

Rezone ZCU15070009

Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 9-3-15

Board of Commissioners Hearing Date: 10-6-15

Parcel ID: Map C139-49

Acreage: 46.15 acres

Applicant:

Walton Energy

P O BOX 260
Monroe GA 30655

Owners:

B G Sorrells Estate

872 Fairway Drive
Monroe GA 30655

Property Location: 20 Pleasant Valley Road

Current Character Area: Suburban

Current Zoning: A-1

Request: Rezone 46.145 acres from A-1 to A with conditional use for solar farm

Site Analysis: The property is vacant 46.15 acres located off Pleasant Valley Road.

Zoning History: None

Character Area: The character area for this property is suburban.

Staff Comments/Concerns: **Should Board approve, Department would recommend approval as per site plan.**

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # ZCU 15070009

Planning Comm. Meeting Date 9-3-15 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 10-6-15 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1390049

Applicant Name/Address/Phone #

Walton Energy
PO Box 260
MONROE, GA

Property Owner Name/Address/Phone

Michael E. Sorrells B.G. Sorrells Estate
872 Fairway DR.
Monroe, GA 30655
(If more than one owner, attach Exhibit "A")

Phone # (770) 267-2505 Ext 2306

Phone # 706-338-0743

Location: 20 Pleasant Valley Rd Requested Zoning A Acreage 46.15
MONROE, GA 30655

Existing Use of Property: Agriculture

Existing Structures: None

The purpose of this rezone is CONSTRUCT Solar farm

Property is serviced by:

Public Water: _____ Provider: _____ Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: _____

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Daniel L Burnett Date 7/23/15 Fee Paid \$ _____

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A-1 Surrounding Zoning: North A-2 South A-1
East A-1 West A-2

Comprehensive Land Use: Suburban NAICS Code: _____

Commission District: 4 Watershed: _____

I hereby withdraw the above application _____ Date _____

Conditional Use Application # _____

Planning Comm. Meeting Date _____ at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date _____ at 6:00PM held at WC Board of Comm. Meeting Room
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C139004900

Applicant Name/Address/Phone #
Walton Energy
PO Box 260
MONROE, GA 30655

Property Owner Name/Address/Phone
Michael E. Sorrells
872 fairway Dr.
MONROE, GA 30655
(If more than one owner, attach Exhibit "A")

Phone # 770-267-2505 Ext 2306

Phone # 706-338-0743

Location 20 Pleasant Valley Rd Present Zoning A-1 Acreage 46.15
MONROE, GA 30655

Existing Use of Property: Agriculture

Existing Structures: None

Property is serviced by:

Public Water: NA Provider: _____ Well: _____

Public Sewer: NA Provider: _____ Septic Tank: _____

The purpose of this conditional use is: Construct Solar farm

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Daniel L. Burnett Date 7/23/15 \$ _____

Fee Paid

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning _____ Surrounding Zoning: North _____ South _____
East _____ West _____

Comprehensive Land Use: _____

Commission District: _____ Watershed: _____

I hereby withdraw the above application _____ Date: _____

Standard Review Questions, Walton Energy, Inc., rezone request

1. The existing land use of property nearby is as follows:
 - a. Northeast side: Sarah Wommack (A1), John S. Everett (A1), Bolz, Richard Allen (A1).
 - b. Northwest side: Pleasant Valley Road
 - c. Southwest side: Hwy 11, Walton LLC (A2)
 - d. Southeast side: Williamson, Hugh B III and Doster, H. Ben Jr. A2
2. The current zoning, A1 is suitable for the contours and soil types as the land is currently row cropped.
3. The proposed zoning, A, would pose no imposition to the rights of those around it as these would be solar panels, with no emissions, noise, or other factors affecting the general welfare of those around it. Actually less imposition as it already has a transmission line on the property with a 100' right-of way owned by Georgia Power and there would be no pesticides, manures, etc. that are prevalent with farming practices.
4. The relative gain to the public would be to provide solar electricity production while the electricity produced would be available to the electric distribution system of Walton EMC, and available to consumers wanting to participate in the use of Solar Electricity.
5. The reasonable economic return currently is rental land for agricultural production purposes.
6. The rezone will not affect the development of property adjacent to the sight. It will be fenced according to Walton County Land Use ordinances.
7. The rezone will not affect the existing use or usability of adjacent and nearby property.
8. The proposed zoning will not create an isolated district as a Solar Farm but will not change the district.
9. The proposed zoning will have no impact on public facilities. No school load will be generated, existing streets and driveways are adequate, and utility lines are already on the property.
10. The impact on the environment will be less than the use currently in place. All of the erodible area of will be grassed and stabilized which will control the erodible slopes.
11. The proposed project should have no deterring factors to the value or improvement of adjacent properties in the future as they are passive with no noise, smells, unsightliness, etc.
12. There are no substantial reasons the property will not work in accordance with the existing regulations.
13. Negative aesthetic effects of future use of the property will be negligible as will be fencing according to Walton County's land use ordinances, as well as there is existing wooded borders over much of the property.
14. The presence of solar panels will pose no effects to any other types of future zoning. The chain link fencing along with the wooded buffers will blend in with the present zoning.

15. The proposed zoning relates well to the purpose of overall zoning as the solar panels are non-polluting, not unsightly, and non-threatening to any neighborhood.
16. None that we are aware of.

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Daniel Bennett

Address: PO Box 260, Monroe, GA 30655

Telephone: 770-601-0550

Location of Property: 20 Pleasant Valley Rd

Monroe, GA 30655

Map/Parcel Number: C139004900

Current Zoning: A1 Requested Zoning: A

Michael E. Sorrells
Property Owner Signature

Dianne S. Cown
Property Owner Signature

Print Name: Michael E. Sorrells

Print Name: Dianne S. Cown

Address: 877 Fairway Dr. Monroe, GA 30655

Address: 3003 Cown Rd Loganville, GA 30052

Phone #: 706-338-0743

Phone #: 706-38-4597

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Lisa Q. [Signature]
Notary Public

7-23-15
Date

Standard Review Questions, Walton Energy, Inc., conditional use

1. The size of the site is adequate to install approximately three megawatts output of Alternating Current from solar panels. Adequate land area is available on the site to locate the panels in the center of the area and achieve the desired output without removing existing tree buffers on adjacent parcels.
2. The conditional use will be compatible with agricultural uses in the same zoning district (A-1) and should pose no imposition to the rights of those around it as these would be solar panels, with no emissions, noise, or other factors affecting the general welfare of those around it. Actually it is more compatible than other uses as it already has a transmission line on the property with a 100' right-of way owned by Georgia Power and there would be no pesticides, manures, etc. that are prevalent with farming practices.
3. No increased requirements and traffic would be added to the street as there would not be daily traffic to and from the site after completed.
4. Ingress and regress would be available to the solar panels through existing driveway and will not impede safety and convenience, fire protection, or other emergency.
5. The proposed project will have no adverse effects to adjacent properties in the future as they are passive with no noise, smells, smoke, dust, vibrations, or unsightliness, etc. The project will use "string inverters" which at full capacity emit a faint fan noise similar to a computer cooling fan as compared to "central inverters" which can in some cases emit a high pitched noise
6. The proposed project will have no adverse effects to the adjacent properties as there are no hourly manned operations taking place at the facility.
7. The proposed project will not create unreasonable adverse impacts to any adjoining land use by manner of operation as they are static, collecting sun and have no moving parts for operation and no emissions to adjacent properties.
8. We expect the solar facility to be in operation for a minimum of 30 years and don't see any need to limit the conditional use.
9. The size and scale of the project is very appropriate with the size of the property. There will be no buildings in addition to the panels on the property.
10. No historic buildings, sites, districts, or archaeological resources are known of on the property.
11. The solar arrays will have no adverse impact on natural resources on the property. The areas under and around the panels will be grassed and maintained.

July 22, 2015

Mr. Mike Martin
Director, Walton County Planning and Development
303 South Hammond Drive
Suite 98
Monroe, GA 30655

Mr. Martin,

Walton Energy, a wholly owned subsidiary of Walton Electric Membership Corporation, is pleased to provide you with our Letter of Intent (LOI) for installing and operating a second Solar Electric Generation facility for Walton EMC members. Walton Energy proposes to install, operate, and maintain a solar generation facility initially of one megawatt which would encompass approximately 46 acres. The electricity produced at the facility would be metered and fed into Walton EMC's distribution system

The purposes of this LOI are to:

1. Outline the proposed on-site solar generation project; (See Appendix A) and
2. Successfully re-zone the proposed site from A-1 to A.

Costs:

Initially invest \$7.5 million to plan, permit, and construction approximately three megawatts at the facility.

General Statement of Work and Timing:

1. Application to re-zone and grant conditional use by August 3rd to Walton County Planning and Development.
2. Pending approval by Planning and Zoning, Application from Planning and Zoning to Commission Board by September meeting.
3. Pending approval by Commission Board, send RFPs by Sept. 30, 2015
4. Submittals from contractors by October 30.
5. Bid opening by November 15.

6. Permitting process by December 15, 2015
7. Begin construction by January 1, 2016.

By signing this document, the parties acknowledge that this LOI for On-Site Solar Energy Generation is an initial agreement containing estimates and projections based on information currently known and available. As such, the parties agree that this LOI is not a final agreement, but is rather a non-binding LOI. The terms, rights, and obligations contained herein are subject to revision prior to the execution of any final documents.

Letter of intent Approved by:



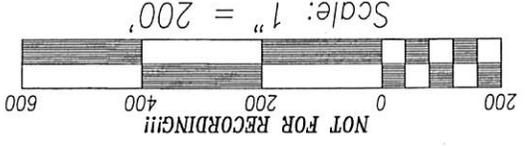
Dan Bennett
Director of Corporate Affairs
Walton EMC



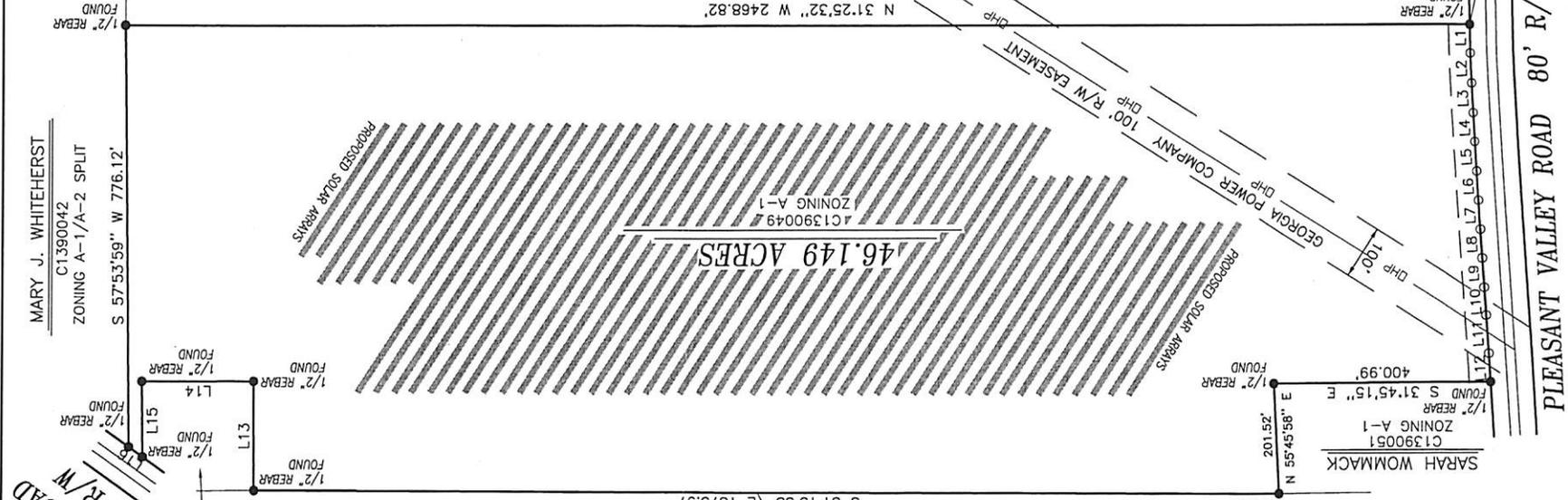
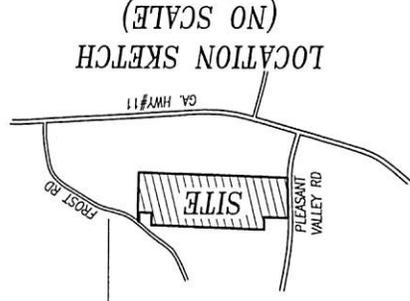
Date

Mike Martin
Director of Planning and Development
Walton County

Date



NUMBER	DIRECTION	DISTANCE
L1	N 57°43'32" E	52.38
L2	N 55°17'20" E	54.79
L3	N 55°47'25" E	54.74
L4	N 55°16'57" E	53.22
L5	N 54°56'54" E	54.82
L6	N 55°08'28" E	54.20
L7	N 54°53'26" E	53.63
L8	N 54°54'08" E	53.26
L9	N 54°51'34" E	54.11
L10	N 54°47'43" E	51.33
L11	N 54°39'13" E	70.08
L12	N 54°37'55" E	52.17
L13	S 80°7'56" W	199.21
L14	S 31°42'33" E	204.90
L15	N 57°53'59" E	137.78
L16	S 04°04'49" W	31.24



REZONE PLAT FOR
WALTON ENERGY, INC
 STATE OF GEORGIA
 WALTON COUNTY
 LAND LOT 3
 157 DISTRICT
 DATE 7/24/2015
 SCALE 1"=200'
 JOB #2015VEMKRCZ
 REVISIONS

SURVEYORS CERTIFICATE
 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT.
 2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A SECONDS BY USING THE COMPASS RULE.
 3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOTAL STATION GPT 3005...

JOHN F. BREWER & ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 DEVELOPMENT SUPERVISION
 116 FORD STREET
 MONROE, GEORGIA 30655
 TEL. (770) 267-4703
 EMAIL: INFO@GASURVEYING.COM

OWNER OF RECORD: SORRELLS AND CONN LLC 872
 FARWAY DRIVE
 MONROE GA, 30655
 H.W. HEAD WALL
 CATCH BASIN
 R/W RIGHT OF WAY
 D.E. DRAINAGE EASEMENT
 B.L. BUILDING LINE
 R. RADIUS
 R.C.P. REINFORCED CONCRETE PIPE
 C.M.P. CORRUGATED METAL PIPE
 L.L. LAND LOT
 L.L. LAND LOT
 C.L. CENTER LINE
 S.W.H. SANITARY SEWER MANHOLE
 F.F. FIRE HYDRANT
 W.V. WATER VALVE
 B.M.P. BENCHMARK
 L.S. - SOIL TYPE

LEGEND:

INT. INTERSECTION
 BC. BACK OF CURB
 S.E. SIDEWALK SEWER EASEMENT
 H.W. HEAD WALL
 C.B. CATCH BASIN
 R/W RIGHT OF WAY
 D.E. DRAINAGE EASEMENT
 B.L. BUILDING LINE
 R. RADIUS
 R.C.P. REINFORCED CONCRETE PIPE
 C.M.P. CORRUGATED METAL PIPE
 L.L. LAND LOT
 L.L. LAND LOT
 C.L. CENTER LINE
 S.W.H. SANITARY SEWER MANHOLE
 F.F. FIRE HYDRANT
 W.V. WATER VALVE
 B.M.P. BENCHMARK
 L.S. - SOIL TYPE

PROPOSED ZONING: A
 PROPOSED USE: SOLAR FARM

PROPERTY ADDRESS:
 20 PLEASANT VALLEY RD
 MONROE GA, 30655

THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.
 EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY PLATS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND BURDENS SHOWN OR NOT SHOWN ON THIS SURVEY AND EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
 BOUNDARY INFORMATION TAKEN FROM SURVEY BY BREWER & DUDLEY FOR B.G. SORRELLS ESTATE DATED 3/22/2005.
 NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

STATE OF GEORGIA
 WALTON COUNTY
 LAND LOT 3
 157 DISTRICT
 DATE 7/24/2015
 SCALE 1"=200'
 JOB #2015VEMKRCZ
 REVISIONS

