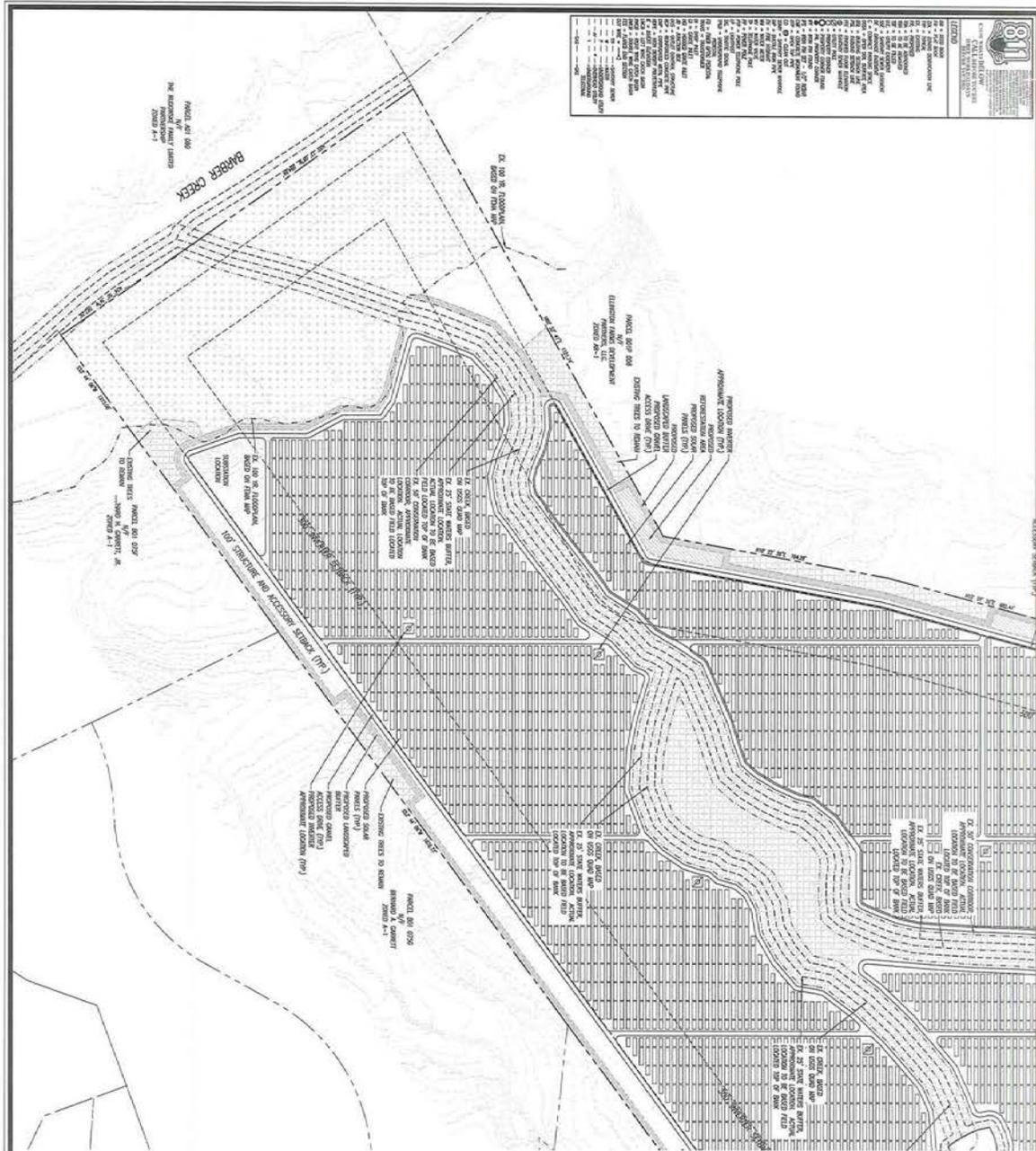
DIALS MILL ROAD SOLAR FARM
OCONEE COUNTY, GEORGIA
204.76 ACRES - 0 DIALS MILL ROAD



Williams & Associates
ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
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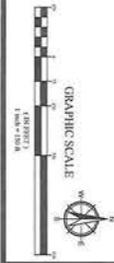
X:\Project\16155\Design\Special Use\Special Use-Rev1.dwg 12/16/16 10:38:17 AM jmm





LEGEND

1. SOLAR PANELS
 2. SOLAR ROWS
 3. SOLAR ROW SPACING
 4. SOLAR ROW WIDTH
 5. SOLAR ROW LENGTH
 6. SOLAR ROW AREA
 7. SOLAR ROW PERIMETER
 8. SOLAR ROW VOLUME
 9. SOLAR ROW MASS
 10. SOLAR ROW WEIGHT
 11. SOLAR ROW CENTER OF GRAVITY
 12. SOLAR ROW MOMENT OF INERTIA
 13. SOLAR ROW TORSION
 14. SOLAR ROW STIFFNESS
 15. SOLAR ROW DUCTILITY
 16. SOLAR ROW ENERGY
 17. SOLAR ROW POWER
 18. SOLAR ROW EFFICIENCY
 19. SOLAR ROW CAPACITY
 20. SOLAR ROW OUTPUT
 21. SOLAR ROW INPUT
 22. SOLAR ROW CONVERSION
 23. SOLAR ROW STORAGE
 24. SOLAR ROW DISTRIBUTION
 25. SOLAR ROW COLLECTION
 26. SOLAR ROW TRANSPORT
 27. SOLAR ROW STORAGE
 28. SOLAR ROW DISTRIBUTION
 29. SOLAR ROW COLLECTION
 30. SOLAR ROW TRANSPORT



PROJECT DATA
 PROJECT NAME: DIALS MILL ROAD SOLAR FARM
 PROJECT LOCATION: 204.76 ACRES - 0 DIALS MILL ROAD, OCOONEE COUNTY, GEORGIA
 PROJECT OWNER: [Name Redacted]
 PROJECT ARCHITECT: [Name Redacted]
 PROJECT ENGINEER: [Name Redacted]
 PROJECT DATE: [Date Redacted]

REVISIONS

NO.	DATE	DESCRIPTION
1	09/15/2016	ISSUED FOR PERMIT
2	12/16/2016	REVISED PER PERMITTING AGENCIES COMMENTS



03

SPECIAL USE
CONCEPT PLAN

16155

**DIALS MILL ROAD
SOLAR FARM**

OCOONEE COUNTY, GEORGIA

204.76 ACRES - 0 DIALS MILL ROAD

Williams & Associates

ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

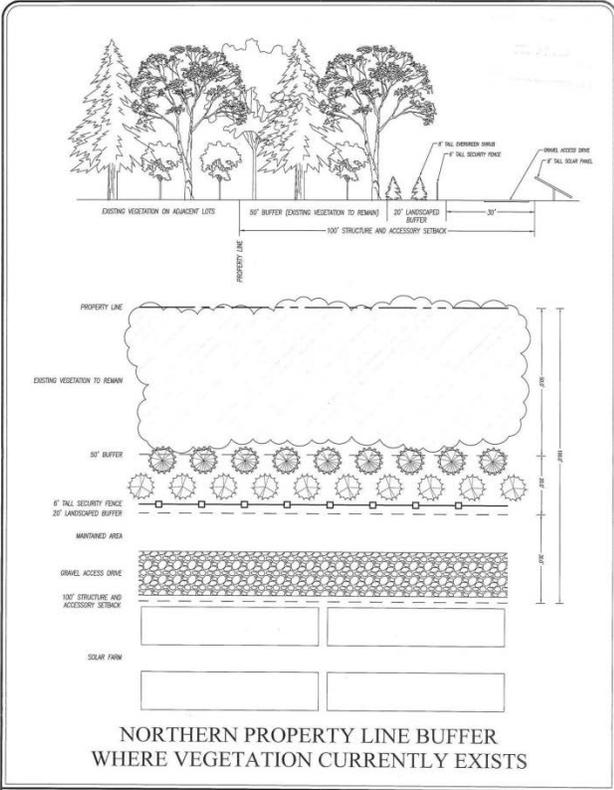
2450 Peachtree Village Road, Suite 141
Peachtree City, Georgia 30092
P: 770-328-8800
www.gaplanning.com

ZONING CONDITIONS FOR SPECIAL USE

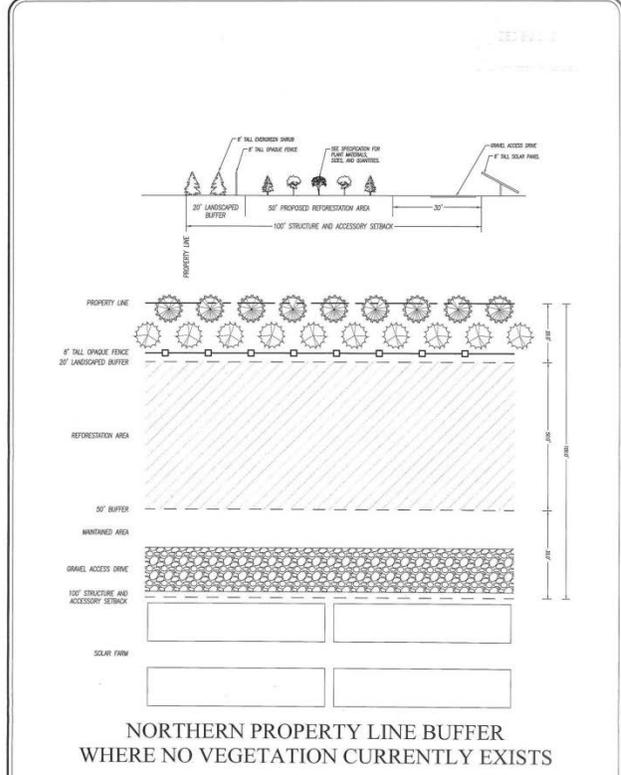
Self-Imposed Zoning Conditions for Special Use Case #6984

1. Buffers and reforestation areas
 - A. Additional buffering shall be provided onsite per buffer exhibits 1-4.
 - I. Buffer adjacent to Wildflower Meadows will include the following:
 - a. Where no trees or vegetation other than pasture currently exist
 - i. 20' landscaped buffer with large shrubs minimum 6' tall at planting and capable of reaching a minimum 8' height at maturity, spaced a minimum 16' on center
 - ii. 8' tall opaque fence
 - iii. 50' reforestation area
 - b. Where trees and vegetation currently exist
 - i. 50' existing vegetation to remain
 - ii. 20' landscaped buffer with large shrubs minimum 6' tall at planting and capable of reaching a minimum 8' height at maturity, spaced a minimum 16' on center
 - iii. 6' tall security fence
 - II. Buffer adjacent to Dials Mill Road will include the following:
 - a. 20' landscaped buffer including the following:
 - i. 4' tall berm
 - ii. Large shrubs - minimum 6' tall at planting and capable of reaching a minimum 8' height at maturity, spaced a minimum 16' on center
 - iii. 2' caliper trees spaced a minimum 48' on center
 - b. 50' reforestation area
 - III. Buffer adjacent to southern and western property boundary will include the following:
 - a. 20' landscaped buffer with large shrubs minimum 6' tall at planting and capable of reaching a minimum 8' height at maturity, spaced a minimum 16' on center
 - b. 6' tall security fence
 - B. The reforestation area establishment standards shall be per buffer exhibit 5.
2. Setbacks
 - A. No solar structure or solar accessory shall be located less than 100' from the property line.
 - B. No inverters shall be located less than 300' from the property line.
3. All buffers and reforestation areas shall be maintained by the owner.
4. Noise
 - A. Once construction is complete, a sound attenuation study shall be performed at 6 locations onsite on a monthly basis, for a period of 12 months, by an independent 3rd party company. The report is to be provided to the Oconee County Planning Department for review showing compliance with the zoning ordinance requirement of 40 dBA at the property lines.
5. Decommissioning
 - A. It is anticipated that the contract between the owner and GA Power will require funds to be set aside for the decommissioning of the solar panels. If said contract does not address this item, the owner agrees to provide a surety to Oconee County in the amount of \$250,000 for the decommissioning of the project.





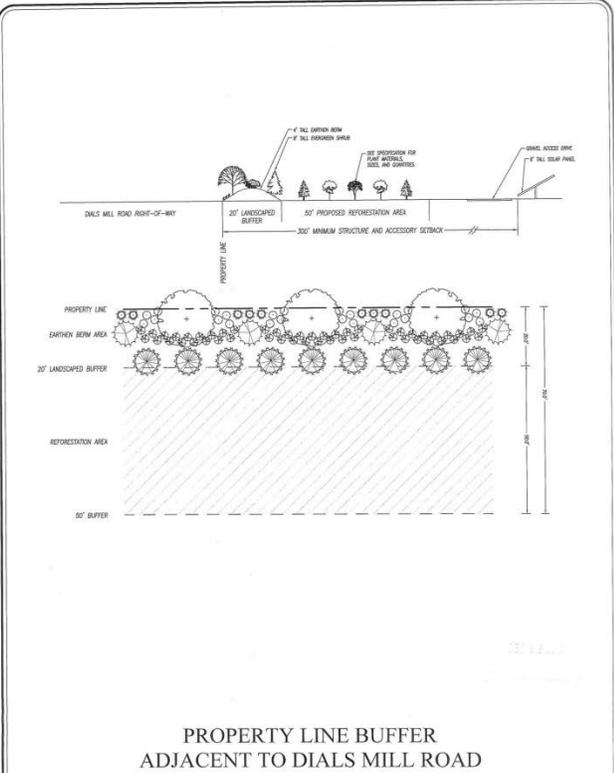
NORTHERN PROPERTY LINE BUFFER WHERE VEGETATION CURRENTLY EXISTS



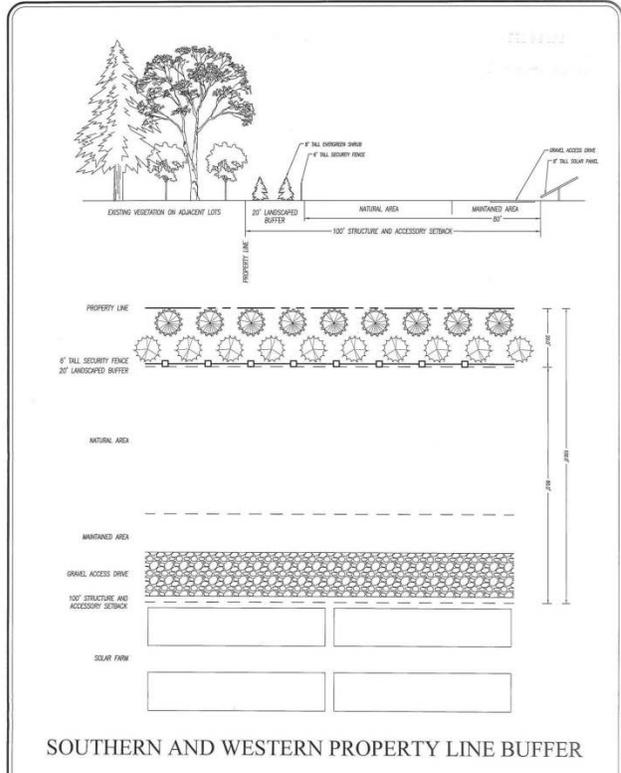
NORTHERN PROPERTY LINE BUFFER WHERE NO VEGETATION CURRENTLY EXISTS

<p>ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE</p> <p>2470 Daniels Bridge Road, Suite 161 Albany, Georgia 31706 P: 706.310.0400 F: 706.310.0411</p> <p>www.gaplanning.com</p>	<p>DIALS MILL ROAD SOLAR FARM</p> <p>2 DIALS MILL ROAD & 1025 MCNEULTY CREEK ROAD - BOKART, GEORGIA 234.479 ACRES</p>	
	<p>PLAN TYPE: BUFFER EXHIBIT - 1</p> <p>SCALE: 1"=20'</p>	<p>PROJECT NO: 46153</p> <p>DATE: 11/10/2018</p>

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	<p>PLAN TYPE: BUFFER EXHIBIT - 2</p> <p>SCALE: 1"=20'</p>	<p>PROJECT NO: 46153</p> <p>DATE: 11/10/2018</p>



PROPERTY LINE BUFFER ADJACENT TO DIALS MILL ROAD



SOUTHERN AND WESTERN PROPERTY LINE BUFFER

<p>ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE</p> <p>2470 Daniels Bridge Road, Suite 161 Albany, Georgia 31706 P: 706.310.0400 F: 706.310.0411</p> <p>www.gaplanning.com</p>	<p>DIALS MILL ROAD SOLAR FARM</p> <p>2 DIALS MILL ROAD & 1025 MCNEULTY CREEK ROAD - BOKART, GEORGIA 234.479 ACRES</p>	
	<p>PLAN TYPE: BUFFER EXHIBIT - 3</p> <p>SCALE: 1"=20'</p>	<p>PROJECT NO: 46153</p> <p>DATE: 11/10/2018</p>

<p>ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE</p> <p>2470 Daniels Bridge Road, Suite 161 Albany, Georgia 31706 P: 706.310.0400 F: 706.310.0411</p> <p>www.gaplanning.com</p>	<p>DIALS MILL ROAD SOLAR FARM</p> <p>2 DIALS MILL ROAD & 1025 MCNEULTY CREEK ROAD - BOKART, GEORGIA 234.479 ACRES</p>	
	<p>PLAN TYPE: BUFFER EXHIBIT - 4</p> <p>SCALE: 1"=20'</p>	<p>PROJECT NO: 46153</p> <p>DATE: 11/10/2018</p>



Planning Department
Oconee County, Georgia

STAFF REPORT

SPECIAL USE CASE #: 6984

DATE: October 14, 2016 & **Revised December 27, 2016**

STAFF REPORT BY: Andrew C. Stern, Planner

APPLICANT NAME: Williams & Associates, Land Planners PC

PROPERTY OWNER: Mr. Chick Farms Limited Partnership

LOCATION: West side of Dials Mill Road at McNutt Creek Road

PARCEL SIZE: ±204.760 Acres (*Reduced from 238.479 Acres*)

EXISTING ZONING: A-1 (Agricultural District)

EXISTING LAND USE: Vacant Agricultural Property

SPECIAL USE REQUESTED: Unified Development Code: Table 2.1, "Solar Energy Farms" – Special Use / A-1 (Agricultural District)

REQUEST SUMMARY: The owners are petitioning for special use approval in order to allow for a solar energy farm on vacant agricultural property.

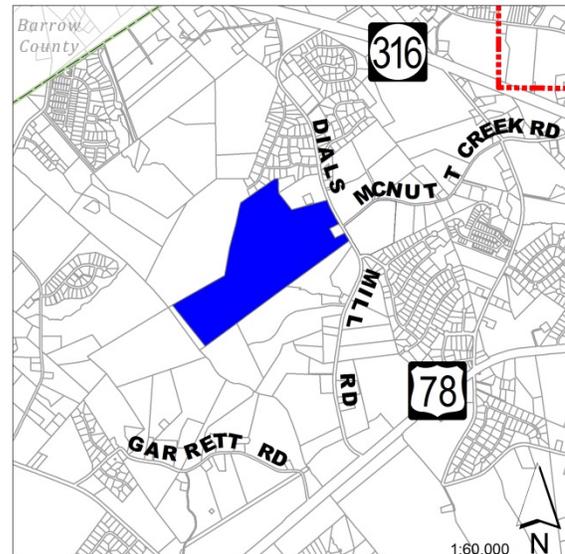
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 14, 2016

BOARD OF COMMISSIONERS: December 6, 2016 & January 3, 2017

ATTACHMENTS:

- Application
- Special Use Impact Analysis
- Narrative
- Representative Photos
- Site Review
- Aerial Photo
- Tax Map
- Property Survey
- Revised Concept Plan
- Self-Imposed Zoning Conditions for Special Use #6984, including exhibits 1-5



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The parcel has primarily been used as pasture for agricultural production
- The subject property has been zoned A-1 since the adoption of zoning in Oconee County in 1968

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	single-family residences on medium sized tracts, a single-family residential subdivision (under construction)	A-1 (Agricultural) & AR-1 (Agricultural-Residential One Acre)
SOUTH	agricultural	A-1 (Agricultural)
EAST	agricultural, single-family residences on medium and large sized tracts, undeveloped	A-1 (Agricultural)
WEST	Agricultural, undeveloped, and a single-family residential subdivision (under construction)	A-1 (Agricultural) & AR-1 (Agricultural-Residential One Acre)

SITE VISIT DESCRIPTION

- Primarily open pasture land with gently sloping terrain and wooded areas primarily along stream beds

PROPOSED PROJECT DESCRIPTION

- The owners are requesting Special Use approval to allow for construction of a 38 megawatt solar energy farm
 - Total Site Area - ±204.760 Acres (*Reduced from 238.479 Acres*)
 - Land Use Description – A 30 megawatt solar energy farm including rack mounted solar panels, inverters, transmission lines, substation and ancillary equipment
 - Freestanding solar arrays or solar panels will not exceed 8’ in height and mounted solar panels or solar arrays will not exceed 8’ in height above apex of structure
 - Gravel access drives will be constructed throughout the development for service and maintenance
 - The facility will be screened from adjoining properties and adjacent roads according to buffers and reforestation requirements as detailed in the self-imposed zoning conditions provided by the applicant
 - The proposed development will be located within a compound surrounded by a 6-8’ fence with a signs installed on all gates and at 50’ intervals along the security fencing stating “DO NOT ENTER – SOLAR POWER GENERATING FARM.”

TRAFFIC PROJECTIONS

- 34.65 a.m & 6.6 p.m. peak hour trips (ITE Trip Generation, 9th Edition 2012)
- The development will be accessed via one entrance on Dials Mill Road south of McNutt Creek Road

PUBLIC FACILITIES

Water:

- The project does not propose to connect to the County water system

Sewer:

- The project does not propose to connect to the County sewer system

Roads:

- No roads or streets will be constructed for this project

ENVIRONMENTAL

- A portion of the property lies within the 100 Year Flood Plain or Jurisdictional Wetland areas
- Storm water runoff will be controlled by a proposed storm water management facility
- Conservation Corridor buffers are required along streams and pond

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**PUBLIC WORKS**

- Public Works recommends that a 1 foot no access easement be implemented on the eastern tract along the frontage of Jade Street and Dials Mill Road
- Public Works suggests that the proposed R/W along McNutt Creek Road be dedicated prior to site development plan approval. **(Note: these comments no longer pertinent, as they apply to the parcel no longer under Special Use consideration)**

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR SPECIAL USE CONSIDERATION" AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?** Yes. Solar energy farms are listed as requiring a Special Use approval in an Agricultural (A-1) zoning district. The A-1 zoning district is comprised of land having a predominately rural character. It is the intent of the regulations of this District to discourage the subdivision of land which is better suited to agricultural usage into urban-type development which requires increased public services, such as schools, fire protection, transportation improvements or waste disposal. Maintaining the A-1 zoning district will allow grazing should the owner choose to utilize alternative vegetation control as opposed to chemical spraying.
- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** The 2030 Future Development Map designates the tract with the character areas of "Suburban Living" and "Country Estates." The intent of the Country Estates character area is to provide a transition between the more rural areas of the county and traditional suburban residential development, and provide an "edge" between the urban and rural fringe. The solar energy farm does provide a low-intensity land use consistent with the Country Estates development strategies.

The Suburban Living character area includes established suburban neighborhoods in conventional subdivisions and master planned developments. This character area consists principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area. Houses tend to be on ¾-acre to 1-acre or larger lots on public water or sewer. This area is characterized by low pedestrian orientation, high to moderate degree of building separation, predominately residential with scattered civic buildings and varied street patterns, often curvilinear. Water and sewer are either existing or planned within this character area. Vacant tracts are often scattered throughout the area between existing neighborhoods. The intent of this character area is to provide for future development projects that are suitable with existing residential development in size, scale and overall density. New development requests should be reviewed in terms of impact on the surrounding area; conventional neighborhood developments and properly located planned developments are both encouraged.

Development strategies of the Suburban Living character include the following:

- Protect existing neighborhoods from negative impacts.
- Retain and conserve the existing sound housing stock.
- Promote new residential development that fosters a sense of community and provides essential mobility, recreation and open space, while assuring suitability with surrounding neighborhoods.
- Encourage appropriate reuse, redevelopment or refurbishment of areas where activity and attractiveness have declined.

- Promote innovative and mixed-use development in appropriate locations, such as MPDs in the unincorporated area.
- Promote walkability within each community through path systems or sidewalks, particularly connecting to such focal points as schools, parks, community centers or commercial activity centers within walking distance of residences.
- Limit higher intensity attached residential development to areas where existing critical infrastructure (i.e. roads, schools, water/sewer, etc.) is available, as a transition between established nonresidential centers and single-family neighborhoods.
- Encourage natural resource protection by allowing conservation subdivisions in the R-1 (Single-Family Residential) zoning district in the unincorporated area.

It is difficult to fully examine the compatibility of this use with the Comprehensive Plan as solar energy farms were not an anticipated use when the Comprehensive Plan was adopted in 2008. However, if properly screened and maintained, the proposed solar energy farm may not negatively impact any established residential development nor prevent residential development of adjoining properties in compliance with the development strategies of the Suburban Living character area.

- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** No. Development of the solar energy farm should not affect the orderly development of surrounding property. The additional landscaping, buffers, and setbacks proposed by the developer in the revised Concept Plan more than adequately address any negative effects such as glare, light, or noise that would be detrimental to adjacent properties. The voluntary 300' inverter setback proposed by the developer should not produce noise levels exceeding 40 decibels (dB) at the property line and no discernable noise should be heard within any residential properties. The developer has also proposed a sound attenuation study at six locations onsite on a monthly basis, for a period of 12 months, by an independent 3rd party company to demonstrate compliance with the sound threshold requirement and will provide noise mitigation barriers should noise levels exceed that threshold. The developer has increased the setback for any solar panel arrays or equipment from the 50' setback required within the Unified Development Code to 100' from any property line. An additional 200' setback, creating a total setback of 300', has been proposed along the Dials Mill frontage.
- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** Established development patterns in this vicinity of the County have been single-family residential development. However, numerous large agricultural tracts exist within the immediate vicinity, including the majority of adjacent properties.
- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?** Yes. There will be a minimal increase in traffic volume as a result of the proposed special use. Traffic generated during the construction phase of this development will have a less adverse long-term effect on adjacent roads than the continued traffic produced by the nearby nursery and roll-off businesses, as well as residential traffic generated from nearby neighborhoods.
- F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** The subject property will be accessed via one entrance off Dials Mill Road. Due to the limited number of average daily trips, no turn lane improvements are anticipated for the proposed development.
- G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?** Existing public facilities are adequate to provide service to the site. The project does not propose to connect to the County water and sewer system. No buildings will be constructed on the site. The Oconee County Schools has recently expressed concern with "the approval of any additional increase in residential building lots beyond the thousands previously approved." This request would not produce any additional residential building lots, which may burden the already taxed school system. The impact to schools will be positive by generating an increased tax base without generating more students.
- H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?** Yes. Refuse, service, parking and loading areas will be located and screened to protect other properties in the area from adverse effects such as noise, light, and glare.

- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** Yes. The minimum 100' setback from all property lines and enhanced landscaped buffers, screening, and mix of existing vegetation and reforestation plantings should mitigate any effects of glare, light, and noise on adjacent properties and should not have an adverse effect on other properties in the area.
- J. **Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?** Yes. No buildings are proposed as part of this development. The solar panels and arrays will maintain a low height and be buffered from adjacent properties.

SUPPLEMENTAL INFORMATION

THE FOLLOWING IS A STAFF SUMMARY ADDRESSING CONCERNS EXPRESSED BY CITIZENS ADJACENT TO THE PROPOSED SOLAR ENERGY FARM.

As with any development proposed near residential communities, there is understandably concern over how the development will affect said neighboring properties. This may be particularly true for a proposed use new to the County, such as a solar energy farm. Staff recognizes these concerns and had undertaken research to address some of the concerns raised by citizens at the recent Planning Commission and Board of Commissioners meetings. Staff has been vigorous in relying on reputable sources and has cited said sources throughout.

TOXIC MATERIALS

There are side effects associated with the production of solar energy panels. Primarily, these hazards relate to the waste byproducts produced during the production of silicon-based solar photovoltaic chips. Many of these are hazards similar to those in the production of consumer electronics goods such as cell phones, televisions, or computers.¹ Staff has not found literature relating to widespread instances of installed solar panels breaking and leaking toxic materials into the environment. This appears to be a non-issue. The installation and handling of solar energy panels is not regulated by the Georgia Environmental Protection Division or by Georgia Code and no permits are required to handle such materials. With regard to the handling of toxic materials at the end of the solar panel life-cycle, a 2016 study produced by the intergovernmental International Renewable Energy Agency found a current rate of 96% recycling rate in real-world performance. The same report anticipates recycling of solar panel material will become a \$15 billion industry by 2050.² The Decommissioning Plan for the solar energy farm can include provisions ensuring solar panels are recycled, rather than ending up in a landfill.

PROPERTY VALUATION

In 2016, the taxes for the subject parcel were \$1,964.77. The parcel is in conservation status until January 01, 2017. Once developed, Chief Appraiser for Oconee County, Allen Skinner, estimates the solar energy farm would generate \$129,933 in property taxes based on the current millage rate. The personal property on the property would be classed under a Group 3, meaning the personal property (solar panels) would be depreciated incrementally every year for 17 years until they reached 20% condition. They would remain at 20% until they were removed from the property.

¹ "Hazardous Materials Used in Silicon PV Cell Production: A Primer," Dustin Mulvaney, PhD, accessed 21 December 2016, http://solarindustrymag.com/online/issues/SI1309/FEAT_05_Hazardous_Materials_Used_In_Silicon_PV_Cell_Production_A_Primer.html

² "End-of-Life Management: Solar Photovoltaic Panels," International Renewable Energy Agency, accessed 16 December 2016, http://www.irena.org/DocumentDownloads/Publications/IRENA_IEAPVPS_End-of-Life_Solar_PV_Panels_2016.pdf

ADVERSE HEALTH EFFECTS

Staff has been unable to find any reliable peer-reviewed papers studying adverse health effects on humans or animals caused by being or living in proximity to a solar energy farm.

BENEFITS

One of the issues raised at the Board of Commissioners meeting was a lack of benefits for citizens in the County. As described above, the solar energy farm will produce tax revenue for the County of nearly \$130,000 during the first year, with additional tax revenue far exceeding the current rate throughout the lifetime of the project (see above). In addition, the 30 megawatt solar energy farm will produce enough energy to power 2,800 homes annually in Georgia.³ Residents have expressed concern that because this energy will be sold to Georgia Power, it will not directly benefit them. However, the reduction in emissions compared to electricity production through the burning of fossil fuels benefits all living within Oconee County and Georgia, at large. On this issue, the Center for Life Cycle Analysis at Columbia University states:

In examining the challenges facing the solar industry it is important to keep in perspective the relative human and environmental impacts of different types of electricity generation. Even though there are toxic compounds used in the manufacturing of most solar panels, the generation of electricity from solar energy is significantly safer to the environment and workers than production of electricity from coal, natural gas, and nuclear fission. For example, once a solar panel is installed, it generates electricity with zero emissions whereas in 2010, coal-fired power plants in the United States emitted 1,999.6 million tons of carbon dioxide and there were 13,200 deaths in the U.S. directly attributable to particulates from coal-fired power plants.⁴

Residents who are serviced by Walton EMC and wish to take advantage of the benefits provided through solar energy are able to do so through Walton EMC's Cooperative Solar program (with solar energy produced in *Walton County*).

DECOMMISSIONING

Concerns have also been expressed regarding the decommissioning of the solar energy farm. Oconee County's Unified Development Code Section 341.05.k specifically calls for "a decommissioning plan for the anticipated service life of the facility or in the event that the facility is abandoned or has reached its life expectancy." This is to assure a plan is in place to restore the site to as natural a condition as possible within six (6) months of removal of the solar energy facility. A condition has been included as part of this request to assure the Decommissioning Plan is approved by the Oconee County Board of Commissioners. The plan will include provisions to ensure the site will return to its natural state, include a Decommissioning Cost Estimate, and a Decommissioning Security in an amount equal to the Decommissioning Cost Estimate in one of the following forms: (i) cash to be

³ "Georgia Solar," Solar Energy Industries Association, accessed 21 December 2016, <http://www.seia.org/state-solar-policy/georgia>

⁴ "Clean and Green: Best Practices in Photovoltaics," Amy Galland, PhD, *Center for Life Cycle Analysis at Columbia University*, accessed 21 December 2016, <http://www.clca.columbia.edu/Clean&Green-Photovoltaics.pdf>

held in escrow by the County Treasurer at a Bank, or (ii) a letter of credit from a financial institution reasonably acceptable to the County which shall be irrevocable unless replaced with cash or other form of security reasonably acceptable to County (each a form of “Acceptable Credit Support”).

It is the view of staff that in revising the initial Concept Plan, the developer has done an ample job in assuaging the concerns raised by property owners adjacent to the proposed solar energy farm. While continued use as an open pasture land may be the preferred use by adjacent residents, it is likely that the subject property will be developed in some manner in the near future. The solar energy farm as proposed by the developer is a much more passive use of the property and will have less long-term adverse effects than developing the property for residential or commercial purposes. Additionally, the solar energy farm will not strain the Oconee County Schools but will produce tax revenue to support the school system. In Taylor County, Georgia, a commissioner recently stated, “Our school system is already trying to figure out what to do with all these resources” provided by tax revenue from solar energy farms in the county.⁵ The solar energy farm will also not strain the sewer system, create additional traffic, or adversely affect the roadway itself. In the view of staff, the proposed solar energy farm amply satisfies the vision for Oconee County as stated in the County’s Comprehensive Plan:

A diverse community where life takes on a balanced pace with rural, suburban and small town lifestyles, where an excellent education system, high tech economic opportunities, agricultural activities and open space are highly valued. In order to maintain this identity we must proactively plan for a sustainable future of natural resource protection, historic preservation, quality services, a balanced tax base and appropriate infrastructure.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision making criteria and standards outlined in the development codes of Oconee County, staff recommends **approval subject to the following conditions to be fulfilled by the developer at his/her expense:**

1. The developer shall comply with all self-imposed zoning conditions proposed with this Special Use, including additional buffering onsite per buffer exhibits 1-4, reforestation area establishment standards per buffer exhibit 5, additional setback requirements for solar panel arrays and inverters, and 3rd party sound attenuation monitoring.
2. The developer shall commission an independent 3rd party to complete a soil quality study performed annually at six locations throughout the site to assure there is no site contamination.
3. The developer shall submit a copy of the Decommissioning Plan to ensure the Project is removed at the end of the Project’s useful life, or earlier if abandoned in whole or in part, and that the site is restored to pre-existing conditions, which is generally agricultural. The Decommissioning Plan shall be approved by the Oconee County Board of Commissioners prior to operation and shall include a Decommissioning Cost Estimate to be updated every five years or at the Board’s discretion.

⁵ “Georgia farmers harvest rays as solar grows,” *The Atlanta Journal-Constitution*, accessed 16 December 2016, <http://www.myajc.com/business/economy/farmers-harvest-rays-solar-grows/jw6YD7YPkO0rs3kWqiAwSM/>

OCONEE COUNTY ZONING CHANGE APPLICATION



Requested Action:

- Rezoning from: _____ to _____ Change in Conditions of Approval for Case # _____
- Special Use Approval for: Solar Energy Farm in A-1 Zoning District

Applicant

Name: Williams & Associates, Land Planners PC

Address: 2470 Daniells Bridge Road
(No P.O. Boxes)
Suite 161
Athens, GA 30606

Telephone: (706) 310-0400

Property Owner

Name: The Mr. Chick Farms Limited Partnership

Address: 475 Stillwood Drive
(No P.O. Boxes)
Gainesville, GA 30501

Telephone: (770) 540-1234

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: Date: 12/16/16 Notarized:



Property

Location: The western corner of Dials Mill Road and
(Physical Description)
McNutt Creek Road

Tax Parcel Number: B01-026G

Size (Acres): 204.76 Current Zoning: A-1

Future Development Map-Character Area Designation: Suburban Living & Country Estates

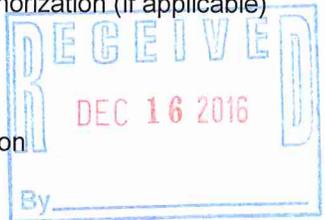
Use

Current Use: Vacant Agricultural Property

Proposed Use: Solar Energy Farm

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interests and Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Pre-approved Sanitary Sewer Extension Submittal
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____



For Oconee County Staff Use Only

Application

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Date Submitted: _____ Findings Complete

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

Action

APPLICATION NUMBER

Planning Commission Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Approved With Conditions Denied

SPECIAL USE IMPACT ANALYSIS

Standards for Special Use Consideration

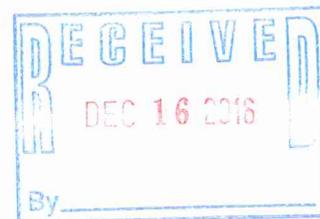
(Dials Mill Road Solar Farm)

- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located:

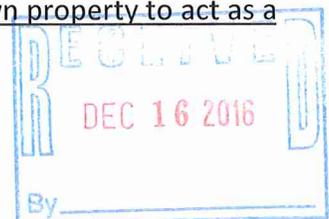
The A-1 District is comprised of land having a predominately rural character. It is the intent of the regulations of this District to discourage the subdivision of land which is better suited to agricultural usage into urban-type development which requires increased public services, such as schools, fire protection, transportation improvements or waste disposal. In an effort to discourage subdivision development in the prime agricultural areas, it shall be necessary to rezone an A-1 District to another zoning district for development of a major subdivision (as defined in this Development Code). The proposed project is consistent with the stated purpose of the zoning district being requested because the nature of the development will not subdivide property and is a utility farm.

- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Community Agenda:

The Future Development Map calls for the property to have Future Character Area designations of Suburban Living and Country Estates. The Community Agenda states that areas within this Country Estates Character Area are lands that are undeveloped but rarely or no longer in agricultural production, or have been developed as "estate farms" or large-lot subdivisions. The intent of the Country Estates Character Area is to provide a low-intensity residential community reminiscent of a rural environment. This Character Area provides a transition between the more rural areas of the county and traditional suburban residential development, and provides an "edge" between the urban and rural fringe. The Suburban Living Character Area includes established suburban neighborhoods in conventional subdivisions and master planned developments. This Character Area consists principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area. Houses tend to be on $\frac{3}{4}$ -acre to 1-acre or larger lots on public water or sewer. This area is characterized by low pedestrian orientation, high to moderate degree of building separation, predominately residential with scattered civic buildings and varied street patterns, often curvilinear. Water and sewer are either existing or planned within this Character Area. Vacant tracts are often scattered throughout the area between existing neighborhoods. The intent of this Character Area is to provide for future development projects that are suitable with existing residential development in size, scale and overall density. New development requests should be reviewed in terms of impact on the surrounding area; conventional neighborhood developments and properly located planned developments are both encouraged. Recognizing the Future Development Map as a guide, and that the *Suburban Living and Country Estates* Character Areas development guidelines calls for low impact development and uses, then the proposed special use of this property is consistent with the Future Development Map and is in keeping with the goals objectives, purpose and intent of the Community Agenda.



- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area:
The establishment of the special use will not impede the normal and orderly development of surrounding property for uses predominate in the area. Most of the land surrounding the property is currently trending in a residential development pattern. The proposed development will be very low intensity with no impacts on properties in the vicinity.
- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general:
Established land use patterns for residential and agricultural development exist in the area and along Dials Mill Road. The proposed location and character of the proposed special use is consistent with a desirable pattern of development for the locality in general. The special use proposes a project that meets the intent of providing a product that is both high quality, low intensity, and regional-serving. The need for this type of development has increased and will continue to increase as the county and this locality in general continues to grow and develop.
- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use:
The site is currently served by Dials Mill Road, a local road. Access will not require improvements to the existing public streets as the proposed traffic volume is minimal. Those roads and the general area will experience minimum impact because there will be no significant increase in traffic volume as a result of the proposed special use.
- F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles:
Access into and out of the property will be adequate to provide for traffic safety, the anticipated volume of traffic flow, and access by emergency vehicles. Existing roads will experience minimum impact because there will be no significant increase in traffic volume as a result of the proposed special use.
- G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use:
Local roads presently serving the site and the general area will experience minimum impact; No demand on the county water system is proposed; impact to schools will be positive by generating an increased tax base without generating more students; there will be favorable initial and ongoing ripple economic impact on the county as a result of this development.
- H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor:
Refuse, service, parking and loading areas on the property will be located and screened to protect other properties in the area from any adverse effects such as noise, light, glare or odor. The special use plan illustrates the use of the petitioner's own property to act as a buffer between the development and the adjoining properties.



- I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area:
The proposed hours and manner of operation will have no adverse effects on other properties in the area. The solar panels do not work without sunlight and therefore are not operational at night. The manner of operation is very passive in nature.
- J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties:
The height, size and location of the structures will be compatible with the height, size or location of buildings or other structures on neighboring properties. There are no buildings proposed as part of this development. The solar panels and arrays will maintain a low height and be buffered from adjoining properties.



Dials Mill Road Solar Farm

A Solar Energy Farm

The western corner of the intersection of Dials Mill Road and McNutt Creek Road,
Watkinsville, Georgia

A-1 to A-1 SUP – 204.76 Acres

Tax Parcels #B01-026G

Special Use Submittal – September 20, 2016

Revised – December 16, 2016

Narrative

Dials Mill Road Solar Farm is a proposed solar energy farm to be located on a single tract totaling 204.76 acres and developed by Rural Green Power LLC. The Mr. Chick Farms Limited Partnership is the current property owner. Mr. Don Hammond will act as the primary contact person for the owner. Williams & Associates has been engaged by the developer to act as agent in the preparation of the necessary documentation associated with this special use request.

The Site

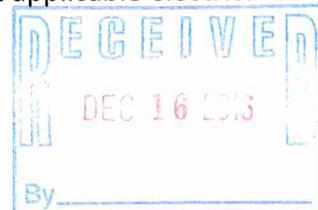
The subject parcel of the special use request is located on the western corner of the intersection of Dials Mill Road and McNutt Creek Road. The 204.76 acres fronts on Dials Mill Road for approximately 939 LF. The parcel is predominantly open pasture fields with wooded areas that are a mixture of pines and hardwoods. There are multiple existing agricultural structures onsite. All structures are proposed to be demolished as part of the development. The topography drops gently from northeast to the southwest, to an unnamed tributary of Barber Creek as well as Baber Creek. Existing zoning and land uses surrounding the parcel are as follows: to the north – A-1 zoned tracts and AR-1 zoned lots with residences; to the east – Dials Mill Road Road; to the south and west – A-1 zoned tracts.

The Future Development Map 2030 identifies the site with a Future Character Area designation of Suburban Living & Country Estates.

The Development

The project is to be developed into an estimated 30 megawatt solar energy farm and consisting of various components including solar panels, inverters, transmission lines, substation and ancillary equipment. There will be gravel access drives throughout the project for service and maintenance.

Solar panels or solar arrays shall be mounted on poles, racks, or suitable foundations (in accordance with manufacturer specifications) in order to ensure the safe operation and stability of the system. The mounting structure (fixed or tracking capable) shall be comprised of materials which are able to fully support the system components and are approved by the manufacturer, in accordance with applicable building permit requirements. Electrical components of the facility shall meet applicable electrical code



requirements, and all electrical wires and lines less than 100kV that are used in conjunction with the solar energy facility shall be installed underground.

If multiple mounting structures are utilized, they shall be spaced apart at the distance recommended by the manufacturer to ensure safety and maximum efficiency.

Freestanding solar panels or solar arrays shall not exceed eight feet in height as measured from the grade at the base of the structure to the highest point of the panel. Mounted solar panels or solar arrays shall not exceed eight feet above the apex of the structure on which it is mounted.

The property will be secured via security fencing that will be no less than 6 feet and not greater than 8 feet in height. Access gates and equipment cabinets will be locked when not in use. Signs shall be installed on all gates and at 50 foot intervals along the security fencing stating, "DO NOT ENTER – SOLAR POWER GENERATING FARM."

It is not anticipated that inverter noise exceeds 40dBA as measured at the property line. If it does exceed this threshold, mitigation noise barriers will be provided for review at the site development plan stage of the project.

Buildings

There are no buildings proposed for this project.

Water Supply

No water demand is anticipated for this project.

Sewage Disposal

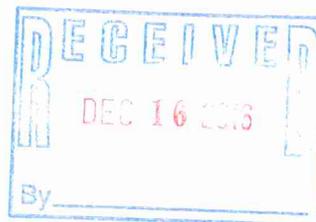
No sewage disposal is anticipated for this project.

Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed storm water management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via a single driveway off of Dials Mill Road. No turn lane improvements as listed in the OC-UDC are anticipated for this project. Access will be in compliance with the OC-UDC and reviewed during the site development plans approval stage of the project.



Traffic

No specific Land Use Code is listed in the trip generation manual published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition* for this particular application. The code that most applies is 170: Utilities which are free-standing buildings that contain electromechanical or industrial space/equipment. The facilities may also have storage areas and office space. Based on that code, traffic is estimated to be as follows:

The average rate is 1.32 trips per employee on a weekday for PM peak hour.

$$5 \text{ employees} \times 1.32 \text{ trips} = 6.6 \text{ ADT}$$

The average rate is 6.93 trips per employee on a weekday for AM peak hour.

$$5 \text{ employees} \times 6.93 \text{ trips} = 34.65 \text{ ADT}$$

Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in January 2017. The Preliminary Site Plan and Site Development Plans for the improvements are anticipated to be submitted for approval by June 2017 subject to Georgia Power's interconnection requirements and schedule. Construction of the project infrastructure will commence immediately upon approval of those plans. The infrastructure and solar farm construction will require a minimum of 12 months to complete. The total build-out of the project should be completed between July 2018 and September 2018.

Maintenance of Common Areas

There are no common areas currently proposed for this project, however, systems shall be maintained in accordance with manufacturer's specifications. The operator of the facility shall maintain the facility, including all buffer screening, in compliance with the approved plans and shall keep the facility free from weeds, dust, trash and debris.

Landscaping and Buffers

The facility shall be screened from adjoining properties and adjacent roads. The plan illustrates the use of the natural topography, berms, opaque fencing, existing vegetation, and the installation of evergreen buffers and reforestation areas. Specific locations have been illustrated on the SUP concept plan along with specific details and wording which have been provided in the form of self-imposed conditions and accompany this special use request. Specific plant material and additional planting notes shall be provided at the site development plan stage of the project.



The minimum required setback is 50 feet from all property lines and 100 feet from any residence for a solar energy farm and its accessories and structures. A 100-foot setback has been provided from all property lines in lieu of the minimum requirement for the solar farm and its accessories and structures with the exception of the inverters. A 300-foot setback has been provided from all property lines for the inverters. An additional 200-foot setback (total 300-foot minimum, but varies) has been provided on the plan for the solar farm and its accessories and structures from Dials Mill Road.

All setbacks, buffers, and landscaping have been illustrated on the SUP concept plan. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

Walton EMC has been officially notified of the project per OC UDC requirements and has not issued an objection to the project. The County has received a copy of that notification. No utility relocations are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

There are no sidewalks currently proposed for this project.

Public & Semi-public Areas

Drainage easements will be dedicated to Oconee County. Easements for solar access will be dedicated as required for specific utility construction.

Outdoor Lighting

Currently lighting is not anticipated for the project; however, if lighting is required, it shall be fully shielded and downcast so that light does not spill onto any adjacent property or into the night sky. A lighting plan shall be submitted if applicable at the site development plan stage of the project.

Development Valuation

Proposed estimated total value of the project at completion: \$40,000,000.00



Self-Imposed Zoning Conditions for Special Use Case #6984

1. Buffers and reforestation areas

A. Additional buffering shall be provided onsite per buffer exhibits 1-4.

I. Buffer adjacent to Wildflower Meadows will include the following:

a. Where no trees or vegetation other than pasture currently exist

i. 20' landscaped buffer with large shrubs minimum 6' tall at planting and capable of reaching a minimum 8' height at maturity, spaced a minimum 16' on center

ii. 8' tall opaque fence

iii. 50' reforestation area

b. Where trees and vegetation currently exist

i. 50' existing vegetation to remain

ii. 20' landscaped buffer with large shrubs minimum 6' tall at planting and capable of reaching a minimum 8' height at maturity, spaced a minimum 16' on center

iii. 6' tall security fence

II. Buffer adjacent to Dials Mill Road will include the following:

a. 20' landscaped buffer including the following:

i. 4' tall berm

ii. Large shrubs - minimum 6' tall at planting and capable of reaching a minimum 8' height at maturity, spaced a minimum 16' on center

iii. 2' caliper trees spaced a minimum 48' on center

b. 50' reforestation area

III. Buffer adjacent to southern and western property boundary will include the following:

a. 20' landscaped buffer with large shrubs minimum 6' tall at planting and capable of reaching a minimum 8' height at maturity, spaced a minimum 16' on center

b. 6' tall security fence

B. The reforestation area establishment standards shall be per buffer exhibit 5.

2. Setbacks

A. No solar structure or solar accessory shall be located less than 100' from the property line.

B. No inverters shall be located less than 300' from the property line.

3. All buffers and reforestation areas shall be maintained by the owner.

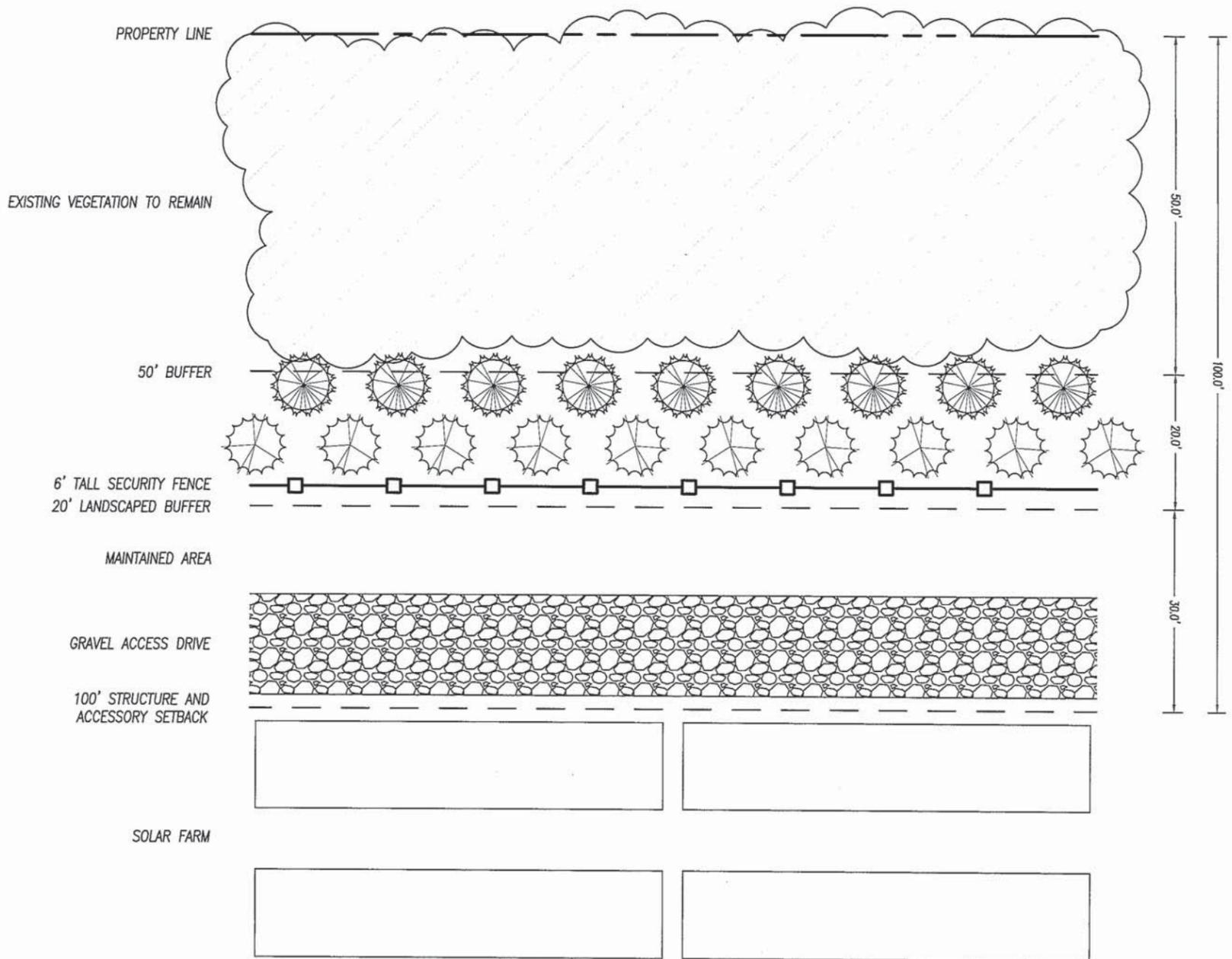
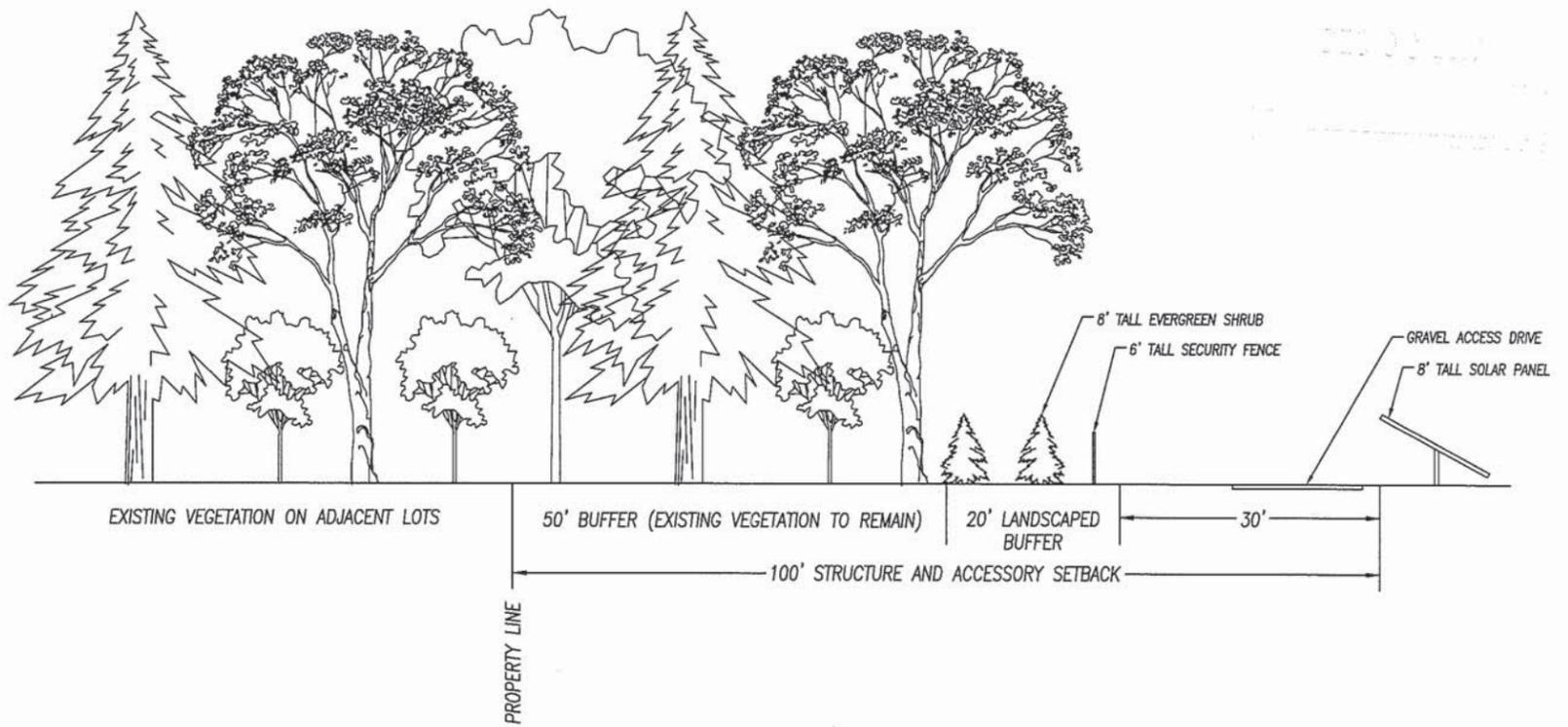
4. Noise

A. Once construction is complete, a sound attenuation study shall be performed at 6 locations onsite on a monthly basis, for a period of 12 months, by an independent 3rd party company. The report is to be provided to the Oconee County Planning Department for review showing compliance with the zoning ordinance requirement of 40 dBA at the property lines.

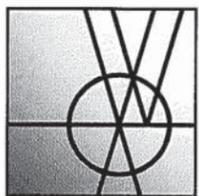
5. Decommissioning

A. It is anticipated that the contract between the owner and GA Power will require funds to be set aside for the decommissioning of the solar panels. If said contract does not address this item, the owner agrees to provide a surety to Oconee County in the amount of \$250,000 for the decommissioning of the project.





NORTHERN PROPERTY LINE BUFFER WHERE VEGETATION CURRENTLY EXISTS



**Williams
& Associates**

ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.310.0400
F. 706.310.0411

www.gaplanning.com

DIALS MILL ROAD SOLAR FARM

0 DIALS MILL ROAD & 1020 MCNUTT CREEK ROAD - BOGART, GEORGIA
238.479 ACRES

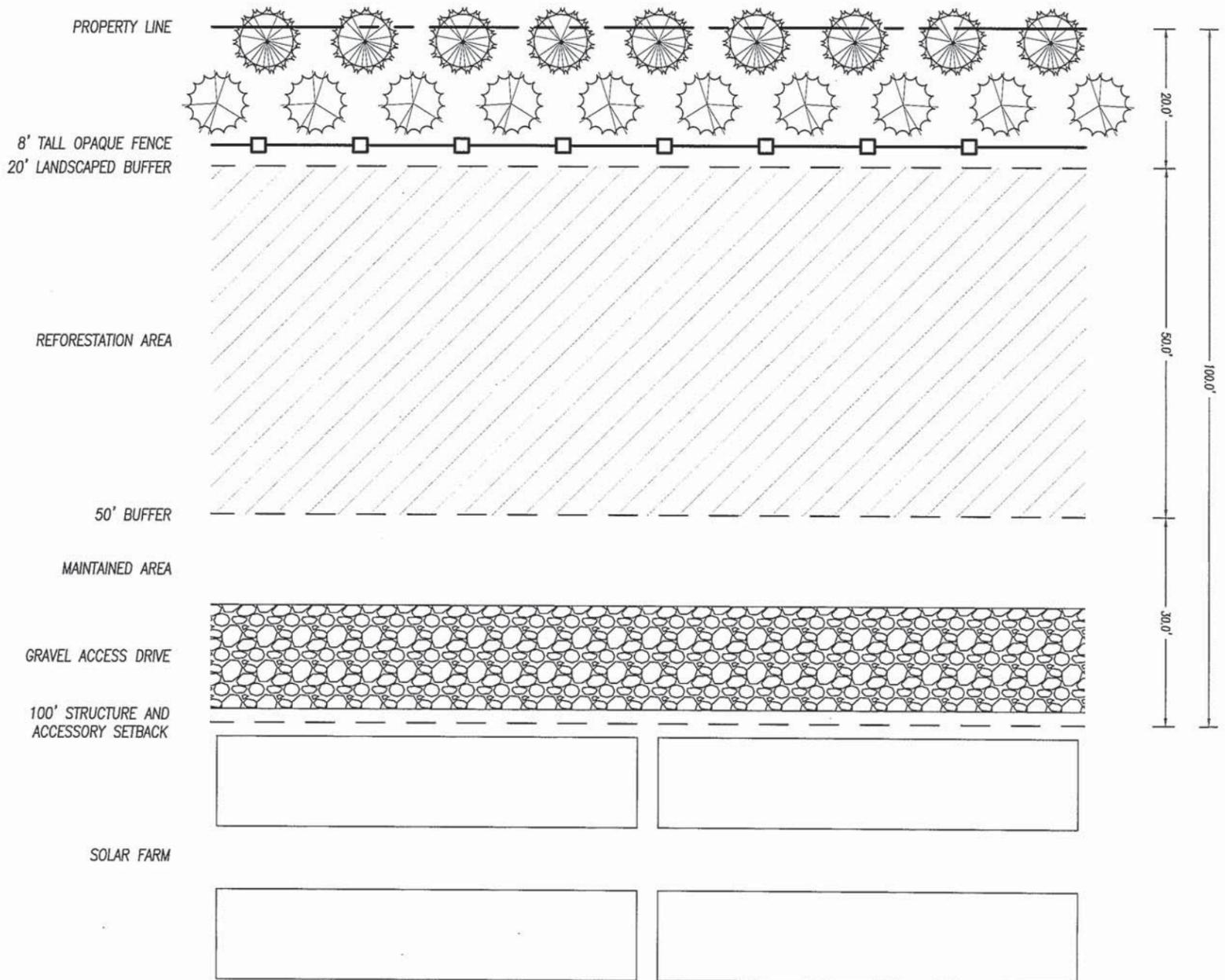
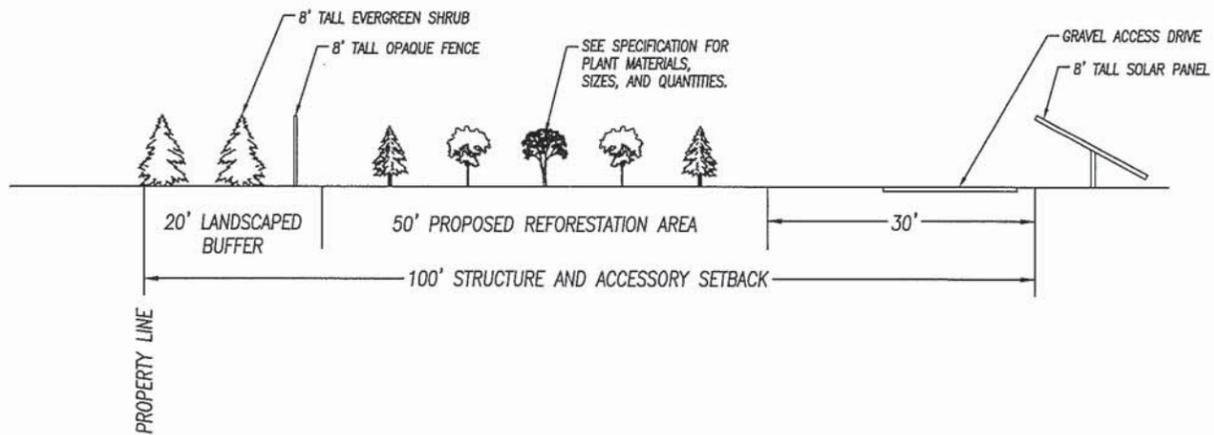
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BUFFER EXHIBIT - 1

SCALE:
1" = 20'

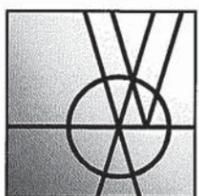
PROJECT NO:
16155

DATE:
11/30/2016

11/30/16



NORTHERN PROPERTY LINE BUFFER WHERE NO VEGETATION CURRENTLY EXISTS



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DIALS MILL ROAD SOLAR FARM

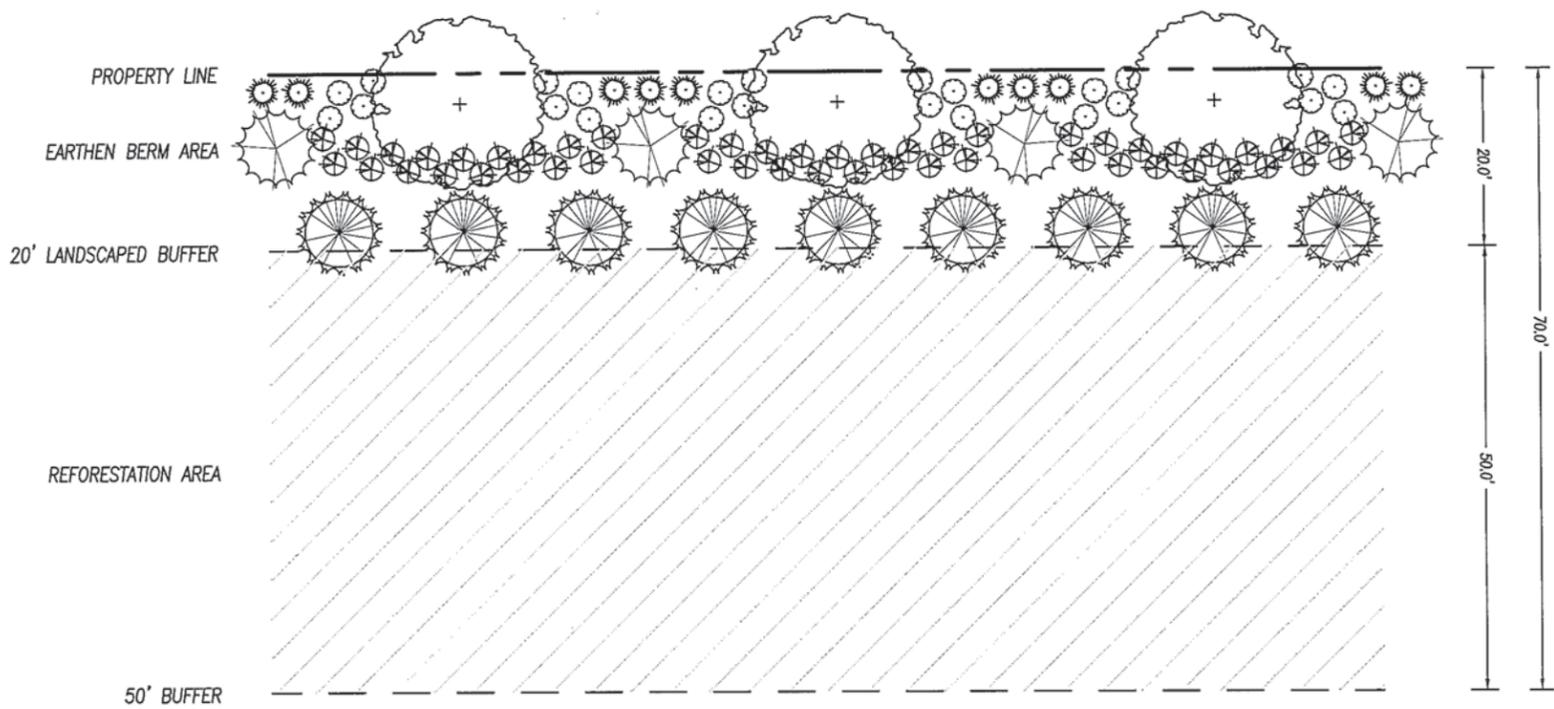
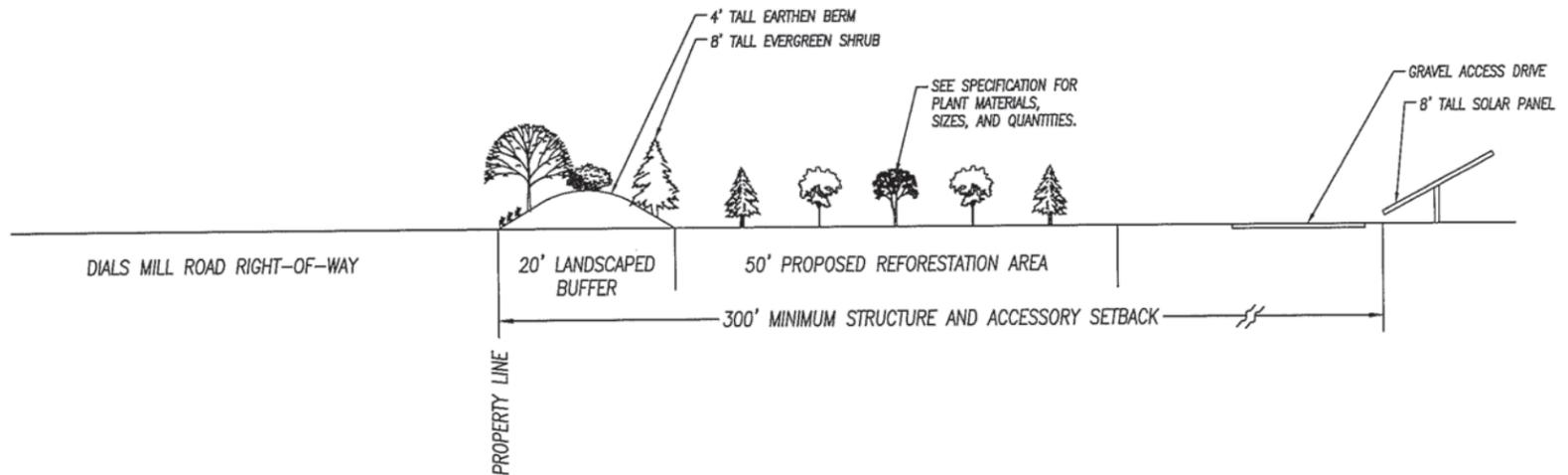
0 DIALS MILL ROAD & 1020 MCNUTT CREEK ROAD - BOGART, GEORGIA
238.479 ACRES

PLAN TYPE:
BUFFER EXHIBIT - 2

SCALE:
1" = 20'

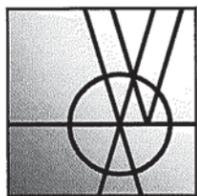
PROJECT NO:
16155

DATE:
11/30/2016



PROPERTY LINE BUFFER ADJACENT TO DIALS MILL ROAD

DESIGNED BY
WILLIAMS & ASSOCIATES



**Williams
& Associates**

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DIALS MILL ROAD SOLAR FARM

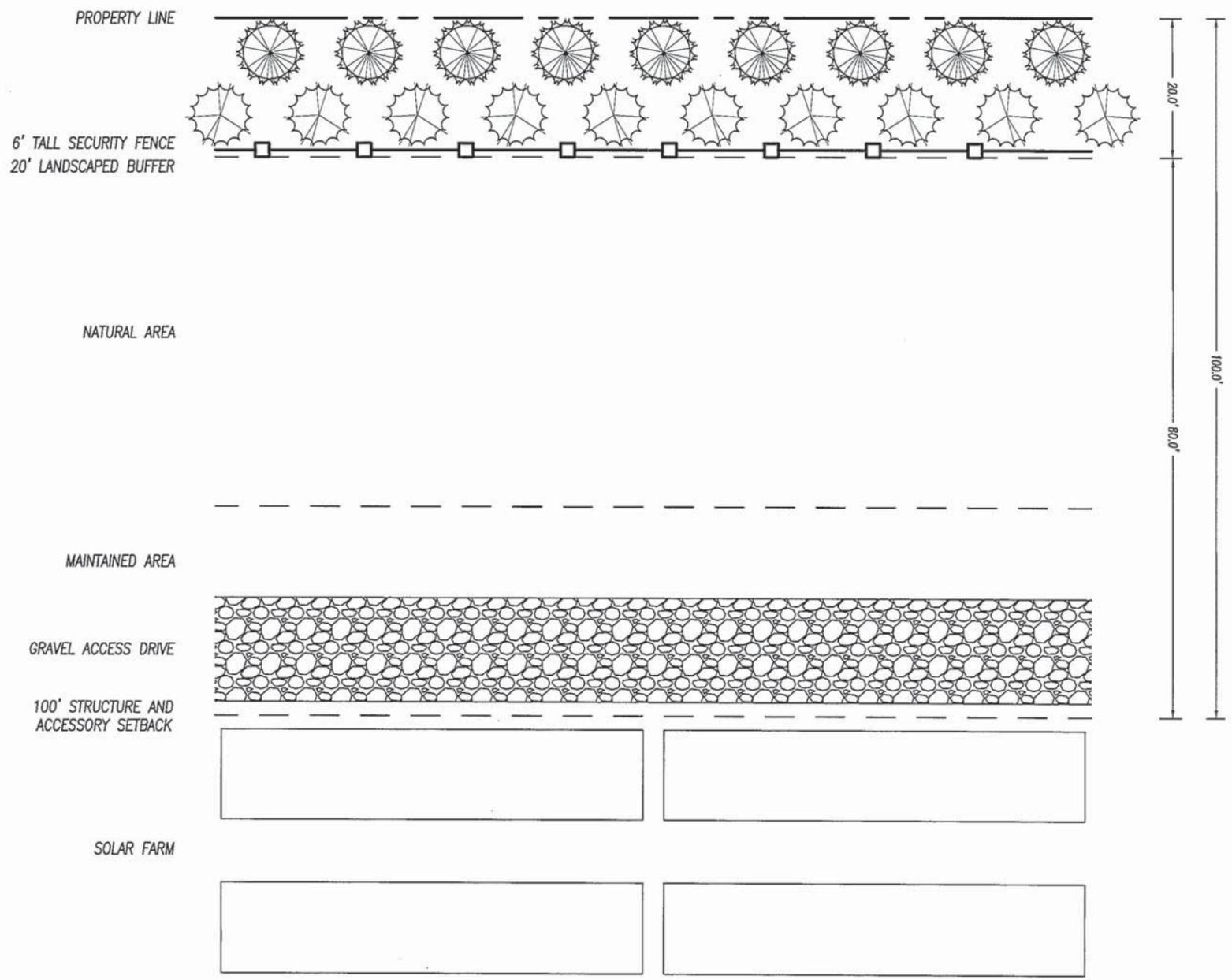
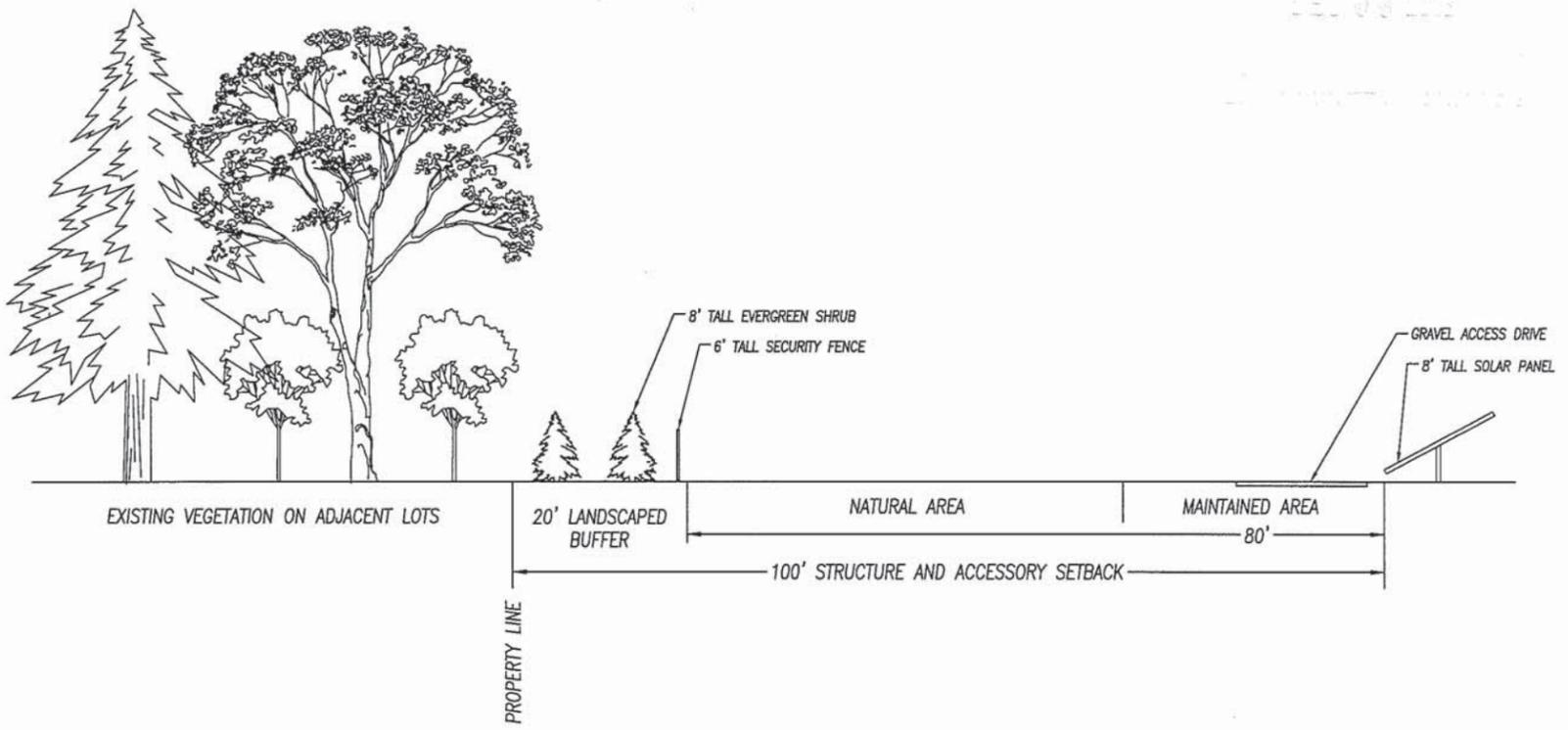
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238.479 ACRES

PLAN TYPE:
BUFFER EXHIBIT - 3

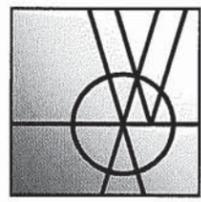
SCALE:
1"=20'

PROJECT NO:
16155

DATE:
11/30/2016



SOUTHERN AND WESTERN PROPERTY LINE BUFFER



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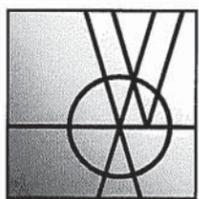
0 DIALS MILL ROAD & 1020 MCNUTT CREEK ROAD - BOGART, GEORGIA
238.479 ACRES

PLAN TYPE: BUFFER EXHIBIT - 4	PROJECT NO: 16155
SCALE: 1" = 20'	DATE: 11/30/2016

REFORESTATION AREA ESTABLISHMENT STANDARDS:

REFORESTATION AS PROPOSED SHALL MEET THE MINIMUM CRITERIA BELOW.

1. SOILS SHALL BE AERATED TO A DEPTH OF EIGHT INCHES.
2. SOILS SHALL HAVE A MINIMUM OF FIVE PERCENT ORGANIC MATTER.
3. WOOD CHIPS LESS THAN THREE MONTHS OLD SHALL NOT BE USED TO PROVIDE ORGANIC MATTER.
4. TREES SHALL BE PLANTED AT A RATE OF AT LEAST 250 TREES PER ACRE.
5. ALL SPECIES PLANTED SHALL BE NATIVE TO THE PIEDMONT AREA OF GEORGIA.
6. A MINIMUM OF 10 PERCENT OF THE TREES PLANTED SHALL BE LARGE CANOPY TREES THAT ARE AT LEAST 1.5 INCHES CALIPER AND AT LEAST FIVE FEET TALL AT THE TIME OF PLANTING, AND SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE REFORESTATION AREA.
7. A MINIMUM OF 30 PERCENT OF THE TREES PLANTED SHALL BE MEDIUM CANOPY TREES AT LEAST 0.5 INCH CALIPER AND AT LEAST THREE FEET TALL AT THE TIME OF PLANTING, AND SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE REFORESTATION AREA.
8. THE REMAINING 65 PERCENT OF THE TREES PLANTED SHALL BE A MIXTURE OF SMALL, MEDIUM, AND LARGE CANOPY TREES AND SHALL BE AT LEAST ONE-YEAR OLD SEEDLINGS, AT LEAST 1.5 FEET TALL AT THE TIME OF PLANTING, AND SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE REFORESTATION AREA.
9. NO MORE THAN 15 PERCENT OF ANY ONE SPECIES SHALL BE PLANTED.
10. ONLY NATIVE GRASSES AND SHRUBS MAY BE PLANTED WITHIN THE REFORESTATION AREA, EXCEPT THAT NON-NATIVE VEGETATION APPROVED FOR SOIL SEDIMENTATION AND EROSION CONTROL MAY BE USED.
11. THE AREA SHALL REMAIN FREE FROM ENGLISH IVY, CHINESE PRIVET, JAPANESE HONEYSUCKLE, KUDZU, AND OTHER INVASIVE OR NON-NATIVE PLANTS.
12. TURF IS NOT PERMITTED.
13. MOWING IS NOT PERMITTED.
14. TREE REMOVAL WITHOUT PRIOR APPROVAL IS NOT PERMITTED, EXCEPT FOR HAZARD TREES.
15. AT LEAST 200 HEALTHY TREES PER ACRE MUST BE MAINTAINED WITHIN THE REFORESTATION AREA OR REPLANTING TO MEET THIS MINIMUM SHALL BE REQUIRED.
16. PLANT SPECIES EXAMPLES:
 - A. SMALL CANOPY TREES
 - AMELANCHIER ARBOREA – SERVICEBERRY
 - CERCIS CANADENSIS – EASTERN REDBUD
 - CORNUS FLORIDA – FLOWERING DOGWOOD
 - ILEX OPACA – AMERICAN HOLLY
 - B. MEDIUM CANOPY TREES
 - ACER RUBRUM – RED MAPLE
 - BETULA NIGRA – RIVER BIRCH
 - CARPINUS CAROLINIANA – AMERICAN HORNBEAM
 - DIOSPYROS VIRGINIANA – COMMON PERSIMMON
 - JUNIPERUS VIRGINIANA – EASTERN RED CEDAR
 - MAGNOLIA VIRGINIANA – SWEETBAY MAGNOLIA
 - PINUS VIRGINIANA – VIRGINIA PINE
 - C. LARGE CANOPY TREES
 - LIRIODENDRON TULIPIFERA – TULIP POPLAR
 - PINUS TAEDA – LOBLOLLY PINE
 - QUERCUS FALCATA – SOUTHERN RED OAK
 - QUERCUS PHELLOS – WILLOW OAK



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DIALS MILL ROAD SOLAR FARM

0 DIALS MILL ROAD & 1020 MCNUTT CREEK ROAD - BOGART, GEORGIA
238.479 ACRES

PLAN TYPE:
BUFFER EXHIBIT - 5

SCALE:
1"= 20'

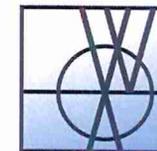
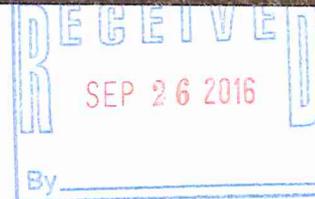
PROJECT NO:
16155

DATE:
11/30/2016

Dials Mill Road Solar Farm

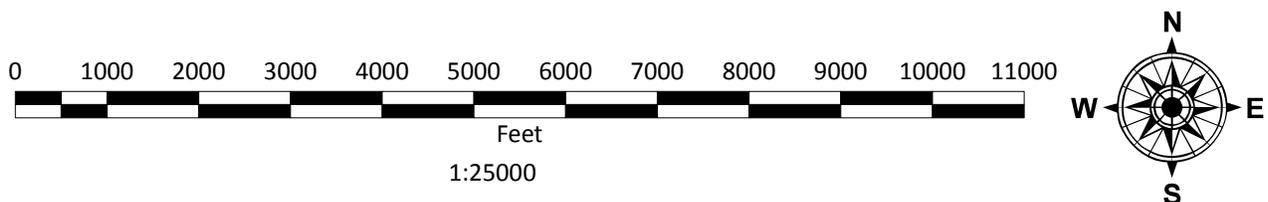
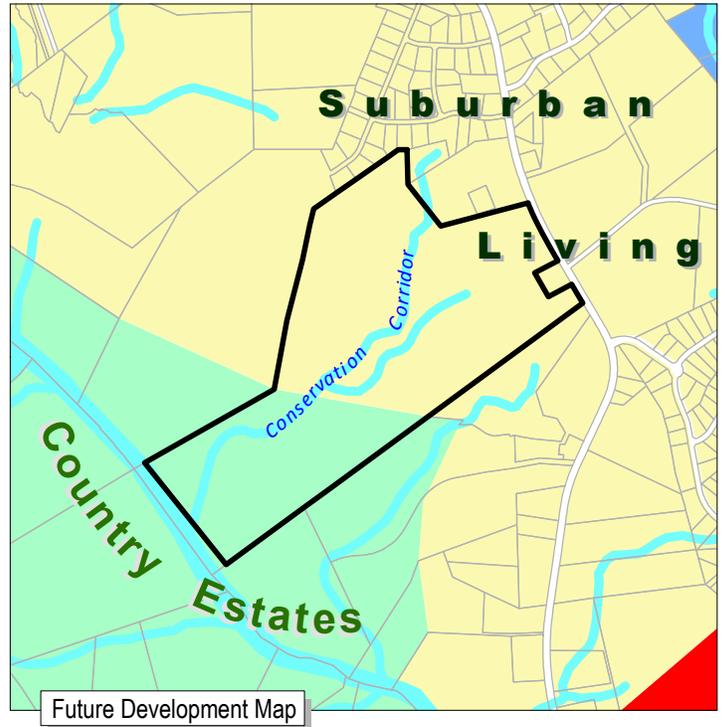
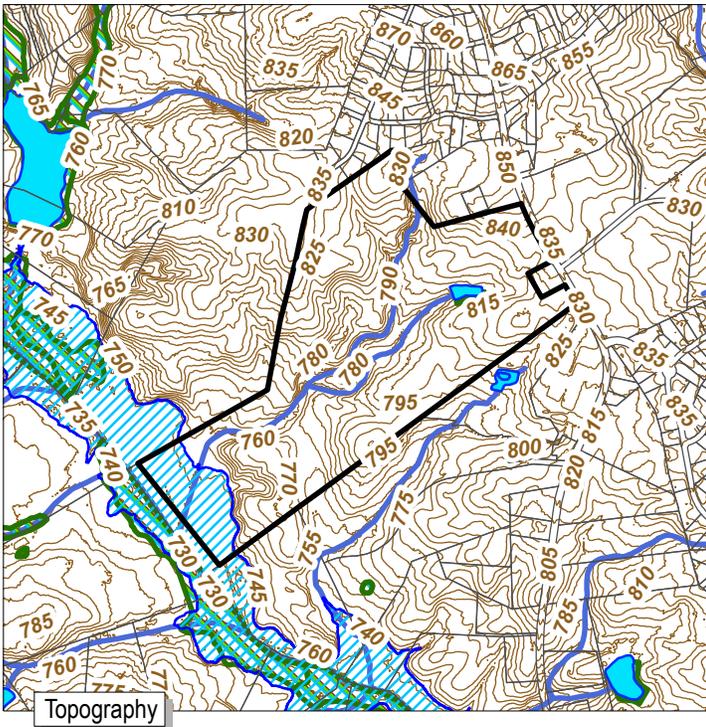
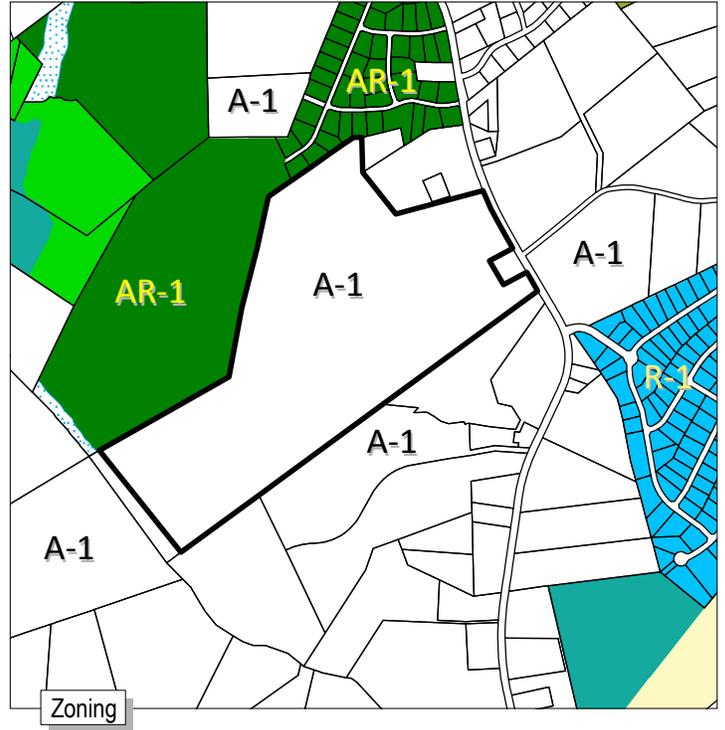
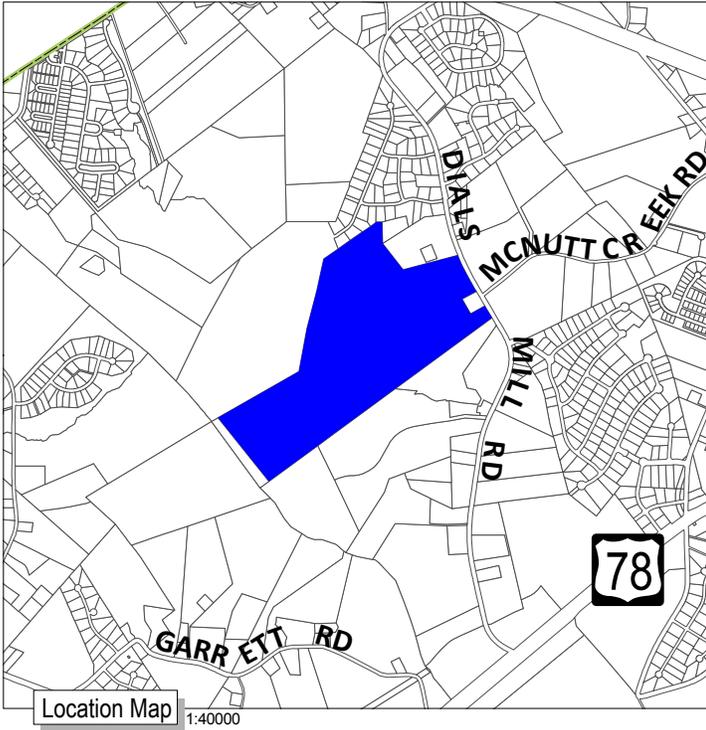


Representative Architecture



**Williams
& Associates**
LAND PLANNERS, PC

Mr. Chick Farms Limited Partnership, Et Al Site Review

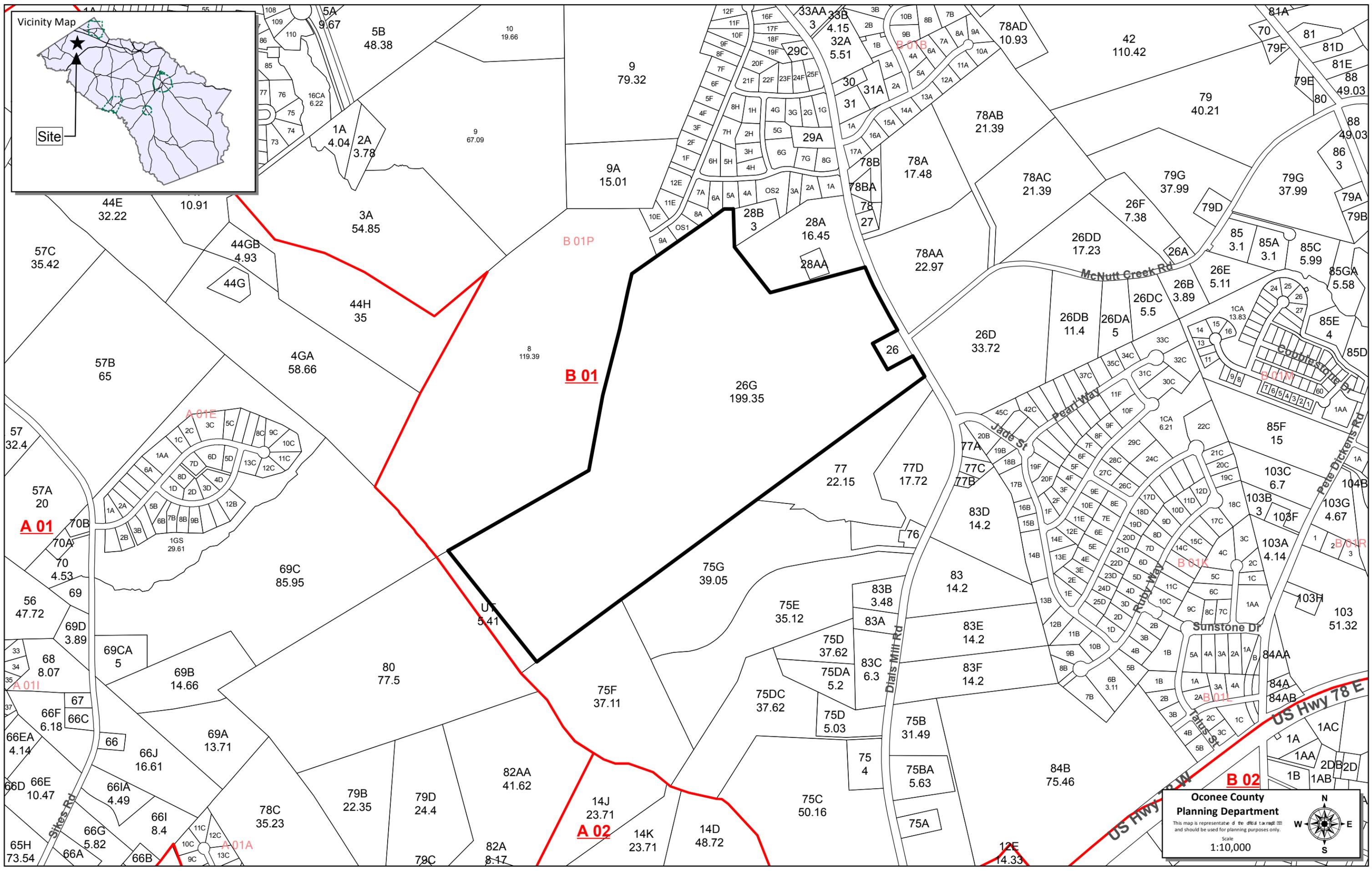
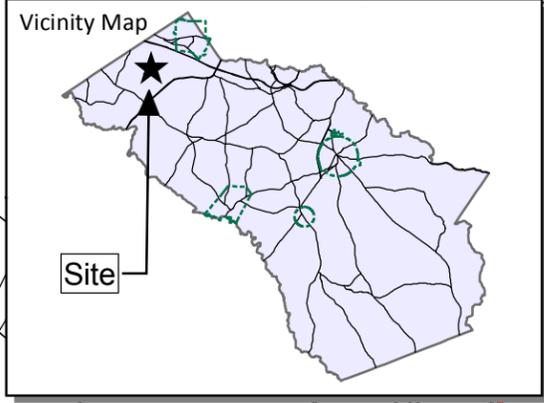


2016 Aerial Photograph



Feet
1:10000





Oconee County
Planning Department
This map is representative of the digital tax map and should be used for planning purposes only.
Scale
1:10,000



KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
THREE WORKING DAYS
BEFORE YOU DIG

LEGEND

- DB = DEED BOOK
- FB = FILL BOOK
- ZEL = ZONING DEMARCATION LINE
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- EX = EXISTING
- PR = PROPOSED
- TR = TO BE ADVANCED
- TRF = TO BE REACHED
- TRF = TO BE FILLED
- UE = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- OE = ORNANCE EASEMENT
- C = CONTRACT PARKING SPACE
- OSSA = OPEN SOIL SURFACE AREA
- BSL = BUILDING SETBACK LINE
- PSL = PARKING SETBACK LINE
- FTE = FINISHED FLOOR ELEVATION
- SM = SANITARY SEWER MANHOLE
- U = UTILITY POLE
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- PCF = PROPERTY CORNER FOUND
- PC = PROPERTY CORNER
- RF = IRON PIN FOUND
- RFS = IRON PIN SET - 1/2" RCHW
- CMF = CONCRETE MONUMENT FOUND
- OP = OPEN TOP PIPE
- CO = CLEAN OUT
- SMH = SANITARY SEWER MANHOLE
- DP = DUCTILE IRON PIPE
- PH = THE HIGHWAY
- WM = WATER METER
- WV = WATER VALVE
- TP = TELEPHONE POLE
- PP = POWER POLE
- PFP = POWER TELEPHONE POLE
- LP = LIGHTPOST
- SC = TRAFFIC SIGNAL
- ITFD = UNDERGROUND TELEPHONE
- PEDESTAL
- FD = FLOOR OPTIC PEDESTAL
- TRANS = TRANSFORMER
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- CI = GRATE INLET
- HI = HOODED GRATE INLET
- JB = JUNCTION BOX
- OC = OUTLET CONTROL STRUCTURE
- RCF = REINFORCED CONCRETE PIPE
- CMF = CORRUGATED METAL PIPE
- HEPC = HIGH DENSITY POLYETHYLENE
- E = INVERT ELEVATION
- LNCS = LEFT WING CATCH BASIN
- RNCS = RIGHT WING CATCH BASIN
- DNCS = DOUBLE WING CATCH BASIN
- FES = FLARED END SECTION
- COF WRE = 4"
 - SS = SANITARY SEWER
 - W = WATER
 - U = UNDERGROUND UTILITY
 - P = OVERHEAD UTILITY
 - T = TELEPHONE
 - G = GAS

EXISTING UTILITIES NOTE

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL AND TELECOMMUNICATION LINES. EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. ANY CHANGE TO SUCH UTILITIES SHALL BE REPORTED TO THE CONTRACTOR'S ENGINEER. WILLIAMS & ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED UNTIL A PERMANENT SOIL COVER IS ESTABLISHED.

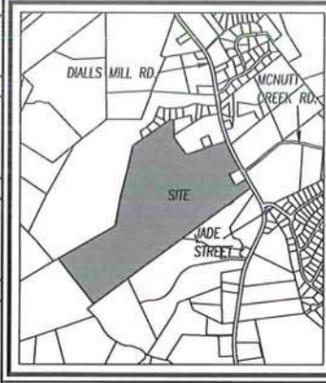
SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.

GENERAL NOTES

1. ALL UTILITIES ARE APPROXIMATELY LOCATED.
2. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
3. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCOOKEE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
4. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

REZONE CONCEPT PLAN NOTES

1. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO OUTSIDE FACE.
2. ALL CURB RADIUS ARE TO BE 4.5' UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. CURB AND GUTTER WITHIN PROPERTY BOUNDARIES SHALL BE 24" UNLESS OTHERWISE NOTED.
4. ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCOOKEE COUNTY CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO EXECUTION.
5. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCOOKEE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
6. PAVING LOT SCREENING SHALL BE PROPOSED TO BE PLANTED 3' ON CENTER.
7. ALL UTILITIES ARE APPROXIMATELY LOCATED.
8. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
9. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.



VICINITY MAP
SCALE: 1" = 2,000'

PROJECT DATA

PROPERTY OWNER: THE MR. CHUCK FARMS LIMITED PARTNERSHIP
475 STILLWOOD DRIVE
DANESVILLE, GEORGIA 30501
ATTN: C/O DON HAWKINS, 770.540.1234

DEVELOPER: RURAL GREEN POWER LLC
PO BOX 7981
ATHENS, GEORGIA 30604
ATTN: NEVILLE ANDERSON, 706-215-0532

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES
2470 DANIELS BRIDGE RD. SUITE 161
ATHENS, GA 30606
706.310.0400

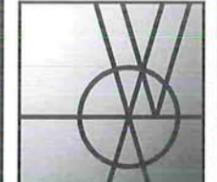
PHYSICAL ADDRESS: 0 DIALS MILL ROAD
TAX PARCEL: 001 0280
GMD: 240
TOTAL PROJECT ACREAGE: 204.76 ACRES (8,919,345.00 SF.)
CONTOUR INTERVAL: 2' OCOOKEE COUNTY GIS TOPO.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A SMS SURVEYING CO. SURVEY FOR EVELYN B. HAWKINS AND DONALD E. HAWKINS, DATED 11/11/2004.

EXISTING ZONING: A-1
PROPOSED ZONING: A-1 WITH SPECIAL USE APPROVAL
EXISTING USE: AGRICULTURAL
PROPOSED USE: SOLAR FARM

FLOOD PLAIN: A PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 1321000400 DATED 09/02/2009.

THERE ARE STATE WATERS ONSITE AND WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.
WATER SUPPLY: NONE PROPOSED
SEWAGE DISPOSAL: NONE PROPOSED
SOLID WASTE: BY PRIVATE CONTRACT
UTILITIES: POWER
SITE DRAINAGE: SURFACE DRAINAGE WILL REMAIN AS SHEET FLOW.



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**DIALS MILL ROAD
SOLAR FARM**
OCONEE COUNTY, GEORGIA
204.76 ACRES - 0 DIALS MILL ROAD

DATE: 09/15/2016

REVISIONS

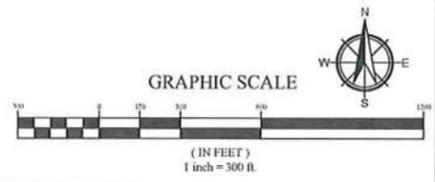
DATE	COMMENT
11.28.16	PER OWNER
12.16.16	PER O&D COMMENTS



ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

16155
SPECIAL USE
CONCEPT PLAN

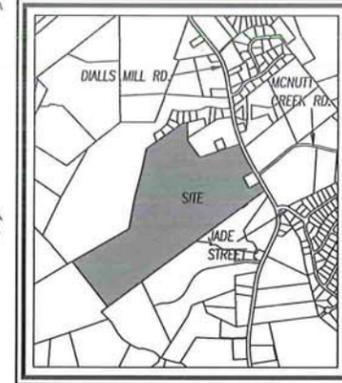
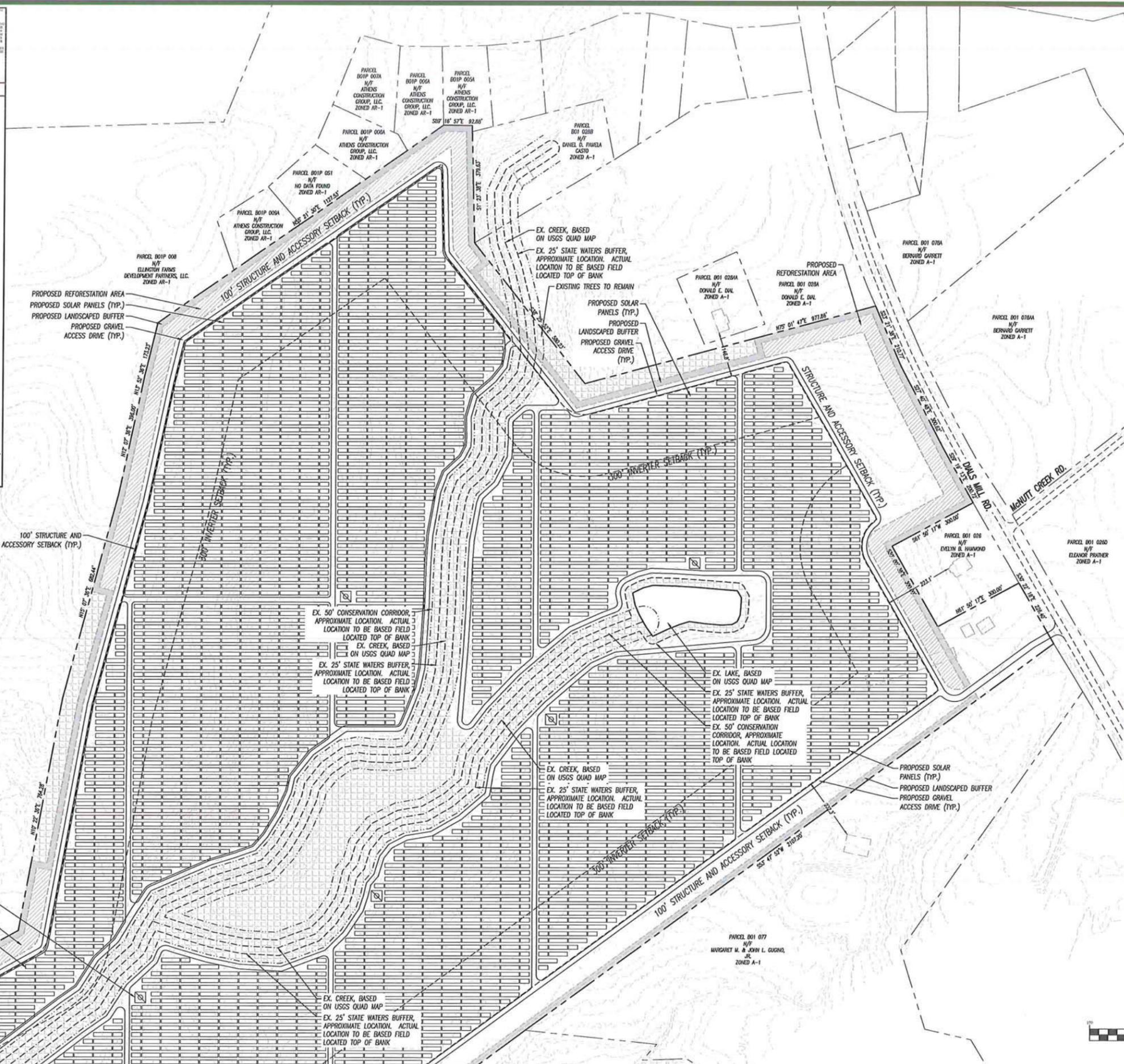
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SCALE: 1" = 2,000'

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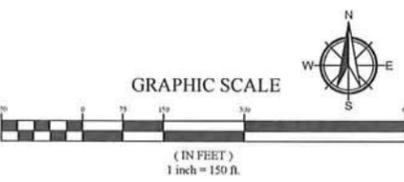
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LANDSCAPE ARCHITECTURE

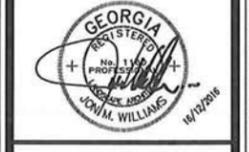
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**DIALS MILL ROAD
SOLAR FARM**
OCONEE COUNTY, GEORGIA
204.76 ACRES - 0 DIALS MILL ROAD

DATE: 09/15/2016

REVISIONS	
DATE	COMMENT
11.28.16	PER OWNER
12.16.16	PER CDD COMMENTS



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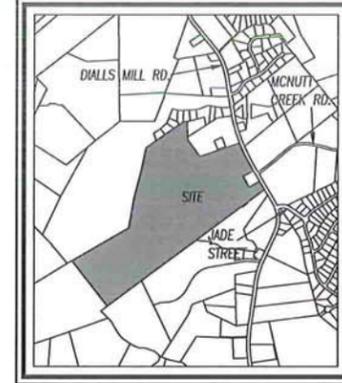
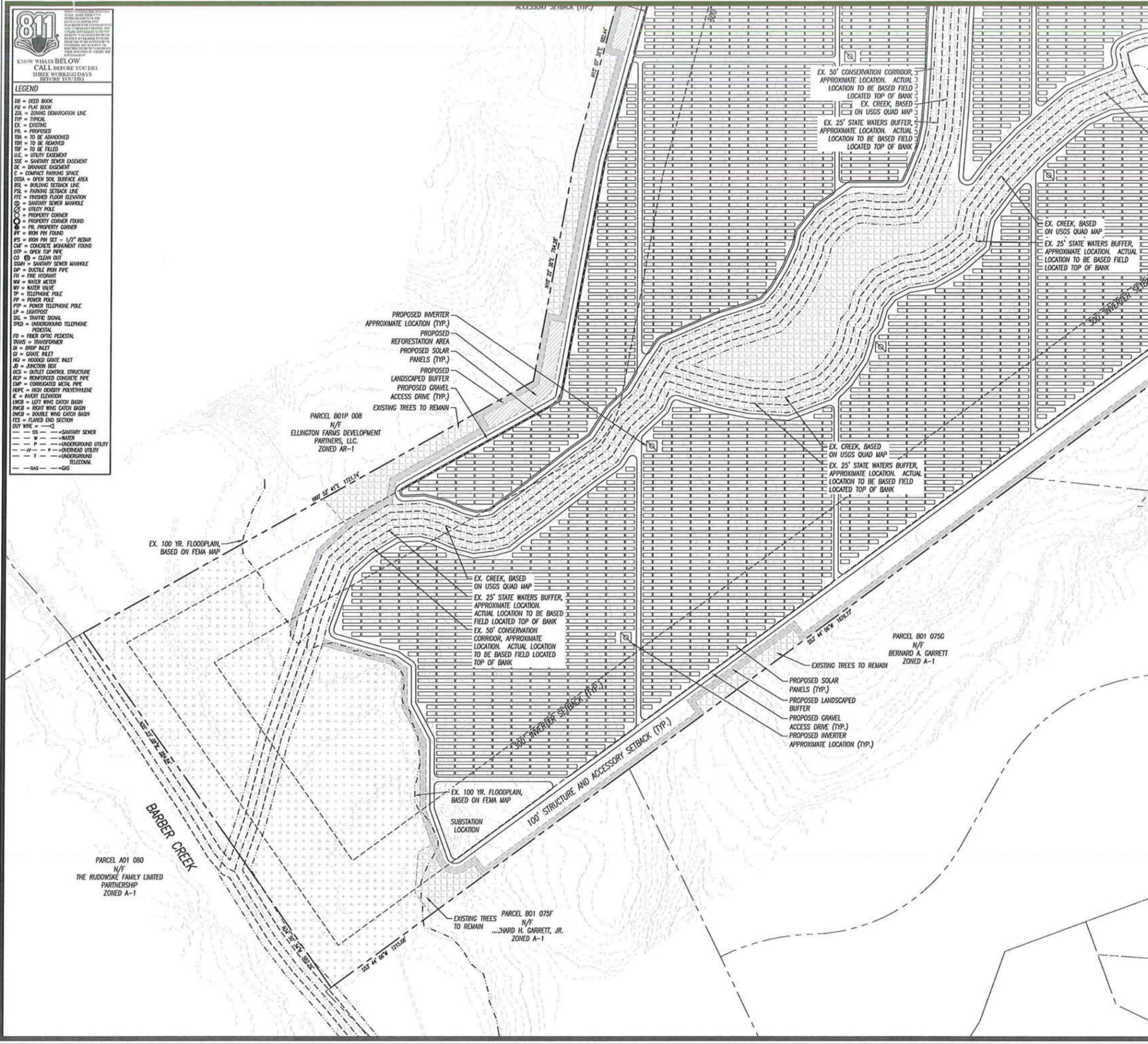
16155
SPECIAL USE
CONCEPT PLAN

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811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
THREE WORKING DAYS
BEFORE YOU DIG

LEGEND

- DB = DEED BOOK
- FB = FLAT BOOK
- ZL = ZONING Delineation LINE
- TL = TYPICAL
- EX = EXISTING
- PR = PROPOSED
- TA = TO BE ABANDONED
- TR = TO BE REMOVED
- TRF = TO BE FILLED
- UL = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- BE = BRONZE EASEMENT
- C = CONCRETE PAVING SPACE
- OSA = OPEN SOIL SURFACE AREA
- BSL = BUILDING SETBACK LINE
- PSL = PARKING SETBACK LINE
- FTE = FINISHED FLOOR ELEVATION
- SS = SANITARY SEWER MANHOLE
- UP = UTILITY POLE
- PC = PROPERTY CORNER
- PCF = PROPERTY CORNER FOUND
- PCF = IRON PIN FOUND
- PS = IRON PIN SET - 1/2" REBAR
- CAF = CONCRETE ANCHOR FOUND
- OTF = OPEN TOP PIPE
- CO = CLEAN OUT
- SSMH = SANITARY SEWER MANHOLE
- DP = DUCTILE IRON PIPE
- FI = FIRE HYDRANT
- WM = WATER METER
- WV = WATER VALVE
- TP = TELEPHONE POLE
- PP = POWER POLE
- PTP = POWER TELEPHONE POLE
- LP = LIGHTPOST
- SSC = TRAFFIC SIGNAL
- UTPD = UNDERGROUND TELEPHONE PEDestal
- FD = FIBER OPTIC PEDestal
- TRNS = TRANSFORMER
- DI = DROP INLET
- GI = GRAVE INLET
- HI = HOODED GRAVE INLET
- JB = JUNCTION BOX
- OCS = OUTLET CONTROL STRUCTURE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- HEPC = HIGH DENSITY POLYETHYLENE
- E = INVERT ELEVATION
- LNCD = LEFT WING CATCH BASIN
- RWCB = RIGHT WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- FES = FLEATED END SECTION
- OUT WIRE =
- SS = SANITARY SEWER
- W = WATER
- P = UNDERGROUND UTILITY
- WV = OVERHEAD UTILITY
- T = UNDERGROUND TELECOMMUNICATION
- GAS = GAS



VICINITY MAP
SCALE: 1" = 2,000'

PROJECT DATA

PROPERTY OWNER: THE MR. CHICK FARMS LIMITED PARTNERSHIP
475 STELLWOOD DRIVE
DANESVILLE, GEORGIA 30501
ATTN: C/O DON HARMON, 770.540.1234

DEVELOPER: RURAL GREEN POWER LLC
PO BOX 7981
ATHENS, GEORGIA 30604
ATTN: NEVILLE ANDERSON, 706-215-0532

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES
2470 DANIELS BRIDGE RD, SUITE 161
ATHENS, GA 30606
706.310.0400

PHYSICAL ADDRESS: 0 DIALS MILL ROAD
TAX PARCEL: 001 026G
OID: 240
TOTAL PROJECT ACRES: 204.76 ACRES (8,919,345.00 SF.)
CONTOUR INTERVAL: 2' OCEANEE COUNTY GIS TOPOL

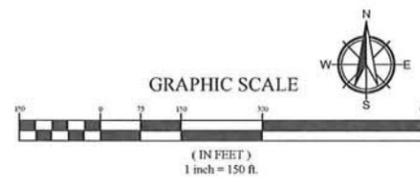
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A SMS SURVEYING CO. SURVEY FOR EVELYN B. HARMON AND DONALD E. HARMON, DATED 11/11/2004.

EXISTING ZONING: A-1
PROPOSED ZONING: A-1 WITH SPECIAL USE APPROVAL
EXISTING USE: AGRICULTURAL
PROPOSED USE: SOLAR FARM

FLOOD PLAN: A PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219000400 DATED 09/02/2005.

THERE ARE STATE WATERS ONSITE AND WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.

WATER SUPPLY: NONE PROPOSED
SEWAGE DISPOSAL: NONE PROPOSED
SOLID WASTE: BY PRIVATE CONTRACT
UTILITIES: POWER
SITE DRAINAGE: SURFACE DRAINAGE WILL REMAIN AS SHEET FLOW.



Williams & Associates
ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

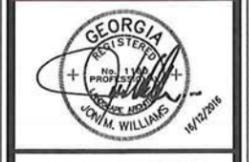
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