Rezone Z15010001
Staff Analysis

Commission District: 4-Bradford

Planning Commission Hearing Date: 2-5-15
Board of Commissioners Hearing Date: 3-3-15

Parcel ID: Map C178-40C **Acreage: 15.459 acres**

Applicant:
Walton Energy Inc
P O BOX 260
Monroe GA 30655

Owners:
Same

Property Location: US Highway 78

Current Character Area: Highway Corridor (B-1, B-2, B-3, O-I, M-1, M-2, MUBP, MCMUBP)

Current Zoning: A-1

Request: Rezone 15.459 acres from A-1 to M-1 for a solar farm

Site Analysis: The property is vacant 15.459 acre tract of land adjacent to Walton EMC utility development. The Walton EMC is adjacent and is currently "grandfathered" in with A-1 zoning. Solar Farms are allowed in the M-1 Zoning district.

Zoning History: None

Character Area: The character area for this property is Highway Corridor which accommodates commercial and industrial development; appropriate for major thoroughfares.

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # 215010001

Planning Comm. Meeting Date 2-5-15 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 3-3-15 at 6:00PM held at **WC Board of Comm. Meeting Room**

You or your agent must be present at both meetings

*****Please Type or Print Legibly*****

Map/Parcel C178004 0C00

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
WALTON ENERGY, INC	WALTON ENERGY, Inc
P.O. BOX 260, MONROE, GA 30655	P.O. BOX 260, MONROE, GA 30655
(770) 266-2306	(770) 266-2306
	(If more than one owner, attach Exhibit "A")
Phone # (770) 266-2306	Phone # (770) 266-2306

Location: US Hwy 78 NW - NEXT TO 842 US Hwy 78 Requested Zoning M-1 Acreage 15.459

Existing Use of Property: PASTURE A-1

Existing Structures: NONE

The purpose of this rezone is Install solar panels for Electric Production

Property is serviced by:

Public Water: NONE Provider: _____ Well: NONE

Public Sewer: NONE Provider: _____ Septic Tank: NONE

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.

Daniel L Burnett 1/7/15 $_____

Signature Date Fee Paid

Dir. Corporate Affairs

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 A2 South A2 East A2 West Utility (EMC)

Comprehensive Land Use: Highway Corridor NAICS Code: _____

Commission District: 4 - Bradford Watershed: N/A

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. North side: Hwy 78 and Mazzawi, A1
    b. South side: Diane Malcom, A1
    c. East Side: Mazzawi, A1
    d. West Side: Walton EMC B2
2. The current zoning, A1 is suitable for the contours and soil types as the land is currently pastured.
3. The proposed zoning, M1, 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.
4. The relative gain to the public would be to provide a "testing area" for gathering data about solar electricity production while the electricity produced would be applied to the electric distribution system of Walton EMC.
5. The only reasonable economic return currently is livestock production.
6. The rezone will not affect the development of property adjacent to the sight.
7. The rezone will not affect the existing use or usability of adjacent and nearby property.
8. The proposed zoning will create an isolated district that is related directly to the B2 zoning of Walton Electric Membership Corp.
9. The proposed zoning will have no impact on public facilities including streets as access will be from the Walton EMC land adjacent to the property.
10. The impact on the environment will be less than the use currently in place. Much of the erodible area of the pasture currently in use will be covered with matting and crushed stone placed on the matting under the solar panels. This facilitates weed management, erosion control, and stabilization of the erodible slopes. The remainder of the parcel will be fenced and remain in grass.
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 there is an existing wooded buffer on the north side of the property (78 side) and the east side.
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 78 corridor will eventually contain more commercial and manufacturing businesses and processes.
16. None that we are aware of.

Walton EMC
Customer-Owned Electric Power

January 8, 2015

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

Mr. Martin,

Walton Energy, Inc., 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 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 six acres. The electricity produced at the facility would be metered and fed into Walton EMC's distribution system. Walton Energy would also like to reserve the opportunity to expand the project at some future date(s) if practical economically while remaining in compliance with Walton County's land use ordinances.

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 A1 to M1.

Costs:

Initially invest $2.5 million to plan, permit, and construction a one-megawatt facility.

General Statement of Work and Timing:

1. Application to re-zone by January 2015 to Walton County Planning and Development.
2. RFP's for prospective contractors by January 15th
3. Application to Planning and Zoning Board by February meeting.

P.O. Box 260 ♦ Monroe, GA 30655-0260 ♦ Tel. 770 267.2505 ♦ Fax 770 267.1223

4. Question period from prospective contractors by February 15th.
5. Re-zoning request to Board of Commissioners by March meeting.
6. Submittals from contractors by March 15th.
7. Bid opening by April 15th.
8. Permitting process by May 1st, 2015
9. Begin construction by May 15, 2015

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

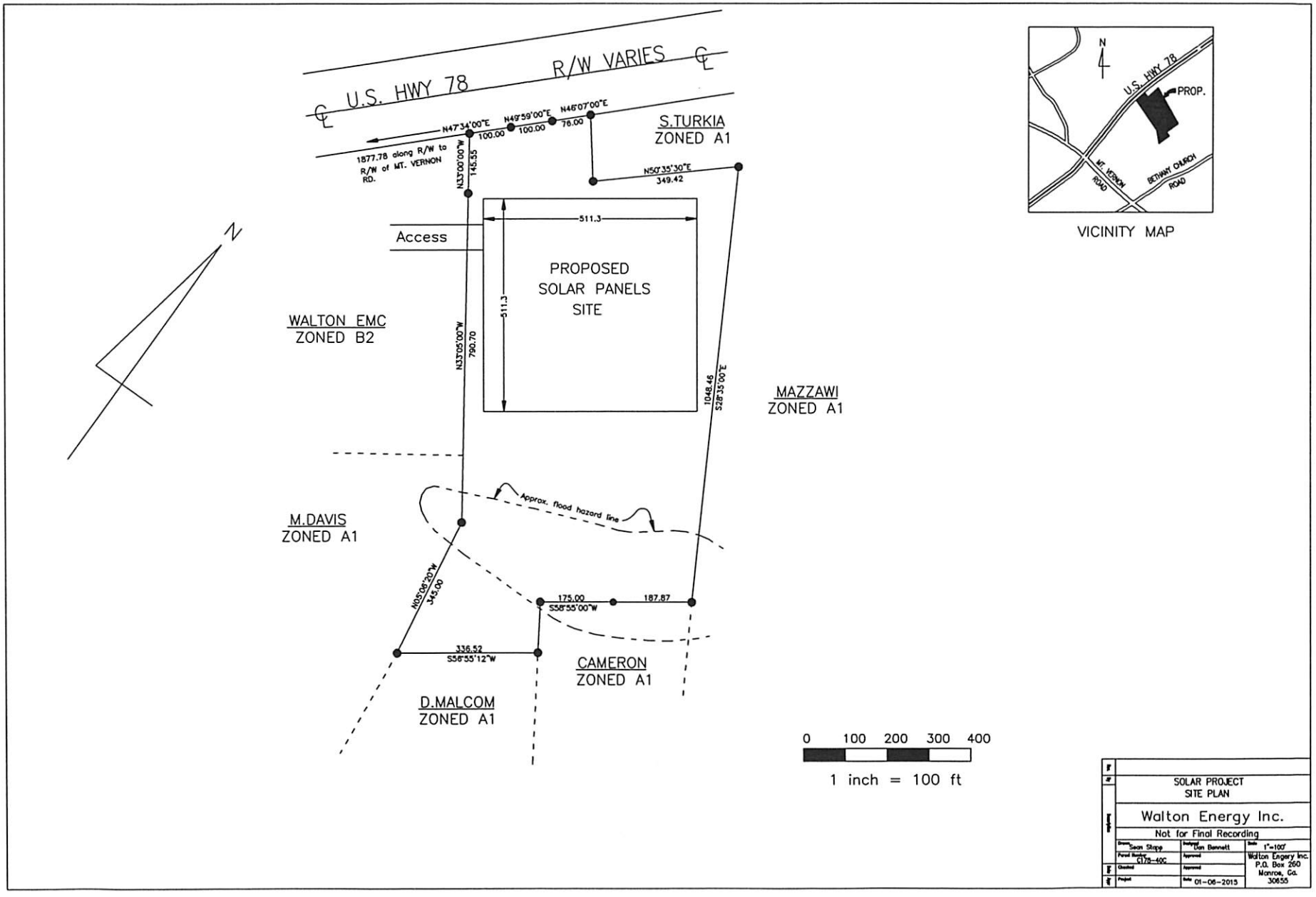
Dan Bennett
Director of Corporate Affairs
Walton EMC

1/7/15
Date

Mike Martin
Director of Planning and Development
Walton County

Date

APPENDIX A


U.S. HWY 78
R/W VARIES
N47°34'00"E
100.00
N49°59'00"E
100.00
N46°07'00"E
76.00
1877.78 along R/W to R/W of MT. VERNON RD.
N33°00'00"W
145.55
S.TURKIA
ZONED A1
N50°35'30"E
349.42
Access
511.3
511.3
PROPOSED
SOLAR PANELS
SITE
WALTON EMC
ZONED B2
N33°05'00"W
790.70
1048.46
S28°35'00"E
MAZZAWI
ZONED A1
Approx. flood hazard line
M.DAVIS
ZONED A1
N05°06'20"W
345.00
175.00
S58°55'00"W
187.87
336.52
S58°55'12"W
CAMERON
ZONED A1
D.MALCOM
ZONED A1
N
U.S. HWY 78
PROP.
MT. VERNON ROAD
BETHANY CHURCH ROAD
VICINITY MAP
0 100 200 300 400
1 inch = 100 ft
SOLAR PROJECT
SITE PLAN
Walton Energy Inc.
Not for Final Recording
Sean Stapp
Don Bennett
1"=100'
C175-40C
01-06-2015
Walton Engery Inc.
P.O. Box 260
Monroe, Ga.
30655

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: Dan Bennett

Address: PO Box 260, Monroe, GA 30655

Telephone: (770) 266-2306

Location of Property: US Hwy 78 NW - Adjacent to 842 US Hwy 78 NW - on east side.

Map/Parcel Number: C178004000

Current Zoning: A-1 Requested Zoning: M-1

x D Ronnie Lee
Property Owner Signature

Property Owner Signature

Print Name: D Ronnie Lee

Print Name:

Address: PO Box 260, Monroe, GA 30655

Address:

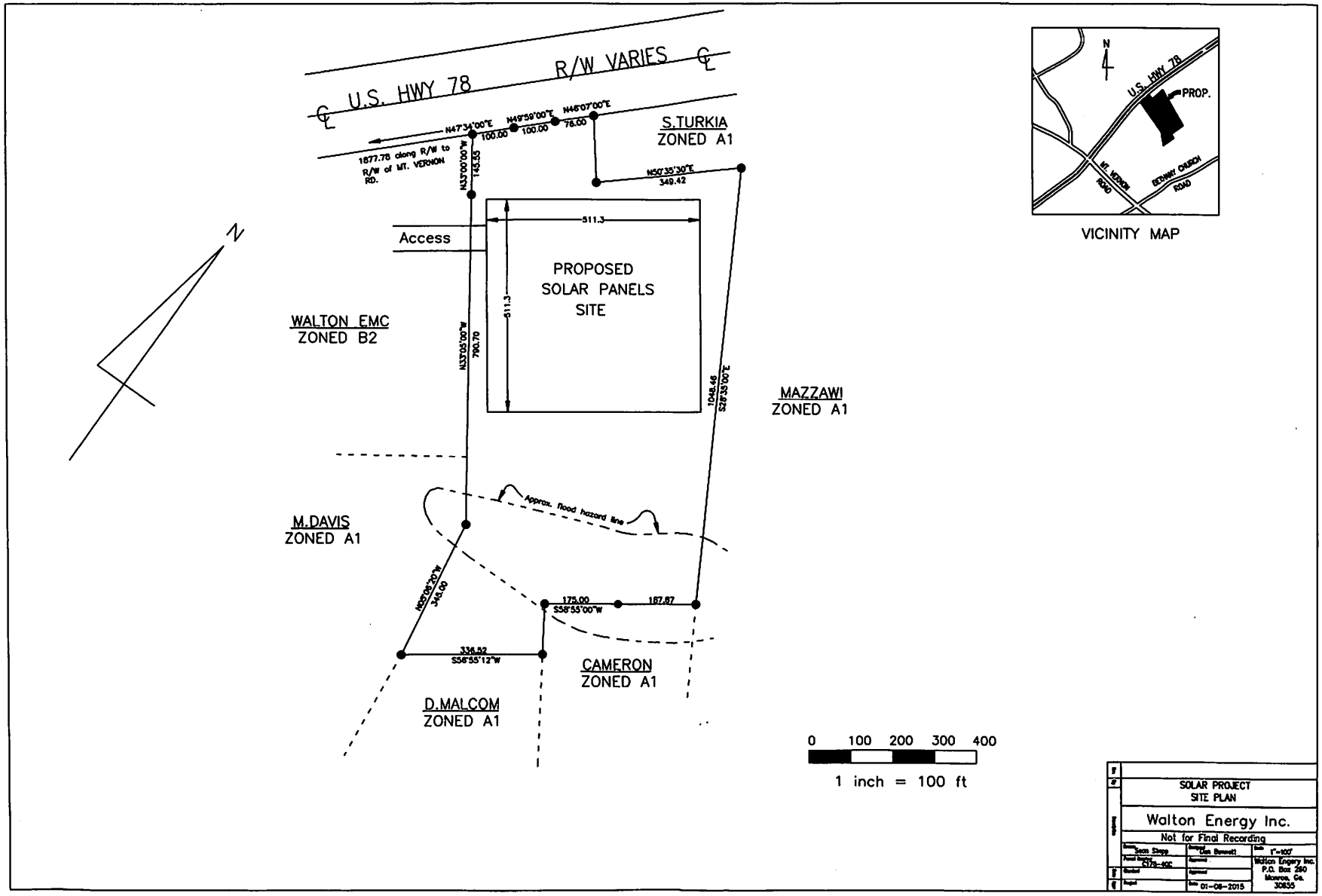
Phone #: 770-267-2505

Phone #:

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 G [illegible]
Notary Public

1-6-14
Date



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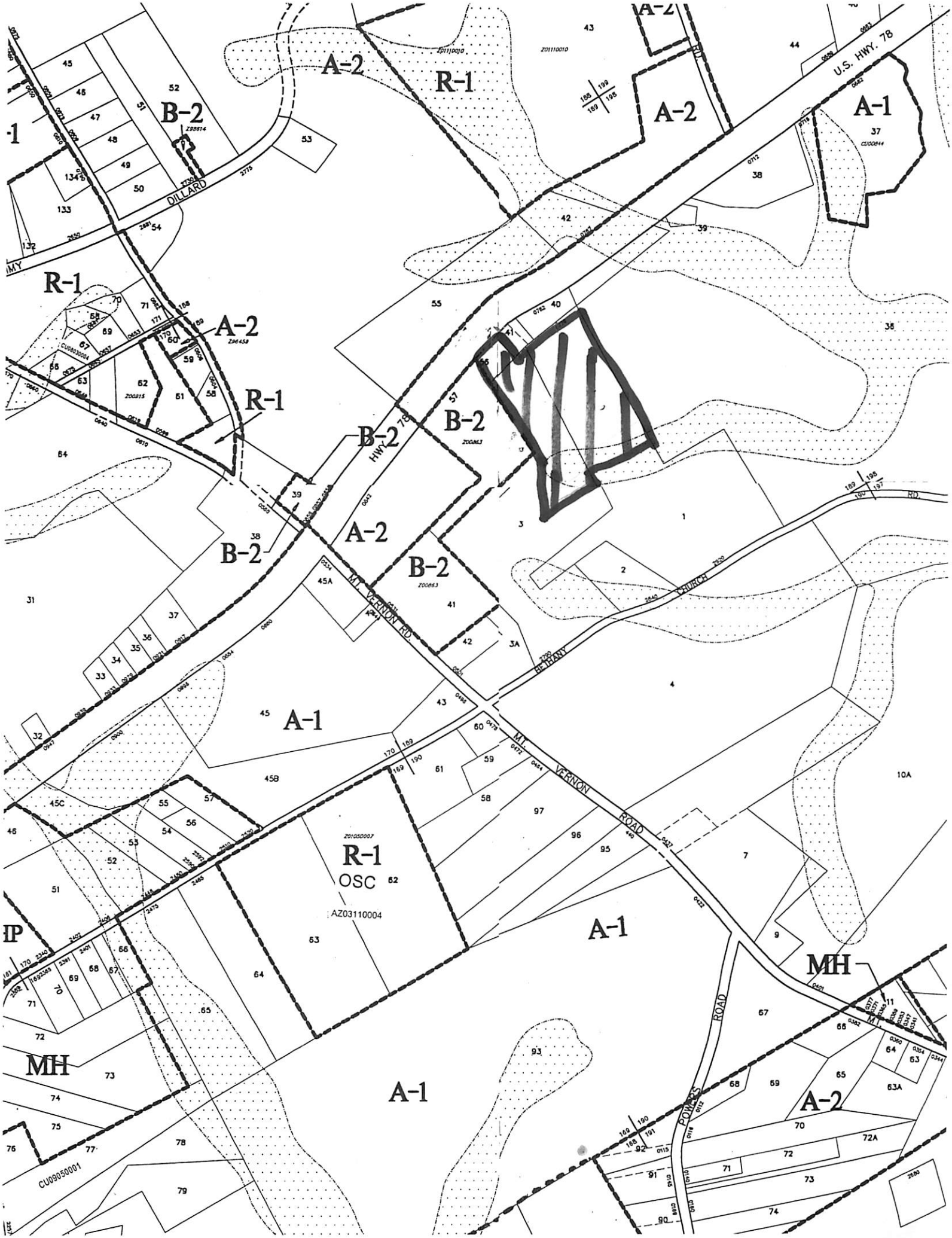

A-2
R-1
A-2
A-1
U.S. HWY. 78
B-2
DILLARD
R-1
A-2
R-1
B-2
B-2
HWY. 78
A-2
B-2
B-2
MT. VERNON RD.
BETHANY
CHURCH
RD.
A-1
MT. VERNON ROAD
R-1
OSC
AZ03110004
A-1
MH
MH
A-1
POWERS ROAD
A-2
CU09050001